

Town of Perdido Beach-Planning Commission
Special Workshop Meeting
August 14, 2014 6:30 PM –Town Hall

The Planning Commission of the Town of the Perdido Beach held a “Special Workshop Meeting” at the Town Hall August 14, 2014. Chairman Love called the Meeting to order at 5:35 PM.

Members Present: Chairman Steve Love, Mayor Patsy Parker, Commissioners: Tom Bloxham, Priscilla Condon, Gary Kiefer, Jim Brewer and Mrs. Lynn Thompson-Secretary.

Members Absent: Bill McGrath and John Dobbs

Others Present: Members of the Town

The Planning Commission met in a special workshop to discuss agenda items- 9 and 10, “*Unfinished Business*” and “*New Business*” that were on its August 6, 2014 Regular Meeting Agenda.

Unfinished Business:

9. 1. “Waterfront Buffer Zone”
2. Regulation of construction of bulkheads

10. New Business:

Consider citizen request to remove page 12 of Town of Perdido Beach Master Plan 2030 “Living Shorelines Section”/replace with a statement that promotes Best Management Practices approach to protecting shorelines.

There was input from all Commission Members present, the following recommendations were agreed on.

Town of Perdido Beach Land Use and Zoning Ordinance –Section 13.9.3 (b) Additional wording in bold.

Unfinished Business:

1. ***Waterfront Buffer Zone:***

Natural vegetation should be maintained and protected wherever and whenever possible. **Areas in the 30’ building setback immediately** adjacent to watercourses, wetlands and lakes should be left undisturbed wherever possible. ***The vegetation in the 30’setback may remove the majority of sediment and nutrients, keeping them from entering local waters. Larger setbacks will remove a greater amount of pollutants more consistently if a property owner chooses to do so.***

Town of Perdido Beach Land Use and Zoning Ordinance-Section Section 13.3.2 Pg. 36- Add letter (e)

2. ***Regulation of Construction of Bulkheads:***

Shoreline stabilization activities are addressed specifically in rule 335-8-2-.06, “Shoreline Stabilization and Erosion Mitigation.” The rule seems to anticipate that most people will seek to use hard structures for these projects, as it refers to “bulkheads, the placement of rip-rap, and other structural shoreline armament.” However, the rule encourages the use of soft approaches by denying a permit for a hard structure if a “non-structural alternative” is available.

“To the maximum extent possible, shoreline stabilization should be accomplished by the establishment of appropriate native wetland vegetation. Rip-rap materials, pervious interlocking brick systems, filter mats, and other similar stabilization methods should be utilized in lieu of vertical seawalls wherever feasible.”

Applications should be reviewed by permitting agencies for the best possible solution for each situation to ensure that Best Management Practices (BMP's) are followed as stated in the Alabama Erosion Control Manual.

New Business:

Consider citizen request to remove page 12 of Town of Perdido Beach Master Plan 2030 "Living Shorelines Section"/replace with a statement that promotes Best Management Practices approach to protecting shorelines.

Town of Perdido Beach Master Plan 2030-Recommended Change to Page 12 –Living Shorelines

Shoreline Management:

It should be the goal of the Town to encourage the protection and enhancement of the Town's abundant coastal resources.

PURPOSE AND GOALS OF THE SHORELINE MANAGEMENT PLAN

The purpose of the Shoreline Management Plan (SMP) is to serve as a comprehensive guide for managing project shoreline lands in a manner consistent with license requirements and project purposes. The overarching goal of the SMP is to ensure that shoreline development is consistent with the protection and enhancement of environmental, scenic, cultural, and recreational values.

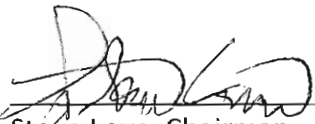
Shoreline protection management are practices that provides erosion control; protects, restores or enhances natural shoreline habitat; and maintains coastal processes through the strategic placement of plants, stone, sand fill and other structural organic materials, where feasible.

Perdido Beach Citizens are encouraged to use the resources provided in the permitting process by Alabama Department of Natural Resources, State Land Division (ADCNR-SLD), Alabama Department of Environmental Management (ADEM), U.S. Army Corps of Engineers, Mobile District (USACE Mobile District) when determining how best to protect your shoreline property."

Adjourn:

There being no further business the meeting there was a motion by Ms. Condon, seconded by Mrs. Thompson to adjourn. All in favor the meeting adjourned at 6:05 pm.

ATTEST:



Steve Love, Chairman



Lynn Thompson, Secretary

NOTICE

Special Workshop

of the

Planning Commission

Thursday-August 14, 2014 5:30 pm

TOWN HALL

Discuss:

Waterfront Buffer Zones

Regulation of construction of bulkheads

Page 12-Town of Perdido Beach Master

Plan 2030 “Living Shorelines”

MEMBERS OF THE PUBLIC ARE ALWAYS WELCOME