

FORT MORGAN NEWS

October 2021~Issue 176



PRESIDENT'S MESSAGE

Greetings to all and a warm welcome to our new FMCA members!

Greetings to all and a warm welcome to our new FMCA members! Thank you to everyone that reached out to me while I was ill last month. I appreciate the well wishes and casseroles. I am feeling nearly 100% and looking forward to getting back in the swing of things and working hard for our community.

Remember friends, we are always seeking new membership! There have been plenty of new folks buying homes in Fort Morgan over the past 6months, if your new neighbor is not a member of our organization, tell them about us and what we do. Invite them to come to our next meeting! I am looking forward to seeing you all on Oct 11th at 6:30pm for our regular monthly meeting. Thank you for your continued support of the FMCA and our combined efforts to preserve and protect the Fort Morgan community. Thank you for your continued support of the FMCA and our work to preserve and protect the Fort Morgan community.



Joe
Joe Emerson
#fortmorganstrong

Agenda for this month's FMCA General Meeting:

Call to Order and Pledge of Allegiance	Joe Emerson, President
Previous FMCA General Meeting Minutes	Ryan Manning, Secretary
Treasurer's Report	Greg Strategier, Treasurer
Government Affairs Report	Michael Ludvigsen, FMCA Government Liaison
Fort Morgan Planning & Zoning Advisory Cte.	Ernie Church, Chair
Old Business - Baldwin EMA Partnership - Chan West Memorial Trail Committee - FMPZAC Nominations/Election	
New Business -Clean Beach Initiative Update - Keep Fort Morgan Beautiful -Open Floor	
Adjournment: Next Meeting, 8 November	

FMCA Membership

Reminder: Annual Dues are due by Due December 31 annually. Additionally, please contact FMCA Membership Chair at fortmorgancivic@gmail.com for any changes to membership status (i.e., address / email update, death of a member)

For membership application by mail or online, access Fort Morgan Civic Association website (<https://www.fortmorgancivic.org/>), click on membership tab, and select desired process (online or mail), then follow the prompts.

Fort Morgan Planning & Zoning Committee~~~~~Ernie Church, FM P&Z Advisory Cte Chair

The Planning and Zoning Advisory committee will meet on Oct 4th in the Shell Banks Church to consider a variance request for a Boykin Court resident to install a fiberglass swimming pool adjacent to a bulkhead at the rear of the residence. Additionally, the committee will consider re-approval of a conditional use request to construct a new fire station on a residential lot east of fire station #2. The former conditional use approval expired due to delays in obtaining a necessary Right of Way.

Ft Morgan Planning and Zoning (P&Z) Advisory Committee vacancy. The civic association will make an appointment at its October members meeting to fill a vacancy on our local P&Z advisory committee. Applicants must be registered voters in Baldwin County and reside here. Interested individuals should attend the meeting and provide rationale for their appointment.

Future Fort Morgan Planning and Zoning Committee meetings will be noted on <https://www.fortmorgancivic.org/> as well as associated case files.

Seaglades at St. Andrews Bay Development – Update~~~~~

Update on case # S-20014 Seaglade’s at St. Andrews Bay application. This application is for development of a subdivision in the Fort Morgan Community to build 27 new houses and a street between the streets: Pontoon, Triple Tale, Ponce de Leon, & Hwy. 180 (mile marker 4).

On September 14, 2020, Jamie & Greg Strategier met with Matthew Brown, Baldwin County Planning & Zoning Director; Ashely Campbell, Natural Resource Planner; and Neil Johnson, Attorney w/Hand Firm to discuss this case and the overall process for permitting a subdivision. The meeting was very informative. This case will not be on the October, 2021 agenda for the Planning & Zoning Commission meeting. The owners need to resubmit the application.

There are still outstanding errors with this case; however, the main deficiencies are:

- #1.) **DEFICIENCY- Required Common Open Space for PRD & subdivisions.** The Open Common Space May Not be included in the ABM Habitat that USFWS has set aside for monitoring the Endangered species. According to the site plan submitted by the applicant, there is overlapping of land identified as ABM Habitat and Common Open Space. {See Zoning Ordinances: 9.2.4, 9.5.2 (b), 9.5.5.1 (i) (k) & Subdivision Ordinance 9.3.2 (b)}
- #2.) **DEFICIENCIES - Flood Insurance Rate Map “FIRM” errors** on submitted site plans by the applicant do not reflect the current “FIRM” adopted by Baldwin County Planning & Zoning. **With the existing flooding in this area; to all adjacent properties; and flooding the public roads, this must be addressed properly to ensure the health and welfare of existing property owners, visitors, tourists and emergency vehicles.** {See Ordinances: 9.5.5.1 (g), 9.5.5.2 (n),(o), (p)}
- #3.) **DEFICIENCY - Wetlands Delineation.** The site plans presented includes identified wetlands where the applicant plans to develop future homes, driveways, & road. {See Ordinance: 9.5.5.2 (g)}
- #4.) **DEFICIENCY** - {See Ordinance: 9.8.1} Approval of a planned development shall be based on the County Commission’s consideration of the following: (a) **That the value and character of the property or properties adjacent to the tract of land under consideration will not be adversely affected.** (b) **That the proposed development promotes the objectives and purpose of the master plan.** (c) **That the proposed development is consistent with the intent and purpose of these ordinances to promote public health, safety, morals and general welfare.** (d)**That the proposed development meets the requirements of these ordinances as well as the requirements of all other regulating bodies.**
- #5.) **DEFICIENCY- NO UNIFIED CONTROL-** Prior to PRD Approval & Currently, there is more than one owner of record for this application. There must be one unified owner on the application for PRD & Subdivision approval. {See Zoning Ordinance 9.2.1 & Subdivision Ordinance 9.3.1}

