

Town of Perdido Beach

Planning Commission Meeting/Public Hearing

Perdido Beach Volunteer Fire Department – 8450 Escambia Avenue

June 7, 2017 – 6:30 pm

The Planning Commission of the Town of Perdido Beach held a public hearing to hear public comments in favor or against a request by Mayor Kae Hamilton on behalf of the Town of Perdido Beach, owner of property located at Lots 1,2,3,4, Block 14, Repartition of Blocks 14 and 15 in Soldier's Creek Addition to Perdido Beach. The applicant is requesting approval to rezone 2.62+- acres from R-1, Single Family District to OR, Outdoor Recreation District. Per Parcel Identification Number is 05-63-04-18-0-001-001.000

Call to Order: 6:31 pm

Members Present: Commissioners: Chairman John Dobbs, Mayor Kae Hamilton, Council Member Andrew Stewart, Secretary Glenna Hutchings Smith, Jerry Reagan, Lynn Thompson, and Chris Head.

Members Absent: Commissioners: Bob Gross, and Christi Koehle.

Others Present: Linda Lee, Planner, Baldwin County Planning & Zoning Department and members of the public

Invocation and Pledge of Allegiance: Chairman, John Dobbs

Hearing of Applications:

Linda Lee, Planner, Baldwin County Planning & Zoning Department gave the following information on Case Number PBZ-17001 Town of Perdido Beach Property:

The subject property is located at the southeast corner of Tuscaloosa Drive and State Street.

The applicant is requesting to rezone the property from R-1, Single Family District to OR, Outdoor Recreation District. This is an area of approximately 2.6 acres. The purpose of this request is to allow for a public pier with parking and to provide access to a proposed public boat launch at the end of the State Street right of way.

The subject property is currently undeveloped.

- ❖ The subject property consists of four lots of record and can be rezoned without meeting the minimum lot size requirement for the requested zoning designation
- ❖ The adjacent property to the north is zoned OR
- ❖ The Town of Perdido Beach Master Plan, 2030, shows a land use designation of residential for the subject property. Except for the proposed municipal complex, all of the existing property appears to have a designation consistent with its current use.
- ❖ The Master Plan calls for:

The Town to investigate ways to minimize results of human impacts to the water.

The Town to document feasible recommendations concerning public and private access to waterfront areas in a Waterfront Inventory Access Study.

Seek funding from Coastal Zone Management grants to construct small scale public boat launches

Purchase or secure property for additional water access points.

- ❖ A 10-foot buffer will be required between the adjacent property to the south.
- ❖ The wetlands have been delineated and the proposed activity should not impact the wetlands.
- ❖ Staff has received numerous letters and emails both in support and in opposition to the proposed boat ramp. Some comments reference the actual rezoning of the property however most commented on the proposed boat ramp.

The Planning Commission should make a recommendation based on information obtained at this public hearing.

Open Public Comments: 6:38 pm

All forms requesting to speak at this meeting are attached to these minutes and on file at the Perdido Beach Town Hall.

Closed Public Comments: 8:11

Open Planning Commission Comments:

Discussion from the Planning Commissioners concerning public comments on rezoning of said property.

Linda Lee, Planner, Baldwin County Planning and Zoning Department stated that the Commission was required to take a vote concerning the rezoning before dismissal of this meeting.

Motion was made by Mayor Kae Hamilton and second by Commissioner Glenna Hutchings Smith.

Motion: The Planning Commission is requesting to rezone the property from R-1, Single Family District to OR, Outdoor Recreation District. This is an area of approximately 2.6 acres. The purpose of this request is to allow for a public pier with parking and to provide access to a proposed public boat launch at the end of the State Street right of way.

Motion carried with a vote of 6 in favor and 1 opposed.

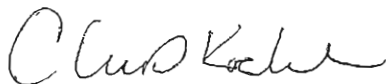
This action by the Planning Commission will go the Town of Perdido Beach Council for consideration.

Closed Planning Commission Comments:

Motion to dismiss was made by Chairman John Dobbs and a second by Mayor Kae Hamilton.

Meeting Adjourned: 8:35 pm

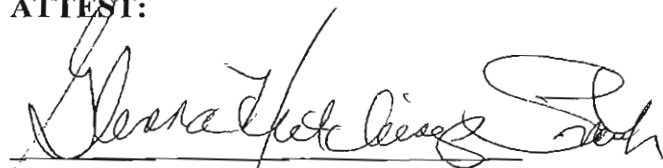
All Agenda business that was not completed will be placed on the July Planning Commission Agenda.



Mr. John Dobbs, Chairman

Mrs. Christi Koehle, Vice Chair

ATTEST:



Glenna Hutchings Smith, Secretary