Town of Perdido Beach - Planning Commission
January 6, 2016-6:30 pm - Town Hall

The Planning Commission of the Town of the Perdido Beach held a Public Hearing at its regular meeting at the Town Hall on January 6, 2016. Chairman Brewer called the Meeting to order at 6:30 pm.

Members Present: Commissioners: Chairman Jim Brewer, Vice-Chairman John Dobbs, Mayor Patsy Parker, Mr. Tom Bloxham, Mr. Steve Love, Councilwoman Condon, Mr. Jerry Reagan and Mr. Gary Kiefer

Members Absent: Lynn Thompson-Secretary

Others Present: Mrs. Diane Burnett-SARPC, Mr. Seth Peterson E. I.-Baldwin County Permit/Subdivision Manager, Mrs. Laurie Halford - Property Owner and Members of the Town

Invocation: Mr. John Dobbs

Pledge of Allegiance: Mr. Tom Bloxham

Public Hearing: Case No. S-16003 - Halford Subdivision Subdivision Plat Approval

ITEM: “Add” Public Hearing to the agenda
All in favor, none opposed.

Mr. Seth Peterson E. I.-Baldwin County Permit/Subdivision Manager presented the Staff Report and Recommendation

Planning Commission: January 6, 2016 Variance Approval Pending
January 6, 2016 Subdivision Plat Approval Pending

Attachments: Vicinity Map
Site Map
Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Zoning: Zoned R-1
Location of Property: The subject property is located on the northeast corner of the intersection of Escambia Avenue (County Road 97) and State Street.

Parcel Number: 05-63-03-07-0-000-104.001
Report Prepared By: Seth Peterson; Permit/Subdivision Manager

III. SUBDIVISION PROPOSAL:

Proposed number of Lots: 2
Linear Feet of Streets: N/A – Lots front existing street
Total Acreage: ± 2.11 acres
Smallest Lot Size: ± 37,462 SF
Proposed Use: Residential

Owner/Developer: Laurie Halford
30385 State Street
Perdido Beach, AL 36530

Engineer/Surveyor: Borden Engineering & Surveying Company, Inc.
8275 Hwy 59 South, Suite 1
Foley, AL 36535

Request: The applicant is requesting Subdivision Plat approval for the above mentioned subdivision from the Perdido Beach Planning Commission.
IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:
Public Utilities Services: Water: Well
Sewer: Septic
Electricity: Riviera Utilities
Telephone: CenturyLink
Transportation: Lot 1 fronts Escambia Avenue which is a publicly maintained paved street. Lot 2 has frontage on State Street which is not paved. Section 12.6.7 of the Town of Perdido Beach Subdivision Regulations states that no subdivision shall be approved unless the subdivision has frontage on a publicly maintained paved street. The applicant is requesting a variance from this requirement and would like to utilize State Street as it exists.

V. STAFF COMMENTS:
Items for consideration:
There is an existing dwelling on Lot 2 of the proposed subdivision plat. This existing dwelling will become non-conforming if this plat is approved.
If the Planning Commission chooses to approve the applicant’s variance request then the Planning Commission should also approve the subdivision plat. However, if the Planning Commission chooses to deny the applicant’s variance request then the Planning Commission should likewise deny the subdivision plat.
(Entire Report and Plat Maps Attached)

Chairman Brewer opened Public Hearing at 6:50 pm

There were no public comments, for or against.

Chairman Brewer closed the Public Hearing at 6:52 pm

Motion by Mr. Love, seconded by Mr. Dobbs to approve the subdivision plat with the variance.

Discussion:

<table>
<thead>
<tr>
<th>&quot;YES&quot;</th>
<th>Roll Call:</th>
<th>&quot;ABSTAIN&quot;</th>
<th>&quot;NO&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Bloxham</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chairman Brewer</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mayor Parker</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr. Steve Love</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr. Dobbs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ms. Condon</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr. Reagan</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr. Kiefer</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

All in favor, unanimous vote to approve the plat and variance.

ITEM: Reading and approval of the December 2, 2015 Regular Meeting Minutes.

Motion by Mr. Love, seconded by Mayor Parker to approve the December 2, 2015 Minutes.

Discussion: Corrections were made.

