

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

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

Members Present: Commissioners: Chairman Jim Brewer, Mr. Tom Bloxham, Ms. Priscilla Condon, Mr. Jerry Reagan, Mr. Steve Love, Mr. Gary Kiefer and Mrs. Lynn Thompson-Secretary.
Members Absent: Mayor Patsy Parker and Mr. John Dobbs
Others Present: Mrs. Linda Lee-Baldwin County Planner, Mrs. Diane Burnett-SARPC and Members of the Town.
Invocation: Mr, Steve Love **Pledge of Allegiance:** Chairman Brewer
Hearing of Applications:

The Planning Commission listened to case PBC-16001, a request for conditional use for property located at 30405 State Street. The applicant requested the conditional use to allow an accessory dwelling on property zoned R-1, single family district. (Entire case PBC-16001 packet attached)

Mrs. Linda Lee-Baldwin County Planner presented a power point presentation to all present.

Mrs. Laurie Halford-applicant made her request for conditional use to the Planning Commission Members.

Public Comment period opened at 6:40 o'clock pm for public comments in favor of or against the conditional use request. There were several comments and questions from the public.

Hearing no more comments Chairman Brewer closed Public Comment period at 7:05 o'clock pm

Chairman Brewer then asked for Comments from the Commission Members.

Members of the Commission asked Mrs. Halford questions and made various comments.

Hearing no further comments Chairman Brewer closed Public Hearing- at 7:10 o'clock pm and asked for a motion from the Commission Members.

There was a motion by Council Member Condon, seconded by Mr. Bloxham to approve the applicant's request for conditional use to allow an accessory dwelling on said property.

Hearing no discussion, Chairman Brewer asked for a roll call vote:

No Discussion:
"YES"

Roll Call:
"ABSTAIN"

"NO"
Mr. Bloxham
Ms. Condon
Chairman Brewer
Mr. Love
Mr. Reagan
Mr. Kiefer
Mrs. Thompson

All in favor- motion failed to approve the conditional use request.

ITEM: Read and approve the June 1, 2016 Regular Meeting Minutes.

Motion by Ms. Condon, seconded by Mr. Bloxham to approve the June 1, 2016 Minutes.

No Discussion:

"YES"

Mr. Bloxham
Ms. Condon
Chairman Brewer
Mr. Love
Mr. Reagan

Roll Call:

"ABSTAIN"

"NO"

Mr. Kiefer

Mrs. Thompson

All in favor-motion carried to approve the minutes as presented.

Public Comments:

Guest Speakers: None

Officer's Reports:

Mayor's Report: No Report

Chairman's Comments: No Report

(SARPC) Representative Report: No Report

New Business:

Chairman Brewer read a review of the 2016 Planning Commission's recommendations from the Master Plan to the Town Council for 2016. The commission will begin review process for the 2017 recommendations at its next regularly scheduled meeting on August 3, 2016.

Announcements:

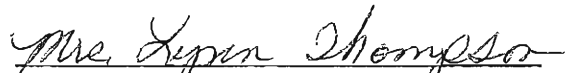
- Next Regular Planning Commission Meeting August 3, 2016-6:30 pm.

Adjournment:

Being no further business there was a motion by Mr. Love, seconded by Mr. Bloxham to adjourn. The meeting ended at 7:14 pm.


Mr. Jim Brewer, Chairman

ATTEST:


Mrs. Lynn Thompson, Secretary

TOWN OF PERDIDO BEACH
PLANNING & ZONING COMMISSION

Case PBC-16001, Halford Property

**Conditional Use Approval to Allow Accessory Dwelling on Property Zoned R-1,
Single Family District**

July 6, 2016

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: July 6, 2016
Attachments: Copy of Application, Maps

II. IDENTIFICATION AND LOCATIONAL INFORMATION

Location of Property: 30405 State Street
Perdido Beach, AL 36530
Parcel Number: 05-63-03-07-0-000-104.012
Lot Size: 182' x 205' (0.86 acres, more or less)
Current Zoning: R-1, Single Family District
Report Prepared by: Linda Lee, Planner

III. PROPOSAL AND REQUEST

Applicant: Laurie B. Halford
30405 State Street
Perdido Beach, AL 36530
Proposed Use: Residential (accessory dwelling)
Request: The applicant is requesting conditional use approval to put an accessory dwelling on the subject property which is zoned R-1, Single Family District.

