

clerk@townofperdidobeach.org

From: Buddy Hunter [buddyhunter002@gmail.com]
Sent: Sunday, April 01, 2018 4:29 PM
To: clerk@townofperdidobeach.org
Subject: PBPC-18002

Hello Lynn,

I will not be able to attend the planning com. meeting on April 4, 2018.

I am against the public boat launch on State St. at Soldiers Creek for all of the reasons that have already been expressed.

Please pass on my opinion to the appropriate members of the commission.

I would be in favor of the boat launch, park etc. if it could somehow be public only to those who reside in the Town of Perdido Beach.

Thank you

--

Buddy Hunter
371 South Church St.
Fairhope, Al. 36532

251-422-9906 (C)
251-626-5112 (O)

clerk@townofperdidobeach.org

From: WebMaster TOPB [webmaster@townofperdidobeach.org]
Sent: Tuesday, April 03, 2018 11:47 AM
To: Mayor Hamilton
Cc: clerk@townofperdidobeach.org
Subject: Outdoor Recreation Zoning Question.

Kae, Lynn,

I viewed the suggested change for the Zoning Ord.
I agree with all of the suggested changes to the Land Use and Zoning Ord requested for the Public Hearing on 04/04/18.

My question concerns, the parcel located on Perdido Vista Drive, deeded to the owners of Lake Faires Subdivision, being zoned OR. Since this is a privately owned piece of waterfront property, with a square footage LESS than 1 acre, shouldn't this piece be re-zoned NOT OR ? It does not fit the minimum square footage requirement unless the Baldwin County parcel viewer dimensions are incorrect.

Steve F.

Chris Chandler

Baldwin Co GIS viewer -

http://isv.kcsgis.com/al.baldwin_revenue/

52 deeded pieces of property are NOT on the Plat Map posted here in the town hall. Last meeting it was discussed that this map is the go-to document. That being said, is the Town Council and Planning Commission operating off of incomplete and erroneous information? There are 27 driveways in a one block stretch on State St between Tuscaloosa Dr and the water. These pour directly into the proposed boat launch traffic. Does anyone on the town council or planning commission know this? Shouldn't this alert you to real concerns regarding safety?

<http://townofperdidobeach.org/mobile/government/planning-commission/>

According to the Town of Perdido Beach website -

It is the function and duties of the Planning Commission to make and adopt a master plan for the physical development of the Town of Perdido Beach. The general purpose of the master plan shall be to guide and accomplish a coordinated, adjusted and harmonious development of the Town of Perdido Beach.

The one block of State St, bordering the property under discussion tonight, is according to the amount of driveways, ingress, and egress areas platted, the most congested area in town by far. Being as the 27 driveways aren't even on the Town's Plat, how is the Planning Commission accomplishing a coordinated, adjusted and harmonious development of this PUBLIC boat Launch Project.

This is a traffic nightmare in the making.

Those parking spaces are not currently being used but they are deeded and will be utilized as our area develops. Their only access is onto State St right into the loading zone of the proposed PUBLIC boat ramp.

++++

These are very fundamental questions from a planning perspective. Everyone for and everyone against the project should know the answers...

(1) How has the Planning Commission confirmed that increased boat traffic will not adversely affect water quality for marine life, swimming, etc.?

(2) How has the Planning Commission confirmed that boat launchings and associated parking will not adversely affect water quality?

(3) How has the Planning Commission confirmed that boat launchings and increased boat traffic will not adversely affect navigational safety?

(4) How many boat launchings does the Planning Commission project on any given week day during the peak season, and same question, for weekends and holidays?

(5) What are projected peak hours for launchings?

(6) How will overflow parking be handled?

(7) How will boat launchers que?

(8) Are the roads in a condition to handle increased boat trailer traffic? The main access is State St a barely maintained sketchy single-wide gravel road with deep ditches. How do two boats with trailers pass each other on this road?

(9) What is the budget for extra maintenance necessitated by increased traffic, and how will the Town fund those extra costs?

(10) How will the town support its residents in resolving conflicts when dealing with a high use PUBLIC facility involving large vehicle traffic.

++++

Even though it was glossed over and stated that it doesn't matter in the initial zoning change from R-1 to OR there is a massive difference between a PUBLIC OR lot and a private OR lot from a use, planning, and traffic standpoint. It seems irresponsible to not acknowledge this fact.

