

Town of Perdido Beach
Planning Commission Meeting Minutes
9212 County Road 97
Perdido Beach, Al. 36530

The Planning Commission of the Town of Perdido Beach held its working Meeting on Wednesday, January 13, 2010 in the Town Hall of Perdido Beach, Alabama.

The following members were present: Steve Love, Al Thompson, William Kelley, J. T. Abbott, Kathy Coate, Diana Graham, Gary Kiefer, Lynn Thompson and Doug Batson – all present. Also present were Mayor Patsy Parker, Mr. Bill Moore – assisting in drafting our Ordinance, and town citizens.

Chairman Steve Love called the meeting to order at 6:30 PM. Minutes of the preceding meetings of Dec 30, 2009, Jan 06 and Jan 08, 2010 were read, changes noted & were then approved.

Mayor Parker was recognized, and she provided information on local law concerning the Planning Jurisdiction.

The Planning Commission discussed ongoing business, to include:

1. Planning Commission DRAFT “Land Use Ordinance” – work in progress:

Mr. Love discussed the need for all Commission members to continue to work in session to help discuss and draft the proposed changes to our Draft Land Use Ordinance (L.U.O.).

Mr. Batson recommended we tentatively adopt the list of Zoning Districts that Mr. Moore prepared for Article II “Establishment of Zoning Districts”, which includes: RA, CR, ER, R-1, R-2, B-1, B-2, OR, MR, I-1 and the proposed R-3 and R-WF. Commissioners requested more information as to the specifics of the R-3 and Residential - Waterfront (R-WF) district proposals.

Commissioners discussed and agreed on the format we will use for the continuing review of our draft L.U.O., using the method of “Track Changes” presented by Mr. Moore and Mr. Batson. Mr. Love will ask that the County P&Z office print these for the members use.

Mrs. Coate discussed some of the need for the proposed R-3 District, and need to re-label it from Mixed Residential, to better describe the greater density of the District requirements due the many existing recorded plats of small Square Footage properties, as well as the need to avoid the proliferation of “Non-Conforming” applications in future.

Mr. Batson discussed his proposed R-WF Concept paper, and showed Commissioners a map overlay of this proposed zoning district. The proposal is recommended for all the town’s natural waterfront residences, with additional specific requirements for the “Palm Springs Acres Unit Two” area on Neumann Drive. Commissioners asked questions as to why a new District might be required, and requested more information as to the differences in this proposal.

Mr. Robert Gross was asked to assist in drafting zoning requirements for waterfront properties.

Mr. Kelley asked why we needed to add additional zoning districts, VS the districts in the existing County Draft Ordinance for the town. Mrs. Graham explained that prior meetings with County planners indicated the County document was dated, is very broad-based and generic, and that county planners recommended we consider some other town ordinances, such as Fairhope and Magnolia Springs.

Ms. Watt, SARPC, recommended the Commission take the time needed to develop its new Land Use Ordinance, instead of rushing to complete; and that she recommends considering ordinances from both Magnolia Springs and Satsuma.

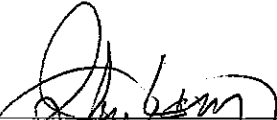
2. Potential Zoning for the Town:

Commissioners were provided a copy of the first modified draft zoning map for the town, and a second map that highlights most of the properties directly on the waterfront and subject to some degree of flooding during storms. These were obtained from County P&Z following our meeting with them on Jan 08. These are working maps, and will need some further modification to address the town's needs.


3. Emphasis Next Meeting:

Commission members are requested to come prepared to discuss the zoning Districts and Articles we had previously reviewed, and to use the new format document with the "Track Changes" noted.

Monthly Meeting adjourned at approximately 9:25 PM.



Hon. Steve Love, Commission Chairman

ATTEST:


Doug Batson, Recording Secretary