

Minutes
Orange Beach Board of Adjustment
August 17, 2016 – 3:00 P.M.
Council Chambers – Orange Beach Municipal Complex

A. Call to Order

Chairman Mike Contorno called the meeting to order at 3:00 p.m. and asked the secretary to call the roll.

B. Roll Call

Present: Bob Barnett
 Tem Blalock
 Mike Contorno
 Cecil Young
 Tim Blackwell
 Pete Peterson
 Linda Bradley
 John Lawler, City Attorney
 Kit Alexander, Engineering & Environmental Services Director
 Griffin Powell, Planner II
 Landon Smith, Building Official
 Paulette Taylor, Planner I

C. Approval of Minutes

1. Approval of minutes from the Regular Meeting on May 18, 2016.
Motion made (Blalock/Barnett) to approve the May 18, 2016 minutes. Roll call revealed: Barnett, yes; Blalock, yes; Contorno, yes; Young, yes; Blackwell, yes; Peterson, yes; Bradley, yes. **Approved (7-0).**

D. VARIANCES

1. **CASE NO. 0801-V-16 – VARIANCE – 24140 CANAL ROAD, LOT 2 OF DA CARWASH SUBDIVISION – OWNER/APPLICANT: ALL ABOUT STORAGE LLC**
– Request by the applicant for a variance to Section 8.01, Required Off-Street Parking, to reduce the parking required for a proposed mini warehouse development. The municipal address is 24140 CANAL ROAD and is located in the GB (General Business) zoning district. Barry Dees, representative for the applicant/owners, was present to address the Board. He stated that the owners are requesting a variance to reduce the parking required to construct a 264-unit/14 building mini warehouse/office. The reduction would minimize impact on the environment. Barry Dees provided parking requirements for neighboring municipalities. He proposed eight parking spaces versus the required 52 spaces. Tim Blalock stated more than parking would be required if boats were stored at the site.

Mike Contorno asked if the mini storage would always be for storage and not converted to office spaces. Brad and Tamra Pierce, owners, stated that parking will be in front of the storage units. The storage units will not be used as office space. Mike Contorno stated that the wetlands could not be used for parking. Kit Alexander stated U.S. Army Corp and ADEM approval would be required. Tamra Pierce stated that the storage area would be gated, secured and landscaped.

Mike Contorno opened the public hearing for comments. Hasty Laney stated that the number of required parking spaces is excessive. He is trying to construct an 18-unit mini storage and 20 parking spaces are required.

Motion made (Blalock/Barnett) to approve variance request as presented subject to no outside storage allowed and restricted to four buildings; all vehicles, vessels and equipment must be all inside storage and any change of use will require Board of Adjustment approval. Roll call revealed: Barnett, yes; yes; Blalock, yes; Contorno, yes; Young, yes; Blackwell, yes. **Approved (5-0).**

E. APPEALS

F. NEW BUSINESS

G. OTHER BUSINESS

H. ADJOURN

The meeting adjourned at 3:30 p.m.

Respectfully submitted,

Approved,

Paulette Taylor, Planner I

Mike Contorno, Chairman