<table>
<thead>
<tr>
<th>&quot;YES&quot;</th>
<th>Roll Call:</th>
<th>&quot;ABSTAIN&quot;</th>
<th>&quot;NO&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Bloxham</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chairman Brewer</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mayor Parker</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr. Steve Love</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr. Dobbs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ms. Condon</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr. Reagan</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Mr. Kiefer
There was a majority vote to approve the minutes as corrected.

**Public Comments:** None
**Guest Speakers:** None

**Officer’s Reports:**

**Mayor’s Report:** (Written Report Attached)
**Chairman’s Comments:** None

**SARPC Representative Report:** Mrs. Diane Burnett-South Alabama Regional Planning Commission announced a Planning Commissioners Workshop hosted by the South Alabama Planning Commission. The training will focus on the composition and purpose of the Planning Commission, Comprehensive Plans, Zoning and Subdivision Regulations. The meeting is scheduled for February 26, 2016-1:00-4:00 pm

Commissioner Love stressed the need to fill the vacancy on the Zoning Board of Adjustment

**Unfinished Business:** None
**New Business:** None

**Announcements:**
- Next Regular Planning Commission Meeting February 3, 2016, 6:30 pm.

**Adjournment:**
Being no further business there was a motion by Mrs. Condon, seconded by Mr. Dobbs to adjourn. The meeting ended at 7:05 pm.

**ATTEST:**

Mr. Jim Brewer, Chairman

Mrs. Lynn Thompson, Secretary
Perdido Beach Planning Commission  
Case No. S-16003 – Halford Subdivision  
Subdivision Plat Approval  
Staff Report for Planning Commission Public Hearing  
January 6, 2016

This report is prepared by the Baldwin County Highway Department, Permit Division Staff to provide information to the Perdido Beach Planning Commission to assist in making decisions on this application.

I. PUBLIC HEARINGS:

<table>
<thead>
<tr>
<th>Planning Commission:</th>
<th>January 6, 2016</th>
<th>Variance Approval Pending</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>January 6, 2016</td>
<td>Subdivision Plat Approval Pending</td>
</tr>
</tbody>
</table>

Attachments:
- Vicinity Map
- Site Map
- Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

<table>
<thead>
<tr>
<th>Zoning:</th>
<th>Zoned R-l</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location of Property:</td>
<td>The subject property is located on the northeast corner of the intersection of Escambia Avenue (County Road 97) and State Street.</td>
</tr>
<tr>
<td>Parcel Number:</td>
<td>05-63-03-07-0-000-104.001</td>
</tr>
<tr>
<td>Report Prepared By:</td>
<td>Seth Peterson; Permit/Subdivision Manager</td>
</tr>
</tbody>
</table>

III. SUBDIVISION PROPOSAL:

| Proposed number of Lots: | 2 |
| Linear Feet of Streets:  | N/A – Lots front existing street |
| Total Acreage:           | ± 2.11 acres |
| Smallest Lot Size:       | ± 37,462 SF |
| Proposed Use:            | Residential |
| Owner/Developer:         | Laurie Halford  
                          | 30385 State Street  
                          | Perdido Beach, AL 36530 |
| Engineer/Surveyor:      | Borden Engineering & Surveying Company, Inc.  
                          | 8275 Hwy 59 South, Suite 1  
                          | Foley, AL 36535 |

Request: The applicant is requesting Subdivision Plat approval for the above mentioned subdivision from the Perdido Beach Planning Commission.
IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:

Public Utilities Services:  
- Water: Well  
- Sewer: Septic  
- Electricity: Riviera Utilities  
- Telephone: CenturyLink

Transportation:  
Lot 1 fronts Escambia Avenue which is a publicly maintained paved street. Lot 2 has frontage on State Street which is not paved. Section 12.6.7 of the Town of Perdido Beach Subdivision Regulations states that no subdivision shall be approved unless the subdivision has frontage on a publicly maintained paved street. The applicant is requesting a variance from this requirement and would like to utilize State Street as it exists.

V. STAFF COMMENTS:

Items for consideration:

There is an existing dwelling on Lot 2 of the proposed subdivision plat. This existing dwelling will become non-conforming if this plat is approved.

If the Planning Commission chooses to approve the applicant's variance request then the Planning Commission should also approve the subdivision plat. However, if the Planning Commission chooses to deny the applicant's variance request then the Planning Commission should likewise deny the subdivision plat.
NOTICE OF PUBLIC HEARING

CASE NO: S-16003

Notice is hereby given that the Town of Perdido Beach Planning & Zoning Commission will conduct a public hearing concerning a request submitted by Laurie Bailey Halford, for a final plat application for a 2 lot subdivision. The subject property is located on the northeast corner of the intersection of Escambia Avenue (County Road 97) and State Street. The Parcel Identification Number is 05-63-03-07-000-104.001.

