

Town of Perdido Beach-Planning Commission Meeting
February 4, 2015 6:30 PM –Town Hall

The Planning Commission of the Town of the Perdido Beach held its regularly scheduled meeting and also held a Public Hearing at the Town Hall on February 4, 2015. Chairman Brewer called the Meeting to order at 6:32 PM.

Members Present: Chairman Jim Brewer; Commissioners: Mr. Steve Love, Mrs. Priscilla Condon, Mr. Gary Kiefer, Mr. John Dobbs and Mr. Bill McGrath Mayor Patsy and Mrs. Lynn Thompson-Secretary.

Members Absent: Mr. Bloxham

Others Present: Ms. Linda Lee-Baldwin County Planning Department, Mrs. Diane Burnett-SARPC, Mr. Jerry Reagan-Conditional Use Applicant and Members of the Town.

Pledge of Allegiance: Ms. Condon **Invocation:** Mayor Parker

Hearing of Applications:

• **Public Hearing:** **Case No. PBC-15001**

Request for Conditional Use for property located at 30733 Riggs Street. The applicant is requesting the conditional use to allow for front and rear deck additions to an accessory dwelling on property zoned R-2 single family district.

Ms. Lee, Baldwin County Planner presented the applicant's request for conditional use approval to add decks on the front and rear of a previously approved accessory dwelling.

After Ms. Lee presented the applicant's request, Chairman Brewer asked for comments from the Public. There were no Public comments.

Comments from the Planning Commission were directed toward receiving Application Requests sooner and receiving notice by regular mail, in case they weren't able to receive e-mail notification. Mrs. Lee stated that she would send notification of future Hearing Applications to the Planning Commission Members by regular mail.

There was a motion by Mr. Love, seconded by Mr. Kiefer to approve the applicants request for conditional use approval.

(No Discussion)

Hearing no objections to the applicant's request, Chairman Brewer called for a vote.

"YES"

Roll Call:
"ABSTAIN"

"NO"

Mr. McGrath
Ms. Condon
Chairman Brewer
Mayor Parker
Mr. Love
Mr. Kiefer
Mrs. Thompson

Motion carried unanimously to approve the conditional use request.

ITEM: Approve January 7, 2014 Regular Planning Commission Meeting Minutes

Motion by Mr. Love seconded by Ms. Condon to approve the January 7, 2014 minutes.

No Discussion:

Majority of those present approved the minutes as presented.

Mr. Kiefer and Mr. Dobbs abstained.

Public Comments: None

Guest Speakers: None

Officer's Reports:

Mayor's Report: (Written Report Attached)

Chairman's Report: No Report

(SARPC) Representative Report:

Other Business:

After having requests from the Public, Mayor Parker asked Chairman Brewer if the Planning Commission could start discussion on permitting campers/RV's as temporary living quarters on site during construction of a primary residence

Discussion:

At the next Commission Meeting, the Commission would first discuss and vote on whether or not to consider a change to the Land Use and Zoning Ordinance. If the vote is no, the issue would be "dead", if the vote is yes, then the Commission would discuss how to amend the rules regarding using campers and RV's as temporary living quarters.

The Mayor's request will be added to the March 4, 2015 Planning Commission Agenda for discussion and consideration.

Unfinished Business:

Reschedule a Public Hearing on proposed amendment to the *Town of Perdido Beach Land Use and Zoning Ordinance* Pertaining to Article XIII Design Standards:

- Waterfront Building Setbacks
- Regulation of Construction of Bulkheads (Previously tabled)

Chairman Brewer stated that the Planning commission would have more information after the Special Workshop on March 23, 2015.

- Review definition of "Living Shoreline"

Next Planning Commission Meeting Dates:

Regular Meeting 4, 2015- 6:30 pm, Town Hall


March 16, 2015 Special Workshop-6:30 pm, Town Hall to discuss Priority Recommendations from Master Plan 2030, presented in a letter of recommendation to the Town Council-dated August 8, 2014.

