

Town of Perdido Beach  
Planning Commission Meeting Minutes  
9212 County Road 97  
Perdido Beach, Al. 36530

The Planning Commission of the Town of Perdido Beach held its working Meeting on Wednesday, January 13, 2010 in the Town Hall of Perdido Beach, Alabama.

The following members were present: Steve Love, Al Thompson, William Kelley, J. T. Abbott, Kathy Coate, Diana Graham, Gary Kiefer, Lynn Thompson and Doug Batson – all present. Also present were Mayor Patsy Parker, Mr. Bill Moore – assisting in drafting our Ordinance, and town citizens.

Chairman Steve Love called the meeting to order at 6:30 PM. Minutes of the preceding meetings of Dec 30, 2009, Jan 06 and Jan 08, 2010 were read, changes noted & were then approved.

Mayor Parker was recognized, and she provided information on local law concerning the Planning Jurisdiction.

The Planning Commission discussed ongoing business, to include:

**1. Planning Commission DRAFT “Land Use Ordinance” – work in progress:**

Mr. Love discussed the need for all Commission members to continue to work in session to help discuss and draft the proposed changes to our Draft Land Use Ordinance (L.U.O.).

Mr. Batson recommended we tentatively adopt the list of Zoning Districts that Mr. Moore prepared for Article II “Establishment of Zoning Districts”, which includes: RA, CR, ER, R-1, R-2, B-1, B-2, OR, MR, I-1 and the proposed R-3 and R-WF. Commissioners requested more information as to the specifics of the R-3 and Residential - Waterfront (R-WF) district proposals.

Commissioners discussed and agreed on the format we will use for the continuing review of our draft L.U.O., using the method of “Track Changes” presented by Mr. Moore and Mr. Batson. Mr. Love will ask that the County P&Z office print these for the members use.

Mrs. Coate discussed some of the need for the proposed R-3 District, and need to re-label it from Mixed Residential, to better describe the greater density of the District requirements due the many existing recorded plats of small Square Footage properties, as well as the need to avoid the proliferation of “Non-Conforming” applications in future.

Mr. Batson discussed his proposed R-WF Concept paper, and showed Commissioners a map overlay of this proposed zoning district. The proposal is recommended for all the town’s natural waterfront residences, with additional specific requirements for the “Palm Springs Acres Unit Two” area on Neumann Drive. Commissioners asked questions as to why a new District might be required, and requested more information as to the differences in this proposal.

Mr. Robert Gross was asked to assist in drafting zoning requirements for waterfront properties.

Mr. Kelley asked why we needed to add additional zoning districts, VS the districts in the existing County Draft Ordinance for the town. Mrs. Graham explained that prior meetings with County planners indicated the County document was dated, is very broad-based and generic, and that county planners recommended we consider some other town ordinances, such as Fairhope and Magnolia Springs.

Ms. Watt, SARPC, recommended the Commission take the time needed to develop its new Land Use Ordinance, instead of rushing to complete; and that she recommends considering ordinances from both Magnolia Springs and Satsuma.

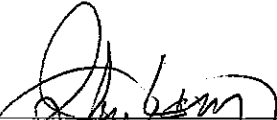
**2. Potential Zoning for the Town:**


Commissioners were provided a copy of the first modified draft zoning map for the town, and a second map that highlights most of the properties directly on the waterfront and subject to some degree of flooding during storms. These were obtained from County P&Z following our meeting with them on Jan 08. These are working maps, and will need some further modification to address the town's needs.

**3. Emphasis Next Meeting:**

Commission members are requested to come prepared to discuss the zoning Districts and Articles we had previously reviewed, and to use the new format document with the "Track Changes" noted.

Monthly Meeting adjourned at approximately 9:25 PM.

  
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Hon. Steve Love, Commission Chairman

ATTEST:  
  
\_\_\_\_\_  
Doug Batson, Recording Secretary

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The Planning Commission of the Town of Perdido Beach met in a Special Meeting on Friday, January 8, 2010 at the Baldwin County Planning and Zoning Dept. in Foley, Alabama.

Vice Chairman-Al Thompson called the meeting to order at 2:00 pm.

The following members were present: Diana Graham, Kathy Coate, J.T. Abbott, Gary Kiefer, Al Thompson and Lynn Thompson. Not present were Steve Love and William Kelley.

Lynn Thompson was asked to record minutes as Secretary Doug Batson arrived late. Also present were Mr. Bill Moore, Mr. Bob Gross, a resident of the Town and Baldwin County staff members Mr. Wayne Dyess, Mr. Ron Scott, Mr. David Villafana and a technician.

The Planning Commission discussed business to include:

Implementing an overlay on waterfront property versus creating a new district. It was suggested an overlay district could include additional conditions pertinent to waterfront usage.

Motion by Mr. Gary Kiefer to table the discussion on the establishment of a new Zoning District, (R-WF) "Residential Waterfront District". See attached: Article II Establishment of Zoning Districts.

There was a second by Mr. J. T. Abbott. Chairman Thompson called for a vote.