“We are not opposed to anyone developing their property and land as long as it does not adversely affect neighboring properties and the Fort Morgan Community. It is our objective to ensure that this development and all developments follow Baldwin County’s zoning ordinances and building permit regulations. We appreciate everyone who has an expressed interest in this case and will keep FMCA members updated.” ~ Jamie & Greg Strategier

Fort Morgan Volunteer Fire Department~~~~~

The Fort Morgan Volunteer Fire Department is seeking volunteers. No experience necessary. Must be full time resident of Fort Morgan. Training is provided. We meet the first and third Monday at 6:30 p. m. at Fire Station one. Come and visit our sessions.

Stay Safe,
FMVFD

Fort Morgan Peninsula Neighborhood Safety & Crime Report ~~~~~**BCSO**

“If you see something, Say something”. It is so important, for the Sheriff’s Office to know what you know.

EMERGENCY: 911 -Report all potentially life-threatening and suspicious activities

Sheriff’s Department—Administrative Office.....972-6802

Sheriff’s Office Website: www.sheriffofbaldwin.com

Anonymous Tip Email Address (NOT for Emergencies):

<http://sheriffofbaldwin.com/contactRC.asp>

Upcoming Events/ Community Support Opportunities in Fort Morgan:

Share the Beach/ Alabama Coastal Foundation~~~~~

As October begins, our Fort Morgan Share the Beach volunteers are continuing morning patrols and adding evening nest monitoring as we move into hatching season! This is an important time for our sea turtles. Hatchlings are especially vulnerable to lighting disorientation, beach debris and even small holes. You can continue to help our nesting females, along with our hatchlings, but following these turtle-friendly (and beach-friendly) habits:

- **Leave Only Footprints:** Remove all trash, toys, canopies, beach furniture and other items from the beach every evening when you leave, and fill in any holes.
- **Use only "Sea Turtle Friendly" Flashlights:** Make our beaches inviting for nesting turtles by using our Share the Beach Flashlights (*see below for 20% discount code*), changing to sea turtle-friendly exterior light fixtures on beach facing property, and closing blinds and window coverings on beach-facing windows at night.
- **Keep the Trash Out of the Splash:** Secure all trash and other items when you're out on the water boating and fishing, and don't leave items loose when trailering boats home.
- **If you see a sea turtle:** Stay back (at least 50 feet), stay low to the ground, stay quiet, no flashlights or flash photography, and call our hotline at (866) SEA-TURTLE (866-732-8878).

Coastal property owners: Please educate your guests about good sea turtle practices by purchasing our [refrigerator magnets](#) and [yard signs](#).

Fort Morgan State Historic Site~~~~~

Check for current updates on daily operations / park entry procedures at Facebook (Fort Morgan State Historic Site) and website <http://www.fort-morgan.org> .

Bon Secour NWR~~~~~

Check for current updates on refuge operations by <https://www.facebook.com/BonSecourNWR/>, calling the office at 251-540-7720 or emailing bonsecour@fws.gov, messages will be returned as soon as possible.

Fort Morgan History:

Request for contributions – please contact the FMCA newsletter editor if you are interested in researching Fort Morgan history or providing personal memories to share of Fort Morgan.

Development of Transportation Links to Fort Morgan

Originally, Indian foot paths were the only way to travel in the early history of Baldwin County. Later, settlers widened the paths by wagons and buggies. Three trail roads were followed and later settlers began cutting down trees, lashing them together with vines. That of course was until they hit the bogs, creeks and sand on the coastal area. In 1839, upper Baldwin had a stagecoach line cutting from Mobile up to Montgomery. This became a mail route and the cost of a letter, seventy-five cents.

Settlers used boats to get to Plash Island. Sandy roads connected the village of Shell Banks to Ft Morgan. When the automobile came along new methods had to be used such as shells. Before the cut of the intracoastal waterway - land all the way to the Gulf coast was swamp, marsh and wetlands.

The original Ft Morgan Road was built by transient labor, the WPA program of the Roosevelt recovery plan. The men were housed, fed and given small pay. The works began with the CCC in 1934 and completed by the WPA in 1936. Dedicated during Gov Bibb Graves term, the road was opened to the public and named Dixie Graves Parkway after the Gov’s wife. One of the most unusual things about the road is that there is a 330 ft right of way and, in past years, it was a scenic drive all the way to Mobile Point.

This is a reprint from the November 2019 FMCA Newsletter.

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Secretary	Vacant		

Non-Officers

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Standing Committee Chairs

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