

Town of Perdido Beach
Planning Commission Regular Meeting
Town Hall
January 8, 2020 -6:30 pm

Call to Order:

Commissioner Chris Head called the meeting to order at 6:34 pm

Roll Call:

Commission Members Present:

Mayor Kae Hamilton; Commissioner Lynn Thompson; Commissioner Glenna Smith; Commissioner Chris Head; and, Commissioner Christi Koehle

Commission Members Absent: Chairman John LaGrone; Vice Chairman Hank Jordan; Commissioner Brent Spears; and Councilman Andrew Stewart

Others Present: Diane Burnett - South Alabama Regional Planning Commission (SARPC) and Members of the Town

Invocation: Commissioner Chris Head - **Pledge of Allegiance:** All

Minutes:

Reading and approval of November 2019, Regular Meeting Minutes. Everyone was reminded that a regular meeting did not take place in December 2019, due to a lack of a quorum.

Motion by Commissioner Lynn Thompson, second by Mayor Kae Hamilton to approve the minutes pending a correction in the public comments section. Commissioners Chris Head, Christi Koehle, and Glenna Smith abstained from voting due to absence at said meeting. Without a quorum, the approval of the November meeting minutes did not pass.

Hearing of Applications: None

Communications from Town Council: None

Public Comments: None

New Business:

2020 Planning Commission meeting schedule

No discussion. All voted in favor of the schedule as presented (attached).

Election of Chairman and Vice Chairman

Chairman

Commissioner Chris Head nominated himself
Mayor Kae Hamilton nominated Chairman John LaGrone

The votes were as follows:

For Commissioner Chris Head: Commissioners Glenna Smith, Lynn Thompson, Christi Koehle, and Chris Head

For Chairman John LaGrone: Mayor Kae Hamilton

Vice Chairman

Commissioner Christi Koehle nominated Vice Chairman Hank Jordan

All voted in favor

Secretary Position

Beth Pierce volunteered to remain as Secretary

Unfinished Business: Reviewed proposed zoning amendments for districts R2, B1 and B2.

Officer's Reports: None

Mayor's Report: None

Chairman's Report: None

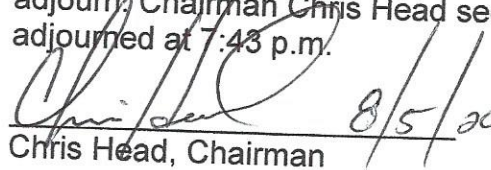
SARPC Representative Report: None

Announcements:

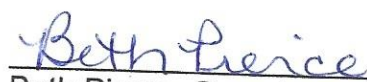
The next Planning Commission Meeting will be February 5, 2020, 6:30 pm at Town Hall.

Adjournment:

Being no further business, Commissioner Glenna Smith made the motion to adjourn. Chairman Chris Head seconded this motion. The meeting was adjourned at 7:43 p.m.

 8/5/20
Chris Head, Chairman

Attest:


Beth Pierce, Secretary

**PLANNING COMMISSION PROPOSED AMENDMENTS TO
TOWN OF PERDIDO BEACH LAND USE AND ZONING ORDINANCE**

8-7-19 REGULAR PLANNING COMMISSION MEETING

Article I, Section 1.8 Enactment

Recommended change – remove

Article II, Section 2.1, Establishment of Zoning Districts

Recommended change – RA (Rural Agricultural) add “livestock”

Recommended change – ER (Single Family Estate) add “may accommodate livestock”

Recommended change – Combine B-1 (Professional Business) and B-2 (Local Business) into one district referred to as the “Business District”

Article III, Section 3.1, RA District (Rural Agricultural)

Recommended change – Section 3.1.1 add “livestock”

Article III, Section 3.2, CR District (Conservation Resource)

Recommended change - remove entire district

Article IV, Section 4.1, ER (Single Family Estate)

Recommended change – Section 4.1.1 add “may accommodate livestock”

Article XXIII – Table of Permitted Uses

Recommended change: Completely remove the Floriculture category

Recommended changes to RA:

- 1) **Change to Conditional Use:**
 - Dairying**
 - Hatchery, poultry and fish**
 - Stables, Public/Private**
 - Firing Range, indoor**
- 2) **Do not allow:**
 - Church or similar religious facility**
 - Police station**
 - Farm implement sales and repair**
 - Farmer’s market truck crops**
 - School (public or private)**
 - Teen club or youth center**
 - YMCA, YWCA**
 - Country Club**
 - Golf driving range**
 - Warehouse and Storage facilities**
- 3) **Change to Permitted Use:**
 - Wildlife Sanctuary**

9-4-19 REGULAR PLANNING COMMISSION MEETING

Article IV, Section 4.1, ER District (Single Family Estate)

Recommended Change – Section 4.1.5 change 80,000 square feet to two acres

10-2-19 REGULAR PLANNING COMMISSION MEETING

Article IV, Section 4.2 R-1 District (Single Family)

Article XXIII – Table of Permitted Uses

Recommended changes to R-1:

- 1) Do not allow:**
 - Childcare center**
 - Fire Station**
 - School (public or private)**
 - Church or similar religious facility**

1-8-2020 REGULAR PLANNING COMMISSION MEETING

New definition: Livestock: *Domesticated animals raised in an agricultural setting to produce labor and commodities such as meat, eggs, milk, horses are considered livestock.*

Article XXIII – Table of Permitted Uses

Recommended changes:

- 1) Add category titled “Home Occupations” to Residential Uses with Conditional Use for zoning districts RA, ER, R-1, and R-2**
- 2) Remove the category titled “Day Care Home” from Institutional Uses**
- 3) Remove the following categories from General Commercial Uses: Country Club; Farm implement sales & repair; Farmer’s market truck crops; and Golf driving range**

Article IV, Section 4.3 R-2 District (Single Family)

Article XXIII – Table of Permitted Uses

Recommended changes to R-2:

- 1) Do not allow:**
 - Child Care Center**
 - Church or similar religious facility**

Article II, Section 2.1

New definition for B-1 (Professional Business District - rename as “Business District”):
This zoning district provides for limited retail convenience goods and personal service establishments as well as, office type buildings and land uses which are most compatible with, and are located near residential areas and which typically provide services and associated sales related to those services.

Article V, Section 5.1 B-1 (Professional Business District)

Recommended Change: Rename as “Business District”

Article V, Section 5.1, 5.1.1. Purpose and Intent changed to read as follows: *The purpose and intent of the B-1 Business District is to provide for office, limited retail convenience goods and personal service type buildings; land uses with low traffic volumes anticipated throughout the day with limited peak traffic conditions in the morning and evening; and land uses which are most compatible with and located near residential areas.*

Article XXIII – Table of Permitted Uses

Recommended Changes to B-1:

1) Change to Permitted Use:

Antique Store
Apparel and accessory store
Art Supplies
Bakery retail
Bicycle sales and service
Book store
Café
Camera and photo shop
Candy Store
Catering shop or service
Copy shop
Delicatessen
Florist
Ice cream parlor
Interior decorating shop
Locksmith
Music store
Picture framing and/or mirror silvering
Shoe repair shop
Sign shop
Sporting goods store
Tailor shop
Bait store

2) Change to Conditional Use:

Animal clinic/kennels
Fitness center or gym
Landscape sales
Nursery
Seafood store
Cabinet shop

Article V, Section 5.2 B-2 Local Business District

Completely eliminate this district and all wording pertaining to it, including in the Table of Permitted Uses (Article XXIII)