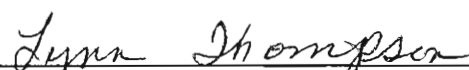
Motion to adjourn:

Motion by Ms. Condon, seconded by Mr. Love to adjourn.

All in favor. Meeting adjourned at 7: 25 pm.

ATTEST:


Mr. Jim Brewer, Chairman


Mrs. Lynn Thompson, Secretary



**TOWN OF PERDIDO BEACH
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
PBC-15001
February 4, 2015**

Notice is hereby given that a Public Hearing will be held by the Town of Perdido Beach Planning Commission on Wednesday, February 4, 2015 beginning at 6:30 p.m. at the Town Hall, 9212 County Road 97, Perdido Beach, Alabama. The Planning Commission will consider PBC-15001, a request for conditional use for property located at 30733 Riggs Street. The applicant is requesting the conditional use to allow for front and rear deck additions to an accessory dwelling on property zoned R-2, single family district. The public is invited to attend this public hearing to voice an opinion for or against PBC-15001. Written comments should be addressed as follows:

**Linda Lee, Planner
Baldwin County Planning & Zoning Department
201 E. Section Avenue
Foley, Alabama 36535**

If you have any questions, please contact Linda Lee at 251.972.8523 ext. 2833.

NOTICE GIVEN THIS 20TH DAY OF JANUARY, 2015

Planning Commission Meeting Agenda
Town Hall-February 4, 2015-6:30 pm

1. **Call to Order:**
2. **Roll Call:**
3. **Invocation and Pledge of Allegiance:**
4. **Hearing of Applications**
Public Hearing:
 - **Case No. PBC-15001**
Request for Conditional Use for property located at 30733 Riggs Street. The applicant is requesting the conditional use to allow for front and rear deck additions to an accessory dwelling on property zoned R-2 single family district.
5. **Reading and Approval January 7, 2015 Meeting's Minutes:**
6. **Public Comments:**
7. **Guest Speakers:**
8. **Officer's Reports:**
 - Mayor's Report
 - Chairman's Report
 - SARPC Representative Report
9. **Unfinished Business:**
 - Proposed Amendments to the *Town of Perdido Beach Land Use and Zoning Ordinance* Pertaining to Article XIII Design Standards – Waterfront Buffer Zone and Regulation of Construction of Bulkheads.
10. **New Business:**
11. **Announcements:**
 - Special Workshop Meeting: February 23, 2015-10:00 am-Town Hall
 - Next Regular Planning Commission Meeting: March 4, 2015-6:30 pm-Town Hall
12. **Adjournment:**

TOWN OF PERDIDO BEACH
PLANNING & ZONING COMMISSION

Case PBC-15001, Reagan Property

**Conditional Use Approval to Allow Deck Additions on the Front and Rear of a
Previously Approved Accessory Dwelling on Property Zoned R-2, Single Family
District**

February 4, 2015

This report is prepared by the Baldwin County Planning & Zoning Department to provide information to the Planning Commission to assist in making decisions on this conditional use application.

I. PUBLIC HEARINGS:

Planning Commission: February 4, 2015

Attachments: Within report

II. IDENTIFICATION AND LOCATIONAL INFORMATION

Location of Property: 30733 Riggs St.
Perdido Beach, AL 36530
(Lot 39, Perdido Terrace)

Parcel Number: 05-63-03-07-0-000-097.000

Lot Size: 100' x 200' (0.46 acres, more or less)

Current Zoning: R-2, Single Family District

Report Prepared by: Linda Lee, Planner

III. PROPOSAL AND REQUEST

Applicant: Jerry E. Reagan
30733 Riggs St.
Perdido Beach, AL 36530
(Lot 39, Perdido Terrace)

Proposed Use: Residential (accessory dwelling)

Request: The applicant is requesting conditional use approval to add decks to the front and rear of a previously approved accessory dwelling on the subject property which is zoned R-2, Single Family District.

IV. BACKGROUND

Current Zoning Requirements

Section 4.3 R-2 Single Family District

4.3.1 *Generally.* This zoning district provides for high density residential development consisting of single family dwellings on small size lots.