Usage -

The private OR lots in town have a useage cap to them consisting of the number of owners and their guests. For example the private OR lot directly to the north of the proposed boat launch is comprised of 52 deeded parking spots and a common area. The Max useage cap at any time is 52 owners (actually less because some owners have more than one lot) and their guests. The Actual useage however is much less because not all the owners live here, or they are not interested in water activities, and the deeded parking slots are not currently developed, or various other reasons. The PUBLIC OR lots have no Max cap whatsoever. Essentially the population of the world. If you can get here then you can use it. The argument has been that the Actual useage will be low and manageable. There have not been any studies to support this point of view and all casual data collection from similar projects in the area such as the Lillian boat launch, Josephine boat launch, and the now closed Wolf Bay boat launch in fact show the opposite. All neighboring projects have, or have had in the case of the closed launch, massive problems with traffic, parking, and public nuisance. This has been confirmed multiple times by the Baldwin County Sheriffs Department. The Town of Perdido Beach has shown no planning to deal with the incredible amount of people and vehicles that will be congregated at the end of State St.

++++

As to the PROPOSED TEXT AMENDMENTS

1. Change minimum lot size from 3 acres to 1 acre.

This applies only to the "PUBLIC boat launch" lot at State St since all other OR lots in town are already grandfathered in. This change would however provide a slippery slope for commercial development in town. There is a reason that OR lots were set at 3 acres. It is to limit the quantity of them. We have already seen the casual conversion from R-1 to OR and then false implication that OR PUBLIC is the same as OR private. There is no reason for this minimum lot size change except for the fact

that the Town Council has tried to step outside of it's primary role and act as a property developer unfairly competing with private enterprise while using public money and poorly chose a site for their ill-conceived project.

2. Amend the time requirement for rezoning from one year to 6 months.

Same reasons as above.

3. In the table of permitted uses under "OR"- Outdoor Recreation Park, playground, public park, public pier boat launch and other, change use from

"C" conditional use to "P" permitted use.

Same reasons as above.

Thank You
Chris Chandler

A handwritten signature in black ink that reads "Chris Chandler". The signature is written in a cursive, flowing style.

9051 Tuscaloosa Dr
Perdido Beach, AL
251-327-8316

Chris Chandler

Public Hearing Planning Commission
re Zoning R-1 to OR

People hate to speak in Public...

SPEAKERS

<u>For</u>	<u>Against</u>	<u>live in Town</u>
1		not resident
	1	1
	1	1
	1	Mother-in-law is
	1	lives across creek
1		1
1		1
	1	1
	1	1
	1	1
	1	1
	1	1
	1	1
	1	lives across creek
	1	1
	1	1
	1	1
	1	1
	1	1
	1	1
	1	lives across creek
	1	1

2 spoke for who live in town
15 spoke AGAINST who live in town

more than 7/1 ratio

PLANNING COMMISSION PUBLIC HEARING COMMENT PERIOD
SPEAKER REQUEST FORM
TOWN HALL-9212 COUNTY RD 97-PERDIDO BEACH, AL
APRIL 4, 2018-6:30 pm

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I hereby acknowledge and have read the above Planning Commission Public Hearing Procedures.

PRINTED Name

Chris Chandler

SIGNATURE

Chris Chandler

ADDRESS

9051 Tuscaloosa Dr Perdido Beach

THANK YOU FOR YOUR PARTICIPATION

I have 4 quick points.

- I am against all three items on the docket tonight. I live almost directly across from the affected property.

- There are approximately 550 petition signers who are affected by and are against the proposed PUBLIC boat launch. They all couldn't be here tonight but that is 550 votes firmly in the no column for tonight's items.

- At least one item up for vote tonight is directly mentioned in a current lawsuit between town residents and the town council scheduled for court this summer. Are you aware of this and do you know how your vote affects this lawsuit? I suggest it would be prudent to find out before casting any votes.

- A vote in favor of these items is a vote for large numbers of the public driving big trucks pulling boat trailers on our narrow roads ...particularly the 2 block stretch between Riggs and Baldwin and including State St and Tuscaloosa Dr. Last summer on a single afternoon the parked count at the NOW CLOSED wolf bay launch was 65 trucks with boat trailers and another 35 cars. A constant never diminishing stream of 3-4 trucks pulling boats or empty trailers was also in line for using the launch ramp for the several hours that we observed.

We just had a horrific accident on Baldwin St, one of the streets which will have the increased traffic flow, where a young woman runner was hit by a non resident driver unfamiliar with our narrow roads. I feel the town should be promoting actions which lessen the possibility of these types of accidents rather than increasing them.

Please vote AGAINST the items on the docket tonight.

Thank you.