IV. BACKGROUND

Current Zoning Requirements

Section 4.2 R-1 Single Family District

4.2.1 *Generally.* This zoning district provides for medium density residential development consisting of single family dwellings on medium size lots.

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

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

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

4.2.5 *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-Feet
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	30,000 Square Feet
Minimum Lot Width at Street Line	60-Feet

Town of Perdido Beach Land Use and Zoning Ordinance

Figure 1: Table of Permitted Uses

	RA	CR	ER	R-1	R-2	B-1	B-2	MR	OR	I
RESIDENTIAL USES										
Accessory Dwelling One Unit Per Lot	P		C	C	C					

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:

Property Images



Picture of Container to be used as Proposed Structure



Conditional Use Application

Office Use Only

Case No.: PBC-16001 Received By: UPB Date: 6-8-16
Application Fee: 250.00 Receipt No: 8116 Date of Meeting: 7-6-16



Town of Perdido Beach Conditional Use Application

Baldwin County Planning & Zoning Dept. (Foley Office)
201 East Section Avenue, Foley, AL 36535
251-972-8523 Fax 251-972-8520

Town of Perdido Beach
9212 CR 97 Perdido Beach, AL 36530
251-962-2200 Fax 251-962-2206

Applicant

Are you the property owner? ☒ yes ☐ no

(If you are not the property owner you must submit Owner Authorization Form signed by the property owner)

Name: Laurie B. Halford Date: 6/8/2016
Mailing Address: 30405 State Street
City: Perdido Beach State: Alabama Zip code: 36530
Telephone: (251) 961-7157 Fax: () e-mail: studiolaurie3@gmail.com

Site Information

Location of Property: 9038 County Rd 97 30405 State Street
Parcel ID Number: 05 63 - 03 - 07 - 0 - 000 - 104012
Subdivision Name/Lot No./Unit No. Halford / #21
Zoning: R-1 Flood Zone: X

The purpose of the Conditional Use Approval is to allow:

Renovation of storage container into an
accessory building dwelling for my son
during his stay in Alabama

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this Conditional Use and that no refund of these fees will be made. I have reviewed a copy of the applicable zoning regulations and understand that I must be present on the date of the meeting.

Laurie B. Halford

Signature of Applicant

(Owner of Property or Official Representative of Owner)

6/8/2016
Date



Town of Perdido Beach-Planning Commission
Special Workshop Meeting
March 16, 2015 6:30 PM –Town Hall

The Planning Commission of the Town of the Perdido Beach held a "Special Workshop Meeting" at the Town Hall March 16, 2015. Chairman Jim Brewer called the Meeting to order at 6:31 PM.

Members Present: Chairman Jim Brewer; Commissioners: Tom Bloxham, Steve Love, Gary Kiefer and Mrs. Lynn Thompson-Secretary.

Members Absent: Mayor Patsy Parker and Commissioners Bill McGrath, Priscilla Condon and John Dobbs

Pledge of Allegiance: Tom Bloxham

The Planning Commission met in a special workshop to discuss Planning Commission recommendations from the Master Plan 2030.

◦ *Recommendations Discussed at the Special Workshop from the Master Plan for the 2015 Year are as follows:*

◦ *Note: This list is not a prioritized list.*

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- (1) Obtain Alabama Outstanding Water designation for all appropriate waterways.
□ Request available water quality data from federal and state agencies including any trend station data obtained by the Alabama Department of Environmental Management.