4.3.2 *Permitted uses.* The uses and structures identified with a “P” on the Table of Permitted Uses attached to this ordinance.

4.3.3 *Conditional uses.* The uses and structures identified with a “C” on the Table of Permitted Uses attached to this ordinance.

4.3.4 *Special exception.* The uses and structures identified with an “S” on the Table of Permitted Uses attached to this ordinance.

4.3.5 *Area and dimensional values.* In addition to the requirements of *Article XII General Requirements* and except as allowed by *Section 18.6 Variances*, and *Article XX Nonconformities*, the area and dimensional values set forth below shall be observed.

Maximum Building Height of Structure in Feet	34.75
Maximum Height of Structure in Habitable Stories	2
Minimum Front Yard Set Back	30-Feet
Minimum Rear Yard Set Back	30-Feet
Minimum Side Yards Set Back	10-Feet
Maximum Density	1 Dwelling Unit per lot
Minimum Lot Area per Dwelling Unit	15,000 Square Feet
Minimum Lot Width at Street Line	50-Feet

Conditional Use Authorization and Standards

Section 18.11 Conditional Uses

18.11.1 *Authorization.* The Planning Commission may, under the prescribed standards and procedures contained herein, authorize the construction or initiation of any use that is expressly permitted as a conditional use in a particular zoning district; however, the town reserves full authority to deny any request for a conditional use, to impose conditions on the use, or to revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

18.11.4 *Standards for approval.* A conditional use may be approved by the Planning Commission only upon determination that the application and evidence presented clearly indicate that all of the following standards have been met:

- (a) The proposed use shall be in harmony with the general purpose, goals, objectives and standards of the Town of Perdido Beach Master Plan, this ordinance, or any other official plan, program, map, regulation, law or ordinance applicable to the geographic area where such use is proposed.

(b) The proposed use shall be consistent with the community health, safety, and welfare and shall not detract from the public's convenience at the specific location.

(c) The proposed use shall not unduly decrease the value of neighboring property.