++++



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PRINTED Name

PRISCILLA FOWDER

SIGNATURE

Priscilla Fowler

ADDRESS

THANK YOU FOR YOUR PARTICIPATION

Priscilla

Thank you for allowing me to speak. First of all I want to say that I find it totally insulting that any member of the council or the commission would think that I would not see the ruse being perpetrated here. The statement in the staff analysis and finding that starts with the "purpose of the proposed changes is to clarify some definitions and correct some discrepancies in the Zoning Ordinance" is a pitiful effort to cover up the fact that the town council made a huge mistake by buying a piece of property for OR that did not meet the towns own zoning requirements. For some reason, you chose to believe the county staff when they said the property was grandfathered in when anyone with any sense knows that any property or building loses it grandfather status once it is sold to a new owner. You are obviously now trying to rectify that mistake and a skunk by any other name is still a skunk. In 8 years, how many property owners have requested a zoning designation of OR? None to my knowledge. The only change has been made by the council and that was concerning the poorly planned purchase of the State Street property.

My specific comments will be based on a false assumption that this change is not about the State street property.

- a) is the requested change compatible with the existing development pattern and the zoning of nearby properties?

Absolutely NO- There is only one publically owned property zoned OR in the town and that is the fire department property. The others are privately owned and yes they were grandfathered in. They are all private boat launces and NOT public parks

- b) Has there been a change in the conditions upon which the original zoning designation was based? Yes- The property was zoned R1 then purchased by the town and zoned OR even though the property didn't meet the requirements. Illegally changing the zoning is a change
- c) Does the proposed zoning improve conformity of land use to the Town's Master Plan- It most definitely is applicable- Since changing the lot size will allow other properties to be rezoned it is rezoning.
- d) Will the proposed change conflict with existing or planned public improvements- Again definitely applicable- The change if voted on will address property that is presently under litigation so will conflict with existing improvements.
- e) Will the proposed change adversely affect traffic patterns or congestions- Most definitely applicable- Any public park in town will bring in additional public and thus traffic. Just look at the end of Escambia on any weekend and count the number of cars from outside Baldwin Co. Just last weekend there were trucks pulling large boats looking for the "Public boat launch". We have recently had a tragic accident because of outside traffic and encouraging more cars, especially those pulling boats is a danger to our citizens.
- f) Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community: Again very

applicable- Allowing for smaller lots to be developed as OR for public use as parks is NOT consistent with any development patterns in our town and goes against what the overwhelming majority of people expressed when we incorporated saying they wanted the atmosphere of the small rural town to remain the same.

- g) Is the proposed amendment the logical expansion of adjacent zoning districts?
I'm questioning how any sane person could think that adding small OR recreation areas in this town is logical expansion.
- h) Is the timing of the request appropriate given the development trends in the area-
What development trends. What studies have been done to determine any development trends? The timing certainly coincides with the lawsuit pending on the State St property where the improper designation of OR zoning is in question.
- i) Will the proposed change adversely impact the environmental conditions of the vicinity or the desirable historic resources or nature of the Town? Once again yes-
The historic resources of this wonderful town are the beautiful pristine waterways and quite rural atmosphere. Any encouragement to add OR area will impact our fragile environment.
- j) Will the proposed change adversely affect the health, safety or welfare of the Town-
If the State street property is rezoned OR and the public comes in with no police protection the safety of every resident in this town will be negatively effected. The Baldwin Co sheriff took the time to come to the public meeting and clearly stated that having a public park and boat launch in this community was a serious mistake. Again, increased traffic to use the OR areas is a health and safety issue.
- k) Other matters which may be appropriate- How can our town council in good conscious ignore the pleas of so many property owners, neighbors and public officials and even consider requesting such an absurd change. It has been stated on numerous occasions how much time and effort the first planning commission put into the zoning ordinances they passed. Just because the present council did not do their due diligence before purchasing property is no reason to change a well thought out document.

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I hereby acknowledge and have read the above Planning Commission Public Hearing Procedures.

PRINTED Name VALENTINE BARNES

SIGNATURE [Signature]

ADDRESS 8930 TUSCALOOSA DR.

THANK YOU FOR YOUR PARTICIPATION

Town of Perdido Beach

Planning and Zoning Meeting

4/4/18

Mr. Chairman and Board Members:

I understand that the town council is proposing to change the size requirements tonight for the recreational development on State street from 3 acres to 1 acre. I am opposed to this change for the following reasons:

The people living in the affected neighborhood and residents of the surrounding streets DO NOT want a public boat launch and public park in THEIR neighborhood.

The streets are too narrow, and extra traffic will cause a problem for residents that walk, bike, run and enjoy the neighborhood. We have seen this problem already come to pass a few weeks ago when a young woman almost lost her life. I don't know how many of you know how grave her condition is, but she was almost killed. This could have happened to any of us, we all walk our dogs, our children ride their bikes and some of us enjoy a morning jog. It isn't fair that our lives have to be in danger to satisfy the town council's wishes. Please, before you vote consider our residents' safety. Isn't that your job as a member of this committee?

