

Town of Perdido Beach
Planning Commission Special Workshop Meeting
Town Hall
October 25, 2017-6:30 pm

Call to Order: Chairman Koehle called the meeting to order at 6:00 pm.

Roll Call:

Members Present:

Chairman Christi Koehle, Mayor Kae Hamilton, Commissioner Chris Head,
Commissioner Hank Jordan, Commissioner John Lagrone and Commissioner
Lynn Thompson

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

Members Absent: Commissioner Bob Gross and Councilman Andrew
Stewart

There was active participation during the discussion reviewing the
recommendations in Master Plan 2030 (See Attached)

Public Comments: None

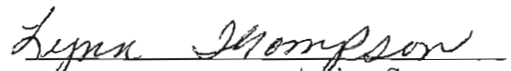
No other business was discussed and there was a unanimous vote to adjourn.

Adjournment: The meeting at 7:55 pm.



Christi Koehle, Chair

ATTEST:



, Acting Secretary

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REGIONAL, HISTORICAL AND ENVIRONMENTAL SETTING					
Recommendations	1-3 years	4-5 years	5-10 years	10-20 years	Status
1. Obtain Alabama Outstanding Water designation for all appropriate waterways. <ul style="list-style-type: none"> • Request available water quality data from federal and state agencies including any trend station data obtained by the Alabama Department of Environmental Management. • Establish a volunteer water monitoring program in partnership with the Wolf Bay Watershed Watch and/or Alabama Water Watch. Obtain and review any data from existing monitoring sites within or upstream of the planning jurisdiction. • Conference with Alabama Department of Environmental Management personnel to establish an appropriate course of action to achieve desired water quality designation. 					No action by Council
2. Continue to require a 30 foot buffer for all wetlands					
3. Encourage only native vegetation in wetland buffers and riparian zones/ area buffers.					
4. Allow only limited use of red clay as fill material for new construction. Provide incentives for other fill materials, such as, reduced building permit fees. Create educational material for consumers and material providers identifying recommended fill material and potential harm to bay and stream health and recreational use caused by red clay.					Ordinance adopted Material provided
5. Adopt Tree Protection Ordinance.					
6. Adopt an ordinance approving the use within the planning jurisdiction of low impact development practices as established in the Alabama Low Impact Development Guidebook (2013).					
7. Support the use of Living Shorelines techniques for shoreline protection in accordance with the US Army Corp of Engineers General Permit for Alabama, ALG10-2011. Recommend the use of Living Shorelines techniques where practicable for protection of any waterfront owned by the Town of Perdido Beach.					N/A

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8. Conduct watersheds studies where appropriate to determine the need for additional regulations or ordinances to protect water quality.					No Action
9. Conduct sedimentation study on waterways within the planning jurisdiction to determine if degradation of water quality in local streams is being caused by erosion within or upstream of the planning jurisdiction. Recommended partner is Geological Survey of Alabama.					No Action
10. Conduct periodic review of local codes and ordinances for Watershed Protection.					No Action
11. Take advantages of compact community designs that enhance, preserve, and provide access to waterfront resources.					
12. Develop Memorandum of Agreements/Memorandum of Understandings (MOA's/ MOU's) with the Baldwin County Commission to use or convey rights-of-way for public access sites adjacent to the Town.					
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 Weeks Bay Reserve.					On going
14. Create a training program for Town staff and appointed volunteer board members through the Weeks Bay Reserve Training Program, which offers training on regulatory and compliance basics.					No Action
15. Routinely complete the Coastal Resilience Index Community Assessment to update progress and identify new challenges.					
16. Coordinate with Baldwin County EMA to develop a hazard mitigation schedule and seek funding from the Hazard Mitigation Grant Program for the plan.					
POPULATION AND ECONOMY					
OBJECTIVE Preserve the established quality of life to ensure that the Town of Perdido Beach remains an attractive rural residential community and promote sound development					

