

Planning Commission Meeting Agenda  
Town Hall-  
July 6, 2016-6:30 pm

1. **Call to Order:**
2. **Roll Call:**
3. **Invocation and Pledge of Allegiance:**
4. **Hearing of Applications:**
  - The Planning Commission will consider PBC-16001, a request for conditional use for property located at 30405 State Street. The applicant is requesting the conditional use to allow an accessory dwelling on property zoned R-1, single family district
    - Presentation of the Application: Mrs. Linda Lee-Baldwin County Planner or other assigned staff member
    - Open *Public Comment* period for comments in favor of or against the conditional use request-\_\_\_\_\_o'clock pm
    - Close *Public Comment* period-\_\_\_\_\_o'clock pm
    - *Commission Member Discussion/Comments*
    - Close Public Hearing-\_\_\_\_\_o'clock pm
    - Planning Commission vote to approve or the deny the applicant's request
5. **Reading and Approval of June 1, 2016 Regular Meeting's Minutes:**
6. **Public Comments:**
7. **Guest Speakers:**
8. **Officer's Reports:**
  - Mayor's Report
  - Chairman's Report
  - SARPC Representative Report
9. **Unfinished Business:**
10. **New Business:** Review Planning Commission's recommendations from the Master Plan provided to the Town Council for 2016 and begin review process for the 2017 recommendations.
10. **Announcements:**
  - Next Regular Planning Commission Meeting August 3, 2016-6:30 pm
11. **Public Comments:**
12. **Adjournment:**

*\*Agenda Items Must be Received by Monday Prior to Meeting for Inclusion\**

**TOWN OF PERDIDO BEACH**  
**PLANNING & ZONING COMMISSION**

**Case PBC-16001, Reagan 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:

- (a) The proposed use shall be in harmony with the general purpose, goals, objectives and standards of the Town of Perdido Beach Master Plan, this ordinance, or any other official plan, program, map, regulation, law or ordinance applicable to the geographic area where such use is proposed.
- (b) The proposed use shall be consistent with the community health, safety, and welfare and shall not detract from the public's convenience at the specific location.
- (c) The proposed use shall not unduly decrease the value of neighboring property.
- (d) The use shall be compatible with the surrounding area and not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses or on community facilities or services.

18.11.5 *Conditions and restrictions on approval.* In approving a conditional use, the Planning Commission may impose conditions and restrictions upon the property benefited by the conditional use approval as may be necessary to comply with the standards set out above, to reduce or minimize any potentially injurious effect of such conditional use upon any other property in the neighborhood, and to carry out the general purpose and intent of this ordinance. In approving any conditional use, the Planning Commission may specify the period of time for which such approval is valid for the commencement of the proposed conditional use. The Planning Commission may, upon written request, grant extensions to such time allotments not exceeding six (6) months each without notice or hearing. Failure to comply with any such condition or restriction imposed by the Planning Commission shall constitute a violation of this ordinance. Those conditional uses which the Planning Commission approves subject to conditions, shall have specified by the Planning Commission the time allotted within which to satisfy such conditions.

## **V. Summary and Staff Recommendation**

As stated previously, the applicant is requesting conditional use approval to allow an accessory dwelling on property which is zoned R-1, Single Family District.

The Planning Commission should make a decision based on the information obtained at the public hearing.



## Property Images









Picture of Container to be used as Proposed Structure









## Conditional Use Application

Office Use Only			
Case No.: <u>PBC-16001</u>	Received By: <u>C. Bates</u>	Date: <u>6-8-16</u>	
Application Fee: <u>250.00</u>	Receipt No: <u>8116</u>	Date of Meeting: <u>7-6-16</u>	



### 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? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no (If you are not the property owner you must submit Owner Authorization Form signed by the property owner)	
Name: <u>Laurie B. Halford</u>	Date: <u>6/8/2016</u>
Mailing Address: <u>30405 State Street</u>	
City: <u>Perdido Beach</u>	State: <u>Alabama</u> Zip code: <u>36530</u>
Telephone: <u>(251) 961-7157</u> Fax: ( )	e-mail: <u>studiolaurie3@gmail.com</u>

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

**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  
June 1 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 June 1, 2016. Chairman Brewer called the Meeting to order at 6:30 pm.

**Members Present:** Commissioners: Chairman Jim Brewer, Mr. Tom Bloxham, Mayor Patsy Parker, Mr. Jerry Reagan, Mr. Steve Love, Mr. John Dobbs, and Mrs. Lynn Thompson-Secretary.

**Members Absent:** Council Member Priscilla Condon and Commissioner Gary Kiefer

**Others Present:** Mrs. Diane Burnett-SARPC and Members of the Town.

**Invocation:** Mr, Dobbs                      **Pledge of Allegiance:** Tom Bloxham

**Hearing of Applications:** None

**ITEM:** Read and approve the May 4, 2016 Regular Meeting Minutes.

Motion by Mr. Dobbs, seconded by Mr. Bloxham to approve the May 4, 2016 Minutes.

**No Discussion:**

**"YES"**

Mr. Bloxham  
Chairman Brewer  
Mayor Parker

**Roll Call:**

**"ABSTAIN"**

**"NO"**

Mr. Love  
Mr. Reagan

Mr. Dobbs

Mrs. Thompson

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

**Public Comments:** None

**Guest Speakers:** None

**Officer's Reports:**

**Mayor's Report:** (Written Report Attached)

**Chairman's Comments:** No Report

**(SARPC) Representative Report:**

Mrs. Diane Burnett, representing the South Alabama Regional Planning Commission (SARPC), reported on a recent meeting regarding the Americans With Disabilities Workshop (ADA).sponsored by (SARPC)., for the purpose of helping educate local agencies on the importance of having an ADA Transition Plan, and being compliant with the ADA. (Informational Brochure Attached)

**Unfinished Business:** None

**New Business:** None

**Announcements:**

- Next Regular Planning Commission Meeting July 6, 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 6:54 pm.

**ATTEST:**

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Mr. Jim Brewer, Chairman

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Mrs. Lynn Thompson, Secretary