Members voted as follows: Mr. Kiefer-Yes, Ms Coate-No, Mr. Thompson-Yes, Mrs. Graham-No, Mrs. Thompson-Yes, Mr. Abbott-Yes, Mr. Batson-No.

Motion carried to table the discussion until the next scheduled meeting.

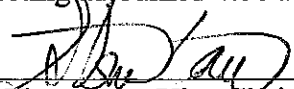
The commission and staff discussed and viewed on screen the current land use in the Town's limits.

Mr. Moore plans to have a sample Ordinance drafted for review before the next meeting.

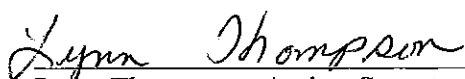
Committee will meet in a Special Meeting January 13<sup>th</sup> at 6:00 PM at the Town Hall.

Another meeting with the Baldwin County Planning and Zoning staff is tentatively scheduled for Friday January 15<sup>th</sup> at 2:00 PM, at the Foley Planning and Zoning Dept.

Meeting adjourned 4:10 PM

  
Al Thompson, Vice Chairman

ATTEST:

  
Lynn Thompson, Acting Secretary

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The Planning Commission of the Town of Perdido Beach held its monthly Meeting on Wednesday, January 06, 2010 at 6:30 PM in the Town Hall of Perdido Beach, Alabama.

The following members were present: Al Thompson, J. T. Abbott, Kathy Coate, Diana Graham, Gary Kiefer, Lynn Thompson and Doug Batson; and those Not Present were Steve Love & William Kelley. Also present were Mayor Patsy Parker, and Mr. Bill Moore – assisting in drafting our Ordinance.

Vice-Chairman Al Thompson called the meeting to order at 6:30 PM. Minutes of the preceding meeting on December 30, 2009 were read & all approved with two changes noted, to be signed later.

Mayor Parker was recognized, and she provided the Commission a pictorial view of how she has seen the town develop. She gave information about why it was originally developed.

Mrs. Thompson had coordinated for a member of the South Alabama Regional Planning Commission to attend our scheduled monthly meetings. Ms. Gigi Watt attended as our designated SARPC planner representative, and she brought for Commissioners copies of the state Planning & Zoning law, and a pamphlet describing procedures in lay terms. Ms. Watt indicated that there may be opportunity for the Town to obtain a 50/50 grant to help us compose our Comprehensive Plan, but that had a deadline of May 10, 2010. She also advised that SARPC could help us with the publication of the town's future Comprehensive Plan. In response to question, she recommended our Commission use the applicable Land Use Ordinances of Magnolia Springs and Satsuma to help draft our town ordinances.

Ms. Sheila Stone attended as the town's legal counsel, and provided her guidance in several areas: don't do reply all in E-mail correspondence; Commissioners meeting in small bodies of two – or a possible "deliberation"; and send her a CC of commission correspondence. During the meeting, she advised that we do not have to rush our deliberations to meet a deadline; and provided her conclusion of the Maximum Building Height we should use – less than 35 feet, after review of the applicable ISO law from Mr. JT Abbott. She will also help craft a "weedling" Ordinance for the Town in future.

The Planning Commission discussed additional business, to include:

**1. Planning Commission DRAFT "Land Use Ordinance" – work in progress:**

Mrs. Kathy Coate recommended we expand the town's zoning articles, proposing use of those in Magnolia Spring ordinances, as county planner Wayne Dyess recommended to members on Jan 05, 2010. She also recommended we include a short description to follow each of our ordinance zones in the introduction of our document. Mr. Doug Batson recommended we add a specific zone ordinance to address the unique "boathouse" and "boat parking" properties on both Soldiers Creek and Palmetto Creek. Ms. Stone suggested that perhaps Magnolia Springs has something in their ordinances. Mr. Batson also recommended we add a new "Residential – Waterfront" zoning ordinance, to address the specific and unique needs and requirements of all direct waterfront properties around the water perimeter of the town. He will provide Commissioners with his written proposal after the meeting.

**2. Potential Zoning for the Town:**

Commissioners discussed the Town Zoning Map, and that it will need some modification to address the town's needs. Vice-Chairman Al Thompson asked that we come to the Friday county meeting with our recommendations for map development. The county will then develop some draft maps we can use to work with and discuss further.

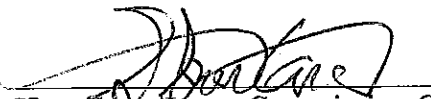
**3. Emphasis Next:**

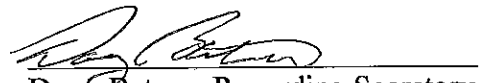
Commission members are scheduled for a meeting at 2PM on Friday Jan 08, at County Planning & Zoning office in Foley, to discuss what planning districts we might consider or need for our proposed Zoning map of the township.

Vice-Chairman Al Thompson did not designate a follow-on meeting date for the Commission, but said we'd determine that at the Friday meeting in Foley.

Monthly Meeting adjourned at approximately 9:00 PM.

ATTEST:

  
Hon. Steve Love, Commission Chairman

  
Doug Batson, Recording Secretary