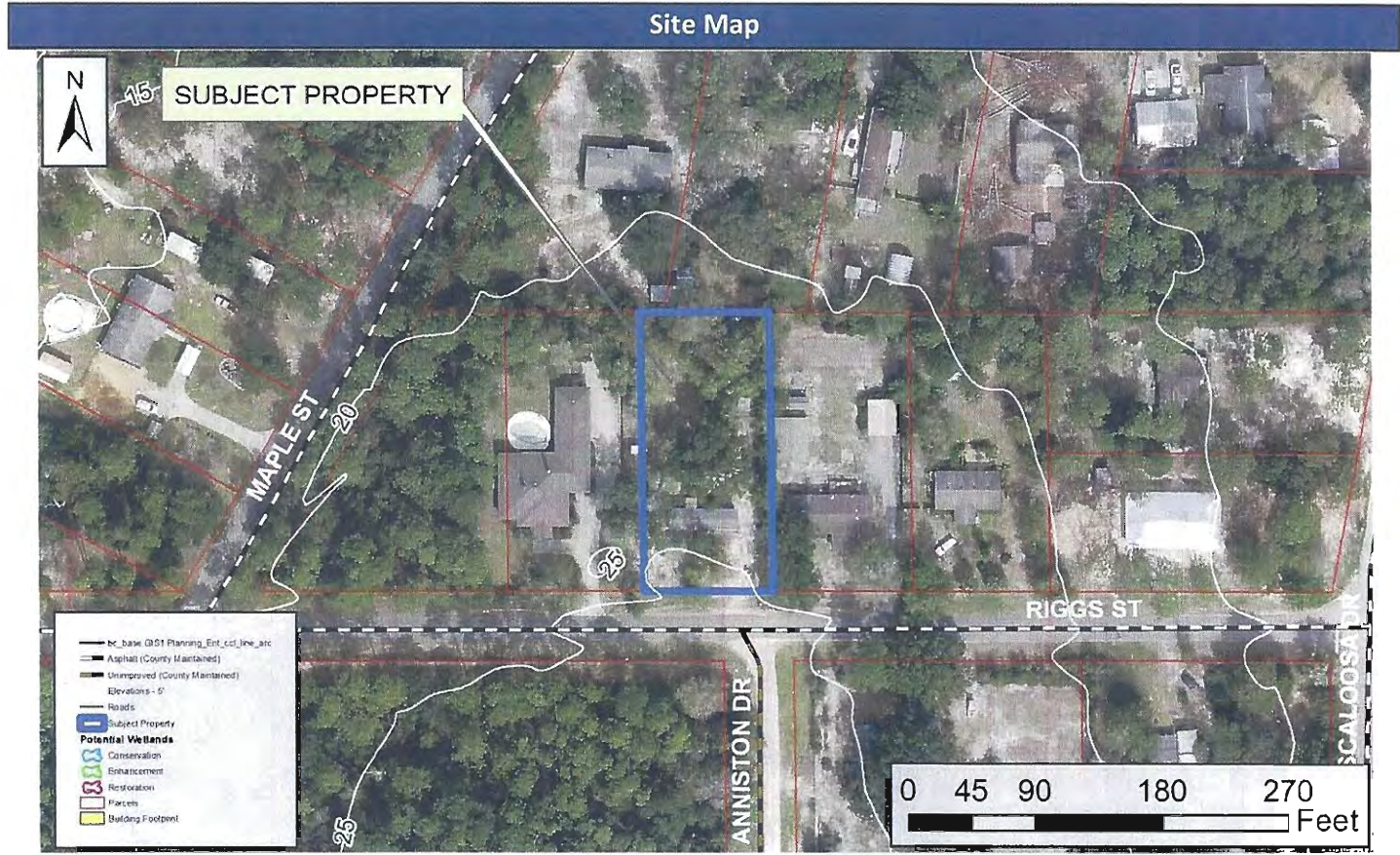
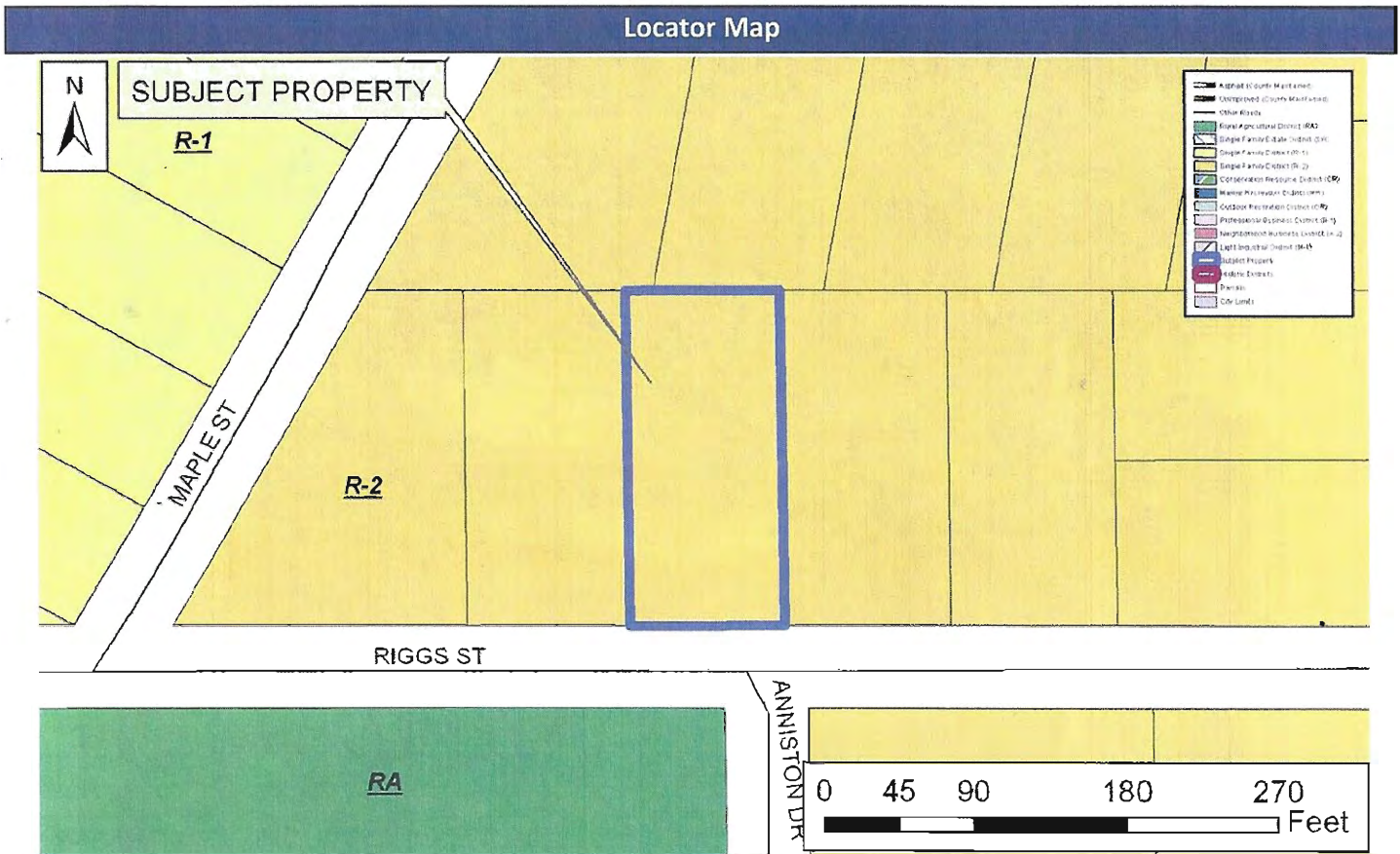
(d) The use shall be compatible with the surrounding area and not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses or on community facilities or services.

