

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:

"YES"

Roll Call:

"ABSTAIN"

"NO"

Mr. Bloxham
Chairman Brewer
Mayor Parker
Mr. Steve Love
Mr. Dobbs
Ms. Condon
Mr. Reagan
Mr. Kiefer

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.

"YES"

Roll Call:

"ABSTAIN"

"NO"

Mr. Bloxham
Chairman Brewer
Mayor Parker
Mr. Steve Love
Mr. Dobbs
Ms. Condon
Mr. Reagan

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

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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:**

**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:**

|                                   |              |                   |
|-----------------------------------|--------------|-------------------|
| <b>Public Utilities Services:</b> | 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.



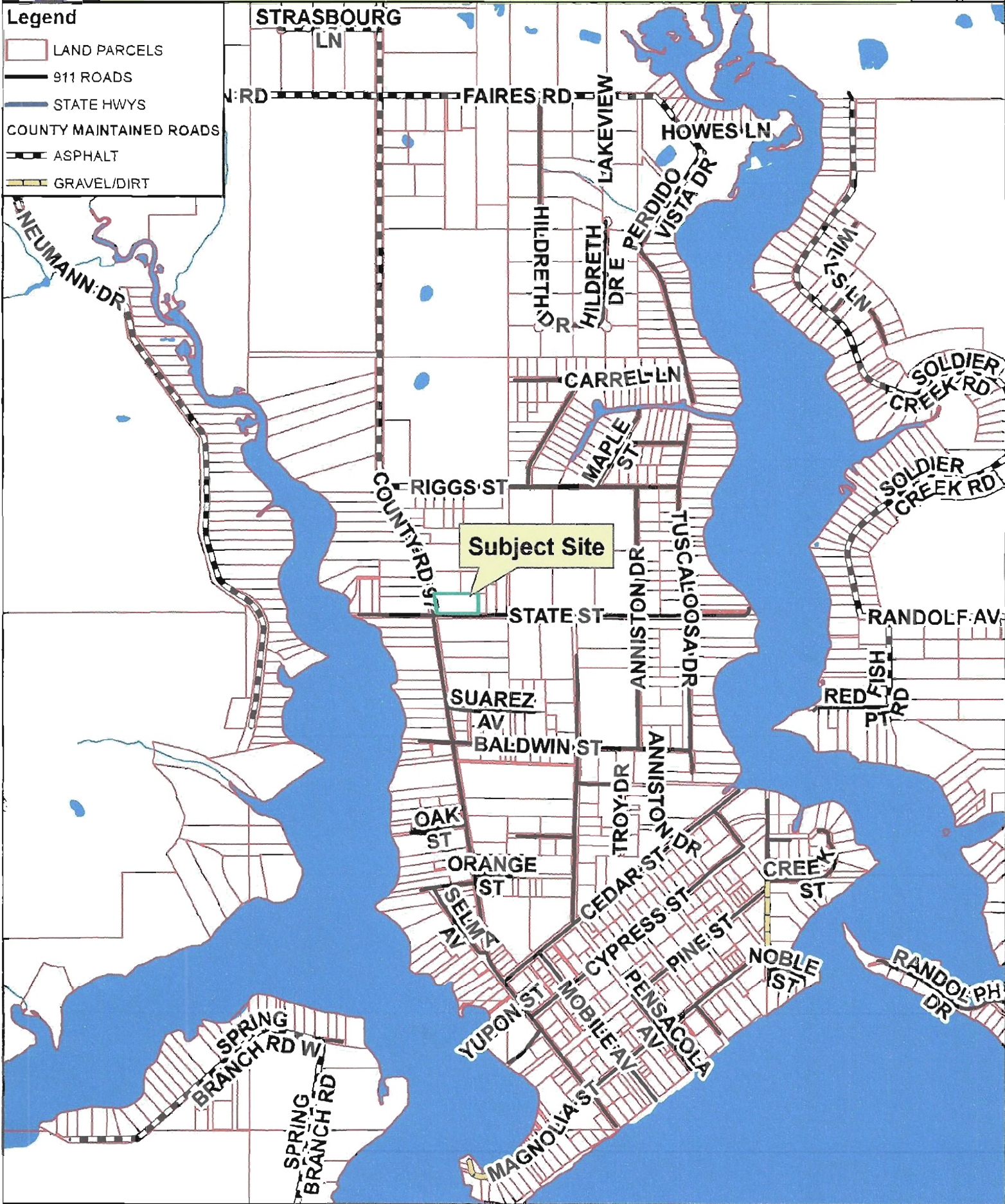


# S-16003 - Halford Subdivision Vicinity Map



## Legend

- LAND PARCELS
- 911 ROADS
- STATE HWYS
- COUNTY MAINTAINED ROADS
- ASPHALT
- GRAVEL/DIRT







# S-16003 - Halford Subdivision Site Map



## Legend

- LAND PARCELS
- 911 ROADS
- STATE HWYS
- COUNTY MAINTAINED ROADS
- ASPHALT
- GRAVEL/DIRT











***TOWN OF PERDIDO BEACH  
PLANNING & ZONING  
COMMISSION***  
9212 COUNTY ROAD 97  
PERDIDO BEACH, AL 36530  
251-962-2200 phone  
251-962-2206 fax.

**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 05-63-03-07-0-000-104.001.

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:

|                             |                                           |                                                                |
|-----------------------------|-------------------------------------------|----------------------------------------------------------------|
| <b>Planning Commission:</b> | January 6, 2016<br>January 6, 2016        | Variance Approval Pending<br>Subdivision Plat Approval Pending |
| <b>Attachments:</b>         | Vicinity Map<br>Site Map<br>Proposed Plat |                                                                |

#### II. IDENTIFICATION AND LOCATIONAL INFORMATION:

|                              |                                                                                                                                   |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Zoning:</b>               | Zoned R-1                                                                                                                         |
| <b>Location of Property:</b> | The subject property is located on the northeast corner of the intersection of Escambia Avenue (County Road 97) and State Street. |
| <b>Parcel Number:</b>        | 05-63-03-07-0-000-104.001                                                                                                         |
| <b>Report Prepared By:</b>   | Seth Peterson; Permit/Subdivision Manager                                                                                         |

#### III. SUBDIVISION PROPOSAL:

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



**Proposed Use:** Residential

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

**Engineer/Surveyor:** Borden Engineering & Surveying Company, Inc.  
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**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              |
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**V. STAFF COMMENTS:**

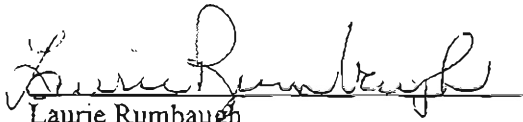
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**VI. ACTION TAKEN BY COMMISSION:**

|                           |
|---------------------------|
| Approved Variance         |
| Approved Subdivision Plat |

  
Laurie Rumbaugh  
Office Administrator-Permit Division

Cc: Town of Perdido Beach  
Mike Howell, Building Official  
Annette Lubertozzi, 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**

Will be a Council Meeting agenda item – January 11, 2016.

### **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