

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

February 17, 2010

The Planning Commission of the Town of Perdido Beach held a Working Meeting on Wednesday, February 17, 2010 at the Perdido Beach Volunteer Fire Dept.

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

Chairman Steve Love called the meeting to order at 6:30 PM. Minutes of the preceding meeting of February 10, were silently read, changes noted to amend last paragraph to read –“Waterfront District” previously proposed by Commissioner Batson should be shown as a Waterfront Overlay on the proposed zoning map and the “R-4 District”, previously proposed by Commissioner Coate would be designated “R-3” on the proposed zoning map.

Motion by Commissioner Abbott, second by Commissioner Kelley, All in Favor-Motion Carried

1. Officer Comments:

Mayor Parker

Mayor Parker made several requests – outline attached.

Motion by Commissioner Coate, second by Commissioner Batson to accept section

- (A) Committee to Tally Survey Questions. All in favor-Motion carried.
Recommended Committee to Include 6 Members to consist of the following:
Mayor Executive Member
Council Member
Planning Commission Chair
Commissioner Graham
(2) Town Members
Perdido Beach Property Owners & Residents Assc.- Mr. Bob Gross

Motion by Commissioner Kiefer, second by Commissioner Kelley to accept section

- (B) Selection of Impartial Person(s) or Institution to Analyze Survey Results.
Ms. Watt-SARPC offered SARPC’s assistance analyzing the Survey
All in favor-motion carried.

Motion by Commissioner Kelley, second by Commissioner Lynn Thompson to accept section

- (C) Inclusion of the Mayor’s Update in the Town Survey Mail Out
Discussion
Vote by the Commission: Opposed -Mrs. Graham, Ms. Coate, Mr. Batson, Mr
.Thompson, Mr. Love. Those in favor: Mr. Abbott, Mr. Keifer, Mrs. Thompson,
Mr. Kelley-Abstained. Motion Failed

Motion by Mr. Thompson, second by Mr. Kelley to accept section

(D) Submit survey form to Attorney Stone for review.

All in favor-motion carried

Committee Reports:

Mrs. Graham reviewed the Town Survey

Changes noted: Item #24 – the word “legal” inserted before the words “golf cart”.

Motion by Ms. Coate, second by Mr. Batson to accept Survey as amended. Discussion: Mayor Parker will complete the address labels using the Baldwin County Revenue List-Ms. Coate will print return address labels.

All in favor-motion carried.

Special Report:

Ms. Coate proposed to the Commission that the Residential Zoning Districts read consistently either square footage/ lot or acre to avoid confusion.

Commission agreed to use:

R-1 minimum lot area 1 dwelling per 80,000 sq.ft

R-2 minimum lot area 1 dwelling per 30,000 sq.ft

R-3 minimum lot area 1 dwelling per 15,000 sq.ft.

Motion by Mrs. Graham, second by Mr. Batson to consistently use square footage in Residential Zoning Districts.

All in favor-motion carried to make to make the change to use square footage.

Mr. Moore will make the changes to reflect square footage to be consistent in the Residential Districts.

Old Business:

Commission reviewed “Proposed Zoning Map” In regards to R-1, R-2, & R-3 the current County Zoning Map does not conform to lot size.

Suggested District B-1 for Town Hall Property

“Proposed” zoning areas were marked in pen on a “Working Map” to have the County draft a Proposed Town Zoning Map for Residents to review on the Town website as well as at Town Hall.

Copy of Working Map Attached:

Mr. Batson proposed a special Waterfront Overlay District - points include:

1. Site built homes/ Restrict Manufactured Homes
2. Strict erosion controls
3. See draft of proposed article 13 (attached)
4. Seawalls must not be detrimental to other properties.
5. Most stringent Rules apply-be it Zoning or Subdivision covenants

Mr. Batson also proposed the Waterfront Overlay District be divided into 5 separate sections-each section having unique distinctions.

Announcements:

Next Working Meeting will be a SARPC training meeting for the Commission.

Date-Wednesday, February 24, 2010, 6:30 PM

Place-Perdido Beach Volunteer Fire Dept.

Ms. Watt asked Commission Members to bring “Laws of Alabama Governing Municipal Planning, Zoning and Subdivisions” and “Municipal Planning in Alabama

Meeting Adjourned 9:10 PM

Hon. Steve Love, Commission Chairman

Lynn Thompson, Secretary