

Planning Commission Meeting  
Town Hall-Perdido Beach, AL. 36530  
August 25, 2010

The Planning Commission of the Town of the Perdido Beach held a Working Meeting at the Town Hall on August 25, 2010-6:30 PM.

Commissioners present: Mr. Steve Love-Chairman, Mrs. Patsy Parker-Mayor, Mrs. Diana Graham, Mr. Gary Kiefer, Mr. Doug Batson, Mr. William Kelley, Mrs. Lynn Thompson. Others present: Mrs. Diane Burnett-SAPRC and Members of the Town. Mrs. Freda Fleming and Mr. J. T. Abbott were absent.

Minutes from the August 11<sup>th</sup> Meeting were silently read, there was a Motion by Mrs. Graham, seconded by Mr. Kelley to approve the Minutes of the August 11th Meeting. All in favor- Motion carried.

Officer Reports:

Mayor Parker –Reported Oil Crisis is now in Recovery Phase.

SARPC –None

Public Comments:

None

The Commission reviewed sections in the Ordinance to include Manufactured Housing provisions, accessory structures, decks, junk vehicles, motor homes, paving standards, sewerage treatment plants and RV Parks. Commission agreed on changes discussed . The following changes were noted and will be included in the proposed Zoning Document.

**Changes to Proposed Zoning Ordinance**

Article II

R-2 - Strike “large” lots and replace with “medium” lots

Article IV

4.1.1 Strike family “homes” and replace with family “dwellings”

4.2.1 Strike family “homes” and replace with family “dwellings”

4.3.1 Strike family “homes” and replace with family “dwellings”

Article XII

12.1.2 (last line) – add the word “to” – “to” be located

Article XIII

13.6 Sewage Treatment Plant (Strike)

13.8 Recreational Vehicle (RV) Parks (Strike)

13.10 shall, strike ( in consultation with the County,) determine that

13.11.5 (j) third line – change “twenty-five (25)” to “thirty (30)”

Reformat Article XIII

14.4 Compatibility

Third line – strike “substantially” “in size, exterior material, roof material”

Forth line – strike “foundation enclosure, and general aesthetic appearance”

Sixth line – strike “not”

Seventh line – strike “non”

14.4 (d) Strike “long axis” and replace with “front door”

17.1.1 Strike “The minimum lot size for a marina shall be one acre, all of which shall be above mean sea level.”

18.2.1 – second line – strike “construction” and replace with “activity”

18.8.4 After introduction paragraph insert:

(a) Plans and specifications. Each application for special exception approval shall be accompanied by an accurate site plan drawn to scale showing: the actual shape, dimensions and size of the lot to be built upon, the size, shape, height, floor area and location of the buildings to be erected; dimensions and locations of existing buildings; width of front, side and rear yards; existing and proposed parking; ingress to and egress from the site; and such other information as may reasonably be requested to determine compliance with this Ordinance including but not limited to a landscaping plan, erosion control plan, storm water management plan, and utilities plan. This site plan shall have been reviewed by the Planning Commission and received a favorable recommendation from the Planning Commission to the Board of Adjustment.

18.10 After introduction paragraph insert:

18.11.1 The Planning Commission is charged with the responsibility to review, apply and monitor the enforcement of this Ordinance in accordance with the adopted comprehensive plan or portions thereof which are adopted.

18.11.2 The Planning Commission shall hear and take action on matters which require Commission "approval" as herein specified and shall render decisions on uses not provided for in the Table of Permitted Uses.

18.11.3 The Planning Commission shall hear and recommend to the City Council on all matter of zoning, rezoning and zoning of newly annexed properties when R-1 is determined by the Planning Commission not to be the proper zone.

18.11.4 The Planning Commission shall hear and recommend to the Board of Adjustment on all Special Exception applications.

18.11.5 It shall be part of the duties of the Commission to consult and advise with public officials and agencies, public utility companies, civic, educational, professional and other organizations and with citizens with relation to the protecting or carrying out of the plan.

18.11.6 Requests before the Planning Commission shall adhere to the requirements specified herein and as may be established by the Commission for the lawful rendering of its duty.

Reformat Article XVIII

19.1 (a) first line – add word “written” By written...

Definitions:

*Major Project*

First line – strike “multifamily residential use, manufactured housing park”

Second line – strike “local”, “general commercial use”

Third line – strike “light” add “or”

Forth line – strike “or general industrial use”

*Manufactured Housing or Manufactured Home*

First line – strike “housing” and replace with “dwelling”

*Marina*

Forth line – strike “A yacht club shall be considered a marina, but a hotel or similar use, where docking of boats and provision of services thereto is incidental to other activities, shall not be considered a marina, nor shall boat docks accessory to a multifamily structure where no boat related services are rendered.”

*Minor Projects*

New addition-Any land disturbing activity, including single family structures and related accessory buildings.

*Neighborhood convenience store*

Forth line – strike “5000” and replace with “8000”

*Story, half (1/2)*

Strike definition

Table of Permitted Uses

Agriculture Uses

Hatchery, poultry and fish

Strike “S” under ER

Meeting adjourned at 10:00 PM.

ATTEST:

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Steve Love-Chairman

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Lynn Thompson-Secretary