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Recommendations	1-3 years	4-5 years	5-10 years	10-20 years	Status
1. Provide services and facilities that are age appropriate for the residents of Perdido Beach.					
2. Amend Subdivision Regulations and Land Use and Zoning Ordinance to ensure healthy growth that will complement and benefit the Town and citizens of Perdido Beach.					
3. Review and amend density and lot area criteria for planning jurisdiction if appropriate.					
4. Encourage and support local businesses that enhance the quality of life for the residents of Perdido Beach					
HOUSING					
OBJECTIVES					
1. Encourage the private sector to provide safe and affordable single family units through 2030 to meet the housing needs for the projected population of the Town of Perdido Beach. 2. Consider a code enforcement program to eliminate substandard housing conditions and establish criteria for making structural and aesthetic improvements to existing housing and neighborhoods. 3. Create standards that encourage the conservation and enhancement of the existing housing stock and provide the impetus for continuing neighborhood quality.					
Recommendations	1-3 years	4 -5 years	5-10 years	10-20 years	Status
1. Amend Zoning Ordinance: <ul style="list-style-type: none"> • To identify appropriate residential density requirements ensuring that new developments provide appropriate open space to maintain the rural nature of the Town. • Include opportunities for Pocket Neighborhoods, which are by definition: A housing option that generally consists of a dozen or so single family houses that share common or green space. See <i>Figure 13</i> for an illustration. 					Status unknown

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TRANSPORTATION					
<p>OBJECTIVES</p> <ol style="list-style-type: none"> 1. Coordinate the Town of Perdido Beach’s traffic circulation system with the Future Land Use Plan. 2. Improve and create the small town atmosphere by providing improved pedestrian access to neighborhoods, parks and future shopping areas. 3. Prioritize improvements which enhance and maximize the efficiency of the existing transportation system. 4. Require developers to bear the cost burden for transportation improvements necessary as a result of new developments. 5. Pursue and acquire rights-of-way for future transportation improvements. 6. Develop policies that will ensure the safe and effective movement of bicycles and pedestrians. 7. Develop policies that encourage developments to improve accessibility options for pedestrians, cyclists and motorists while providing interconnectivity of neighborhoods with open space, walking trails and parks. 8. Investigate the opportunity for golf carts to be allowed on public roadways. 9. Incorporate “Traffic Calming” techniques. (Public Safety Committee) 					
Recommendations	1-3 years	3-5 years	5-10 years	10-20 years	Status
<ol style="list-style-type: none"> 1. Amend Subdivision Regulations to: <ol style="list-style-type: none"> a. Improve pedestrian facilities. b. Require sidewalks on both sides of the streets, as recommended by Auburn Design Studio. c. Work with Baldwin County and the State to ensure that transportation improvements support the greatest potential for motorized and non-motorized mobility and connectivity. d. Incorporate future interconnectivity to neighborhoods, open space and parks. e. Connect proposed trails to any future state or federal trails. 					
<ol style="list-style-type: none"> 2. Coordinate with Baldwin County and State of Alabama to provide a west bound turn lane on CR 97 at the intersection of County Road 97 and U.S. Highway 98. 					Placed on RPO list

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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.					Placed on RPO list
4. Coordinate with Baldwin County and Alabama Department of Transportation (ALDOT) to construct an acceleration lane on the south side of U.S. Highway 98, east of CR 97 to aid drivers in merging on to U.S. Highway 98.					Placed on RPO list
5. Seek funds from ALDOT Transportation Enhancement grant program and the Alabama Trails Program to provide low level lighting on County Road 97, Escambia Avenue and Magnolia Avenue to provide alternatives to car trips and increase public safety along primary routes.					
6. Construct multi-modal paths on Escambia Avenue and Magnolia Street.					
7. Develop an overall Pedestrian Walking Trail Plan.					No Action
8. Seek funding to construct gateways, sidewalks and bike paths.					
9. Identify locations for additional welcome signs.					
10. Develop standards that ensure that streets and roadways are repaired when damaged by utility companies when installing utilities.					Ordinance Adopted
11. Evaluate traffic impacts for all future developments.					
COMMUNITY SERVICES AND FACILITIES					
OBJECTIVES FOR COMMUNITY SERVICES					
1. Construct and maintain governmental facilities in a central location.					
2. Provide adequate police protection.					
3. Continue to provide adequate fire protection.					
4. Provide a Master library program.					
5. Establish a zip code and construct a postal facility. (No Possible)					
6. Construct a community center in a central location to serve as a gathering place and storm shelter.					
OBJECTIVES FOR COMMUNITY FACILITIES					
1. Establish a plan to provide appropriate sewage disposal and potable water to meet the existing and projected demands identified in this Master Plan.					
2. Provide storm water management to ensure protection to Alabama's Outstanding Water Designation for all appropriate waterways.					
3. Reduce the generation of solid waste by reuse and recycling.					