The public hearing will be conducted during the regular meeting of the Town of Perdido Beach Planning & Zoning Commission which is scheduled for Wednesday, January 6, 2016 beginning at 6:30 p.m. at the Town of Perdido Beach Town Hall located at 9212 County Road 97, Perdido Beach, Al 36530.

For any questions pertaining to this action, please contact the Baldwin County Highway Department/Permit Division at 251-937-0278.
Perdido Beach Planning Commission

BALDWIN COUNTY HIGHWAY DEPARTMENT
POST OFFICE BOX 220
SILVERHILL, ALABAMA 36576
Telephone: (251) 937-0278
Fax No.: (251) 937-0227

NOTICE OF ACTION

Case No. S-16003 – Halford Subdivision
Subdivision Plat Approval

This report is prepared by the Baldwin County Highway Department, Permit Division Staff to provide information on the action(s) taken by the Perdido Beach Planning Commission on this application.

I. PUBLIC HEARINGS:

Planning Commission:  January 6, 2016  Variance Approval Pending
                        January 6, 2016  Subdivision Plat Approval Pending

Attachments:  Vicinity Map
              Site Map
              Proposed Plat

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Zoning:  Zoned R-1

Location of Property:  The subject property is located on the northeast corner of the intersection of Escambia Avenue (County Road 97) and State Street.

Parcel Number:  05-63-03-07-0-000-104.001

Report Prepared By:  Seth Peterson, Permit/Subdivision Manager

III. SUBDIVISION PROPOSAL:

Proposed number of Lots:  2

Linear Feet of Streets:  N/A – Lots front existing street

Total Acreage:  ± 2.11 acres

Smallest Lot Size:  ± 37,462 SF
Proposed Use: Residential

Owner/Developer: Laurie Halford
30385 State Street
Perdido Beach, AL 36530

Engineer/Surveyor: Borden Engineering & Surveying Company, Inc.
8275 Hwy 59 South, Suite 1
Foley, AL 36535

Request: The applicant is requesting Subdivision Plat approval for the above mentioned subdivision from the Perdido Beach Planning Commission.

IV. PUBLIC UTILITIES AND SITE CONSIDERATIONS:

Public Utilities Services: Water: Well
Sewer: Septic
Electricity: Riviera Utilities
Telephone: CenturyLink

Transportation: Lot 1 fronts Escambia Avenue which is a publicly maintained paved street. Lot 2 has frontage on State Street which is not paved. Section 12.6.7 of the Town of Perdido Beach Subdivision Regulations states that no subdivision shall be approved unless the subdivision has frontage on a publicly maintained paved street. The applicant is requesting a variance from this requirement and would like to utilize State Street as it exists.

V. STAFF COMMENTS:

Items for consideration:

There is an existing dwelling on Lot 2 of the proposed subdivision plat. This existing dwelling will become non-conforming if this plat is approved.

If the Planning Commission chooses to approve the applicant’s variance request then the Planning Commission should also approve the subdivision plat. However, if the Planning Commission chooses to deny the applicant’s variance request then the Planning Commission should likewise deny the subdivision plat.

VI. ACTION TAKEN BY COMMISSION: Approved Variance
Approved Subdivision Plat

[Signature]
Laurie Rumbaugh
Office Administrator-Permit Division

Cc: Town of Perdido Beach
    Mike Howell, Building Official
    Annette Lubertozi, 911 Addressing
    file
Mayor’s Report to the Planning Commission 1-6-16

**Storm Water Management Plan**

The deadline to receive responses to Request for Qualifications is January 8, 2016. Three engineering firms sent representatives to the pre-submission conference: Thompson, Volkert and Goodwin, Mills & Caywood.

**2015/2016 Budget**


**December 11, 2015 Council Meeting:**

- Resolution Naming Appointee to the Zoning Board of Adjustment: FAILED: 3 to 2

- Resolution Appointing Ad Hoc Committee to Recommend Use Guidelines for Escambia Avenue: PASSED UNANIMOUSLY

- Resolution Declaring End to State of Emergency Related to the April, 2014 Flood: PASSED UNANIMOUSLY