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(13) Create educational materials for use within the limits of the Town that identify regulatory agencies and their roles and responsibilities in overseeing water quality, shoreline usage, state-owned water bottoms and wetlands. Recommended partners are US Army Corp of Engineers, ADEM, ADCNR, State Lands Division, SARPC and Week's Bay Reserve.

(14) Create a training program for Town staff and appointed volunteer board members through the Week's Bay Reserve Training Program, which offers training on regulatory and compliance basics.

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(9) Incorporate "Traffic Calming" techniques

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(3) Coordinate with Baldwin County and State of Alabama to construct a turning lane on U.S. Highway 98 at the CR 97 intersection to avoid traffic congestion during peak commuter times

(7) Develop an overall Pedestrian Walking Trail Plan

(10) Develop standards that ensure that streets and roadways are repaired when damaged by utility companies installing utilities.

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(Objective) Establish a zip code (Beneficial for tax purposes.)

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(6) Create a franchise fee agreement for sewer services to protect the citizens of the Town from unregulated utility charges, including rate ceiling.

(8) Work with engineers to identify future needs for drainage and create a long-range master drainage plan

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(22) Seek funding from Coastal Zone Management grants to construct small scale public boat launches.

Page 67

(1) Purchase property to enlarge existing public beach.

(2) Purchase or secure property for additional water access points.

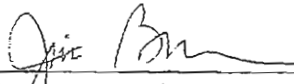
Other Business: None

Announcements: None


Adjourn:

There being no further business the meeting there was a motion by Mr. Love, seconded by Mrs. Thompson to adjourn. All in favor the meeting adjourned at 7:30 pm.

ATTEST:



Jim Brewer, Chairman



Lynn Thompson, Secretary

Dear Council,

It is the responsibility of the Planning Commission to assign a priority to each recommendation found in the Master Plan 2030 and make these recommendations to the Town Council.

At its April 1, 2015 regular scheduled meeting the Planning Commission discussed the following short term projects and by motion and unanimous consent of the Commission voted to make the following recommendations to the Perdido Beach Town Council. Needs identified included:

Transportation:

1. Coordinate with Baldwin Co and State of Alabama to construct a turning lane on U.S. Highway 98 at CR97 intersection to avoid traffic congestion during peak commute times. *p. 44*
2. Incorporate "traffic calming" techniques (inside the town to reduce vehicle speeds). *p. 35*
3. Develop standards to ensure that streets and roadways are repaired when damaged by utility companies installing utilities. *p. 44*
4. Develop an overall Pedestrian Walking Trail Plan (using existing street right-of-ways to divert pedestrian traffic from town main arteries). *p. 44*

Taxes:

1. Establish a zip code (so tax revenue can be collected on purchases delivered to Perdido Beach). *p. 45*

Environment:

1. Obtain Alabama Outstanding Water designation for all appropriate waterways. *p. 17*
2. Create educational materials for use within the limits of the Town that identify regulatory agencies and their roles and responsibilities in overseeing water quality, shoreline usage, state-owned water bottoms and wetlands. Recommended partners are US army Corp of Engineers, ADEM, ADCNR, State Lands Division, SARCP and Week's Bay Reserve. *p. 18*

Community Facilities:

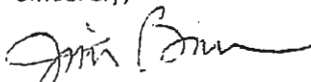
1. Create a franchise fee agreement for sewer services to protect the citizens of the Town from unregulated utility charges, including rate ceiling. *p. 59 (6)*
2. Work with engineers to identify future needs for drainage and create a long-range master drainage plan. *p. 59 (8)*
3. Seek funding from Coastal Zone Management grants to construct small scale public boat launches. *p. 60 (22)*
4. Purchase property to enlarge existing public beach. *p. 67 (1)*
5. Purchase or secure property for additional water access points. *p. 67 (2)*

Training:

1. Create a training program for Town staff and appointed volunteer board members. (Training board members and staff in the requirements, responsibilities, processes and goals of their positions would improve the performance of the boards.) *underscored portion not in Master Plan*

We now submit our final report which the Commission recommends for review by the Town Council.

Sincerely,



Jim Brewer, Chairman