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Recommendations	1-3 years	4 -5 years	5-10 years	10-20 years	Status
1. Ensure that there is sufficient police protection and schedule routine police patrols.					Status Unknown
2. Initiate a contract with Baldwin County to Perdido Beach for exclusive police service.					Status Unknown
3. Implement a “Community Watch” program and install signage for the program.					
4. Provide office space to the Baldwin County Sheriff’s Office and display the official seal to create a visual presence of adequate police protection.					N/A
5. Research new septic tank installation technology that is not intrusive to the natural environment to ensure proper protection of the water quality.					
6. Create a franchise fee agreement for sewer services to protect the citizens of the Town from unregulated utility charges, including rate ceiling.					Status unknown
7. Identify an alternative ground water source to ensure the adequate water supply for existing and future populations.					
8. Work with engineers to identify future needs for drainage and create a long-range master drainage plan.					completed
9. Require all citizens to have an account with a Solid Waste Company to eliminate the threat of dumping.					
10. Purchase necessary equipment for the public works department.					Status unknown
11. Seek funding to obtain property to construct a public library and coordinate with the Baldwin County Libraries Cooperative (BCLC) in assessing supply needs and priorities					
12. Coordinate with Baldwin County Commissioner to build a centralized school that would better service the communities on the east side of U.S. Highway 59 as well as alleviate the overcrowding pressures of Foley High School and eliminate long bus commute times.					
13. Develop commercial opportunity for the Town, such as a Commercial Cooperative (CO-OP), bait shop, general store, etc., providing supplies and					

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services to the citizens to create access to traditional small town amenities and day-to-day services.					
14. Explore ideas to serve as the general store and post office, while protecting Perdido Beach's small town character and charm.					
15. Designate an existing property or construct a building to be used as the Town's Post Office and contract for postal services to the Town.					
16. Ensure that various types of recreational opportunities are available to the residents of Perdido Beach by providing adequate parks and facilities, such as a canoe/kayak launch and community bike trails, as suggested by Auburn Design Studio.					
17. Obtain property to build a Community Center and storm shelter to create a centralized location to be used as a community gathering area and to include pavilions or gazebos, walking paths and open green spaces, as recommended by Auburn Design Studio.					
18. Seek funding from ADECA Parks and Trails Program to improve access to the Town's beach area.					Property not available
19. Create a linear park/trail plan that can connect with other proposed Greenway Trails.					
20. Research funding opportunities from the Coastal Impact Assistance Program (CIAP) and the Gulf of Mexico Energy Security Act (GoMESA), which award funds for conservation, protection and preservation of the Town's distinct coastal assets.					
21. Explore ideas to accommodate the younger population and the seasonal residents of Perdido Beach.					
22. Seek funding from Coastal Zone Management grants to construct small scale public boat launches.					Ongoing
23. Define buffer areas by planting natural borders such as native vegetation that will withstand storm events and sustain the elements.					
24. Relocate Town Hall to the public property near Cedar Street and Escambia Avenue. This location is in close proximity to the Fire Department and will create a centralized "Hub" area for the Town.					

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25. Support current festivals and provide seasonal festivals such as wooden boat festivals, arts and crafts fairs and Fourth of July celebrations for the Town's residents.					
26. Establish a Historic Board to identify the Town's historic structures and coordinate with the Alabama Historical Commission to create a Historic District and Trail System.					
27. Establish a Town Museum to showcase the rich heritage of Perdido Beach.					
COMMUNITY DEVELOPMENT					
OBJECTIVES					
1. Protect the small town character and charm of Perdido Beach.					
2. Protect waterways, wetlands and the distinct coastal assets.					
3. Ensure that public water access is available for the entire community.					
4. Foster and promote community involvement and interaction.					
5. Expand access to traditional small town amenities and day-to-day services					
Recommendations	1-3 years	4 -5 years	5-10 years	10-20 years	Status
1. Purchase property to enlarge existing public beach.					N/A
2. Purchase or secure property for additional water access points.					ongoing
3. Move Town Hall to Municipal Complex location.					
4. Reuse current Town Hall as other Community Building.					
5. Develop attractive gateways into the Town of Perdido Beach that will represent the entry into the Town and the Town's Municipal Complex center.					
6. Provide opportunities for alternative transportation, such as walking and bicycling.					
7. Revise the Zoning Ordinance and Subdivision Regulations as necessary to accomplish the desired development plans and future goals of the Town of Perdido Beach.					