

Town of Perdido Beach  
Planning Commission Meeting Minutes  
9212 County Road 97  
Perdido Beach, Al. 36530  
February 3, 2010

The Planning Commission of the Town of Perdido Beach held its Regular Scheduled Monthly Meeting on Wednesday, February 3, 2010 at the Town Hall of Perdido Beach, Alabama.

COMMISSIONERS ALL PRESENT

OTHERS PRESENT: Mayor Patsy Parker, Ms. Diane Burnett - Director South Alabama Regional Planning Commission (SARPC), Mr. Bill Moore – Drafting Volunteer, and Citizens of the Town.

Chairman Steve Love called the meeting to order at 6:30 PM. Minutes of the preceding meeting of January 27, 2010 were silently read and changes were noted. Motion by Commissioner Graham and second by Commissioner Kiefer to approve the minutes as amended. All in favor-motion carried.

Commissioner Batson expressed his desire to be relieved of the Secretary's position, due to the demands of his career. After receiving the official resignation from Commissioner Batson, Chairman Steve Love told the Commission that Commissioner Lynn Thompson had agreed to accept the position of Secretary if elected. There was a motion by Commissioner Graham and a second by Commissioner Coate to nominate Commissioner Lynn Thompson to the position of Secretary. No discussion. All in favor – motion carried.

Mayor Parker was recognized - she provided information on training classes for Zoning and Comprehensive Planning. Program schedule attached.

Mrs. Burnett praised the program that Mayor Parker presented and recommended it for Commissioners who want to earn certification. She said, however, that SARPC offers the same training for free without certification. She said she would be willing to schedule training classes for the Commission. Mayor Parker commented that she would get details from Mrs. Burnett concerning the SARPC training.

She also pointed out the difference between the Comprehensive Plan and the Zoning Ordinance the Commission is drafting.

PUBLIC COMMENTS:

Mr. Gross offered the services of the Property Owners and Residents Association to help conduct a Community poll for the purpose of allowing the Town's citizens the opportunity to express their vision for the Town.

Commissioner Batson supported the idea of a survey.

Cindy and Hank Jordan were also in support of a Community survey.

Commissioner Graham expressed a desire to form a survey committee.

Commissioner Thompson explained the Public Hearing Process for the benefit of the public audience.

Commissioner Coate expressed her support of the Community survey and invited public participation in the process.

Commissioner Batson pointed out that the Commission could continue working on the draft while waiting for the results of the survey.

MOTION: Motion by Commissioner Graham, second by Commissioner Batson to conduct a Town survey in order to collect data for the Commission to consider in regards to the citizen's desires regarding zoning and planning. No other discussion. The motion carried unanimously.

Discussion after the vote:

Commissioner Kiefer commented that he would like to see the survey written to reflect only issues related to planning and zoning.

Commissioner Kelley was not opposed to a survey, but stated that his concerns were: how it was to be drafted, making sure it reached all property owners, and the cost to the Town.

Chairman Love asked for volunteers to draft the survey to bring back to the Commission for approval.

The following residents signed up to volunteer:

**Listing Removed**

Available at the Town of Perdido Beach, Town Hall

OTHER BUSINESS:

Commissioner Coate read an email from Mr. Gene Saiter. (Attached)

Commissioner Batson read a letter from Robert and Elecia Boothe. (Attached)

DISCUSSION: Covenants and Deed Restrictions

Mrs. Burnett stated that enforcement of covenants is the responsibility of property owners but the Town needs to be aware of such covenants before issuing permits.

OLD BUSINESS: Discussion and Approval of Portions of the Ordinance Draft

Motion by Commissioner Abbott, seconded by Commissioner Batson to approve zoning district B-1 (Professional Business District)

Items discussed were: mixed use, setbacks, density, and the addition of the word "local" so as to include small businesses other than professional.

Commissioner Graham amended the motion to rename Section 5.1-B-1 Professional/Local, second by Commissioner Batson. All in favor- motion carried.

Motion by Commissioner Thompson, second by Commissioner Graham to approve Section 5.2 B-2 Neighborhood Business District. Discussion. All in favor – motion carried.

Commissioner Batson presented a draft for a proposed new zoning district to be named **“Residential – Waterfront (R-WF)”**. (Proposal Attached)

Mrs. Burnett discussed the differences between an Overlay District and a Separate Residential Waterfront District.

Mayor Parker commented on some differences between Neumann Drive and the East Palmetto Creek Area – primarily that development on Neumann Drive is strictly residential in comparison to the

widely diverse character of the Town found on the east side of Palmetto Creek (for example: water accesses, boat building and repair, home businesses, parks, and commercial fishing).

[Motion by Commissioner Abbott to adjourn- meeting adjourned a 9:00 PM](#)

ATTEST:

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Steve Love, Chairman

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Lynn Thompson, Secretary