We do not have a police force to enforce speeding or careless driving in our area.

We do not have the community support, or funding to keep a boat launch/Park clean and safe for the residents.

I don't feel that the Town Council has any feelings for the residents of this community, I am very sad to know that the agenda tonight is about them breaking a zoning requirement to suit the needs of people that do not live here. Please reconsider this effort to protect your community, you know in your heart the worst is yet to come.

Valerie Barnes

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I hereby acknowledge and have read the above Planning Commission Public Hearing Procedures.

PRINTED Name Stuart King

SIGNATURE Stuart King

ADDRESS 8760 Redfish Point Rd., Lillian, AL 36549

THANK YOU FOR YOUR PARTICIPATION

I strongly oppose the public boat launch,
park and pier on our creek

It seems that by opening your town
to the public, you are defeating your
reason for incorporating

Stuart King
8760 Redfish Point Rd
Lillian, AL

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PRINTED Name ROBERT PALMER

SIGNATURE 

ADDRESS 8786 TUSCALOOSA DR PERDIDO BEACH, AL

THANK YOU FOR YOUR PARTICIPATION

My name is Robert Palmer and I live at 8786 Tuscaloosa Drive.

I do not approve of the Town and the Planning Commission changing the Land Use and Zoning Ordinances to fit their personal agenda. The town purchased a residential lot on a residential street, that does not meet the minimum standards and would be in violation of the Town's own zoning ordinances.

The Town and the Planning Commission believe that because there are other waterfront lots classified as "OR", that they are justified in changing their lot to "OR" as well. There is a huge difference in the lots they are referring to. All of the other waterfront lots are private property and the Town's lot will be open to the general public.

Being open to the public will invite more people, more traffic, more crime and more unfortunate accidents, like the young lady that was hit by a truck recently.

I do not want a public park or a public boat launch in the middle of any residential neighborhood !

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PRINTED Name

Dennis Barnes

SIGNATURE

[Signature]

ADDRESS

8930 Tuscaloosa Drive

THANK YOU FOR YOUR PARTICIPATION

My name is Dennis Barnes and I live at 8930 Tuscaloosa Drive.

I oppose changing the land use and zoning ordinances that are being proposed.

The original ordinances as written were for the safety and welfare of our community.

So what has changed? I'll tell you.

The town council prematurely purchased a \$500,000 piece of property and proposes to put a boat launch in the middle of a residential section of our town and, it's too small by their own standards.

Now, what they clearly want to do is make changes to the zoning ordinances because they are violating their own ordinances.

In recent presentations to this planning commission concerning our narrow roads, I had clearly stated someone may get killed. Now someone almost has been killed. Tragic. Now - who's next?

What about our safety?

Our roads won't support these big boats and big trailers.

And yet, do you pause and say we need to kill this boat ramp idea? No.

What do you do? Full steam ahead and try to rezone our ordinances to meet your undersized lot.

It's absolutely, shameful.

This change is not good for this community now or as it continues to grow.

These lots are residential lots on all of the maps of this town and that what they should be.

I Do not agree to these changes.

TYPE MEETING

TOWN OF PERDIDO BEACH

DATE April 4-18

WORKSHOP ☐

COUNCIL ☐

OTHER ☒

IF YOU LIVE IN OR OWN PROPERTY WITHIN THE CORPORATE LIMITS OF THE TOWN,

PROVIDING YOUR E-MAIL ADDRESS WILL AUTOMATICALLY PLACE YOU ON THE TOWN CONTACT LIST.

NAME

E-MAIL ADDRESS

1. Tam Blakham 410 Lakewood Strand Perdido Beach 3718
2. Allen Strauss Allen Strauss 52 at 9:00 a.m., 2014
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

TYPE MEETING

TOWN OF PERDIDO BEACH

DATE April 4 - 2015

WORKSHOP ☐

COUNCIL ☐

OTHER ☒

Planning Commission Public Hearing

IF YOU LIVE IN OR OWN PROPERTY WITHIN THE CORPORATE LIMITS OF THE TOWN, PROVIDING YOUR E-MAIL ADDRESS WILL AUTOMATICALLY PLACE YOU ON THE TOWN CONTACT LIST.

NAME

E-MAIL ADDRESS

1. Jan Chandler JanbChandler@gmail.com
2. John's Chandler
3. Angela Chandler
4. Harold Woods
5. Stuart King
6. George King
7. ALAN D'SOUZA
8. Robert Palmer
9. Thomas Palmer
10. WILLIE SPENCES
11. Dani Brown
12. Jim Brewer
13. Dan Greer
14. Sarita Greer @Yahoo.com
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____