18.11.5 *Conditions and restrictions on approval.* In approving a conditional use, the Planning Commission may impose conditions and restrictions upon the property benefited by the conditional use approval as may be necessary to comply with the standards set out above, to reduce or minimize any potentially injurious effect of such conditional use upon any other property in the neighborhood, and to carry out the general purpose and intent of this ordinance. In approving any conditional use, the Planning Commission may specify the period of time for which such approval is valid for the commencement of the proposed conditional use. The Planning Commission may, upon written request, grant extensions to such time allotments not exceeding six (6) months each without notice or hearing. Failure to comply with any such condition or restriction imposed by the Planning Commission shall constitute a violation of this ordinance. Those conditional uses which the Planning Commission approves subject to conditions, shall have specified by the Planning Commission the time allotted within which to satisfy such conditions.

V. Summary and Staff Recommendation

As stated previously, the applicant is requesting conditional use approval to add decks to the front and rear of a previously approved accessory dwelling on the subject property which is zoned R-2, Single Family District. Staff recommends that Case PBC-15001, Reagan Property be **APPROVED**.

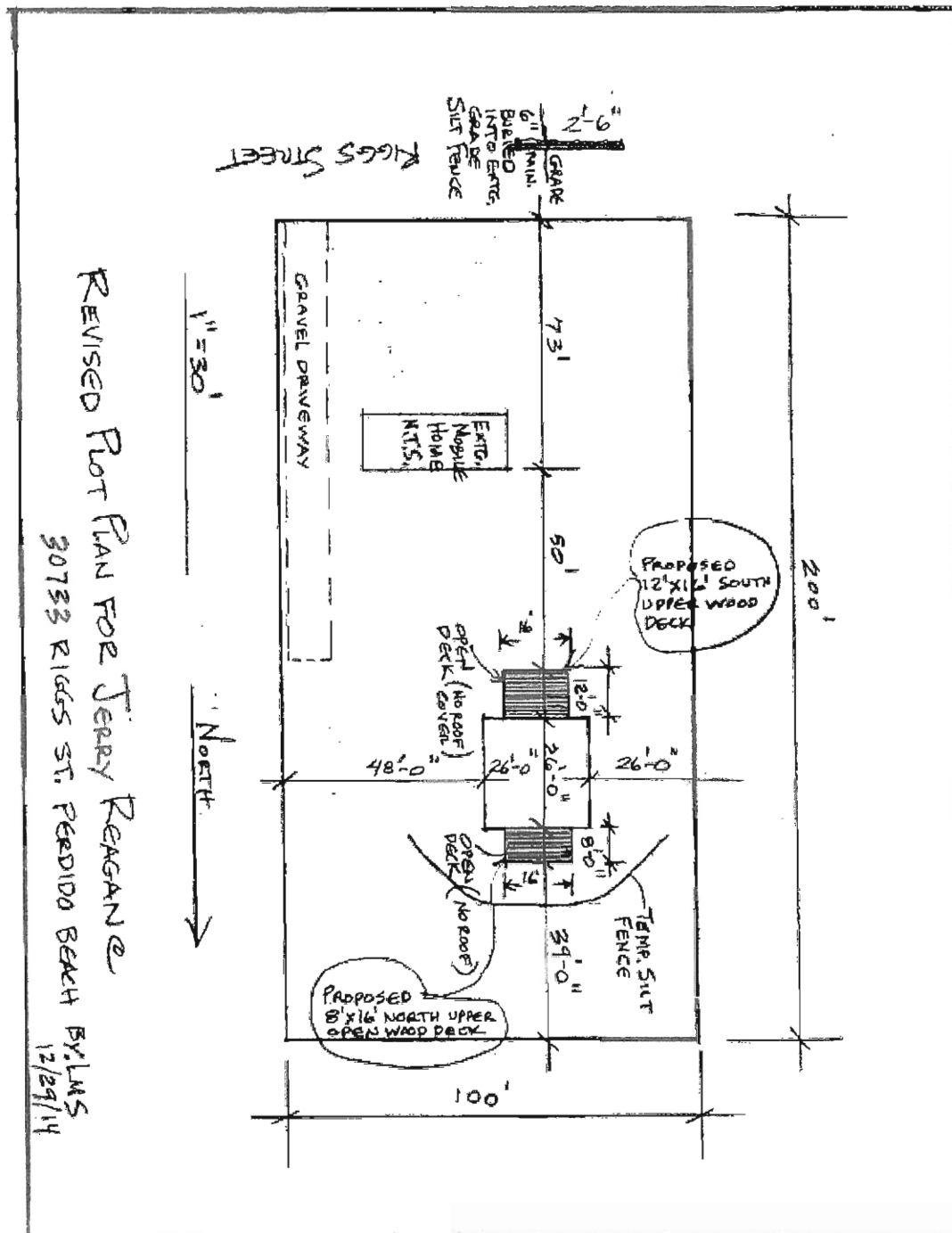




Property Images







TOWN OF PERDIDO BEACH

Mayor's Report to the Planning Commission – February 4, 2015

Council Meeting January 13, 2015:

- Council voted unanimously to approve acceptance of a Tourism Grant to hold a turkey fry event Thanksgiving 2015. The amount of the grant is \$1500.00.
- Council voted unanimously to approve the renewal of a \$50,000 line of credit with Centennial Bank.

April, 2014 Flood:

- Federal and State approved work is complete for the following streets: Mobile, Pensacola (Cedar St. to Baldwin St.), Hildreth and Anniston (Baldwin St. to Riggs St.).
- Riggs St. contract has been signed, a pre-construction meeting has been held and the "order to proceed" has been issued. Preparation for work is underway as of today. Riggs will be closed with detour traffic routed to State St. and Baldwin St. during construction.

Grant Opportunity:

- The Alabama Coastal Area Management Program (ACAMP) Annual Request for Proposals has been distributed. The Council Agenda for February 10, 2015 will contain an item to discuss and consider for approval submission to ACAMP for a Storm Water Management Plan. If approved by council and awarded to the town the grant will require a 50/50 match (cash or in-kind service). Deadline for submission is March 6, 2015.

Communication Committee:

- The recently appointed Council Communication Committee met February 3, 2015 for its organizational meeting. Members are Steve Foster (Chairman), Tom Bloxham (Vice-Chairman), Andy Holk, Kae Hamilton and Patsy Parker (Secretary).