

Town of Perdido Beach  
Planning Commission Regular Meeting  
Town Hall/Community Center  
August 5, 2020 - 6:30 pm

**Call to Order:**

Chairman Chris Head called the meeting to order at 6:33 pm

**Roll Call:**

**Commission Members Present:**

Mayor Kae Hamilton; Commissioner Lynn Thompson; Vice Chairman Hank Jordan; Commissioner Brent Spears; Commissioner Glenna Smith; Commissioner John Lagrone; Commissioner Christi Koehle; and Councilman Andrew Stewart

Note: Mayor Kae Hamilton and Commissioner John Lagrone left at 6:58 to report to the fire station for a house fire call

**Commission Members Absent:**     None

**Others Present:**

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

**Invocation:** Chairman Chris Head

**Pledge of Allegiance:**     All

**Hearing of Applications:**

**PBC-2020-01:** Public Hearing in favor of or against a request submitted by Larry Baggett for conditional use approval to construct an accessory dwelling on property located at 30967 Howes Lane in Perdido Beach. Landowner stated that the primary residence is approximately 3,000 square feet, and they are proposing an accessory dwelling with a footprint of approximately 1,200 square feet. They do not plan to remove any trees, although some will need to be trimmed back some. There were no public comments. Mayor Kae Hamilton made a motion, which was seconded by Commissioner Brent Spears, to approve the 1<sup>st</sup> site plan with the condition that in the event of the necessity to remove any trees permission will be obtained first from the town administrator (mayor). The motion was amended to add the condition that the total square footage of the accessory dwelling be provided to the town administrator and it must fit suitable accessory dwelling size. All commission members were in favor.

**PBC-2020-02:** Public hearing in favor of or against a request submitted by James Shannon Rigby for conditional use approval for an accessory dwelling on property located at 8225 Pensacola Ave. in Perdido Beach. The landowners

previously requested approval for two identically sized manufactured homes on the property. They have now proposed a primary dwelling (manufactured home) of approximately 1280 square feet and a smaller "cottage sized" (manufactured home) accessory dwelling with approximately 840 square feet. Mr. Fleury, resident across from this property, stated his concern that the smaller home may end up as a rental. Terisa Rigby assured him this will not happen – the home will be mainly used as a home office but will also house occasional guests. Vice Chairman Hank Jordan made a motion, seconded by Christi Koehle, to approve "option 5" as presented by the Rigby's with the condition that both dwellings be placed parallel to Pensacola Ave., and the accessory dwelling must not exceed 14'x60' or 840 square feet. All commission members were in favor.

**PBTA 2020-01:** Public hearing in favor of or against a recommendation from the Planning Commission to amend the definition of "Accessory Dwelling" as shown in the Town of Perdido Beach Land Use and Zoning Ordinance.

**Article XIII Design Standards, Section 13.1 Accessory Uses and Structures, 13.1.1 Generally, 13.1.2 Residential Districts**

**Section 22.2 Words and Terms Defined 1,4**

Accessory dwelling: An accessory building used as a complete, independent living facility.

Proposed new definition: An accessory building used as a complete, independent living facility. Said accessory building shall not exceed 60% of the square footage of the principal dwelling and shall not be permitted on a non-conforming lot.

Additions to 13.1.2.:

(f) accessory dwelling shall not exceed 60% of the square footage of the principal dwelling

(g) accessory dwellings shall not be permitted on a non-conforming lot

Town member, Karen Gross, stated her concern that too many dwellings, buildings, and paved driveways will affect water runoff. The reminder was made that accessory dwellings are not guaranteed permissible but are conditional.

A motion was made by Vice Chairman Hank Jordan, and seconded by Commissioner Brent Spears, to approve the proposed definition of "Accessory Dwelling" and the addition of sections (f) and (g) to 13.1.2. All commissioner members were in favor.



**Minutes:**

Reading and Approval of January 2020 Regular Meeting Minutes.

Motion by Chairman Chris Head, second by Councilman Andrew Stewart, to approve the minutes. All others were in favor.

Reading and Approval of July 2020 Regular Meeting Minutes. Motion by Chairman Chris Head, second by Commissioner Christi Koehle, to approve the minutes. All others were in favor.

**Communications from Town Council:** None

**Public Comments:** None

**New Business:** None

**Unfinished Business:** None

**Officer's Reports:** None

**Mayor's Report:** None

**Chairman's Report:** None

**SARPC Representative Report:** None

**Announcements:**

The next Planning Commission Meeting will be September 2, 2020 - 6:30 p.m. at Town Hall/Community Center.


**Adjournment:**

Being no further business, Commissioner Glenna Smith made the motion to adjourn. Chairman Chris Head seconded this motion. The meeting was adjourned at 7:30 p.m.

  
Chris Head, Chairman

10/7/20

Attest:

  
Beth Pierce, Secretary