

Minutes
Orange Beach Planning Commission
Monday, February 11, 2019 – 4:00 P.M.
Council Chambers – Orange Beach Municipal Complex
4099 Orange Beach Blvd.

A. CALL TO ORDER

Chairman Robert Stuart called the meeting to order at 4:00 p.m.

B. INVOCATION

Chairman Robert Stuart gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries
Commissioner Annette Mitchell
Commissioner Kathy Lindsey
Commissioner Glenn Smith
Commissioner Pat Simpson
Commissioner Lannie Smith
Commissioner Matt Wilson
Vice Chairman Ralph Moore
Chairman Robert Stuart

Staff Present:

John Lawler, City Attorney
Kit Alexander, Director
Griffin Powell, Planner II
Paulette Taylor, Planner I

E. APPROVAL OF AGENDA – There were no changes to the agenda and the agenda stands approved as submitted

F. CONFLICTS OF INTEREST

G. APPROVAL OF MINUTES AND CERTIFIED RECORDS

1. Approval of minutes from the Regular Meeting on January 14, 2019.

H. PUBLIC HEARINGS

1. Case No. 0202-PUDA-19, Wharf PUD Overflow Parking Areas

Sawgrass Consulting, on behalf of Wharf Entertainment Properties, requests recommendation to City Council for approval of a **Major PUD Modification** to The Wharf PUD Master Plan to acknowledge undeveloped areas as temporary overflow parking areas for concerts and other events and to allow for necessary maintenance. The Wharf is located on CANAL ROAD between WHARF PARKWAY EAST and WHARF PARKWAY WEST. Griffin Powell presented staff comments to the Planning Commission. He presented a history timeline of approvals for the overall Wharf PUD. The plans submitted show nine designated

overflow parking areas. For the proposed parking area north of The Amphitheater, the project consists of 143,750 square feet or 3.3 acres of gravel parking along with two gravel driveways to Wharf Parkway East. The remaining will be seeded and grassed, with parking provided on an as-needed basis. As part of this modification, the applicant is requesting an exemption from the landscape requirements due to the temporary status of the parking areas.

Ercil Godwin and Jim Bibby were present to address the Planning Commission. Ercil Godwin stated this area is to be used as it has been in the past for overflow parking. This overflow parking area will not be permanent but just for concerts and special events.

Chairman Robert Stuart opened the public hearing for comments. One homeowner in Cypress Village asked about the lighting and noise in the parking area. Ercil Godwin stated that the lights will be portable and facing west.

Chairman Robert Stuart asked how the drainage will be accommodated. Ercil Godwin stated the drainage will be to an existing pond on the southeast side of the site. Commissioner Annette Mitchell asked about landscaping for the parking area. Ercil Godwin stated they were requesting relief from the required landscaping due to the surrounding wetlands and existing palm trees. Commissioner Annette Mitchell asked if the landscaping could be done similar to the Canal Road parking site. Jim Bibby stated that it could be done similar to the Canal Road location. He also stated that in the future they will check with the City before doing any work.

Motion made (Mitchell/Wilson) to recommend approval of PUD modification to City Council subject to staff comments. Roll call revealed: Jeffries, yes; Mitchell, yes; Lindsey, yes; Simpson, yes; Glen Smith, yes; Lannie Smith, yes; Wilson, yes; Moore, yes; Stuart, yes. **Forwarded to City Council with a positive recommendation (9-0).**

I. SITE PLAN REVIEWS

1. Case No. 0904-SP-18, The Shores Townhouses

Chris Govan, on behalf of Jeff Patterson, requests approval of **Site Plan Review** to construct a residential development containing three buildings and seven units on 4.35 acres. The property is located at 23727 PERDIDO BEACH BOULEVARD in the GB (General Business) zoning district. *Deferred from the Regular Meeting on January 14, 2018.* Griffin Powell presented staff comments to the Planning Commission. He stated the applicant received US Corps of Engineer approval on January 3, 2019. There will be 35 parking spaces provided with 28 spaces being located underneath the buildings. The site plan shows the units to have five sleeping rooms with one bunk room (also counted as a sleeping room). Sixty-five percent of the property contains wetlands. Of the wetlands on the property, the project will impact thirteen percent. ALDOT conceptual approval will be required.

Chris Govan and Jeff Patterson were present to address the Planning Commission. Nelson Bauer, Deputy Fire Marshal, stated he received revisions on January 30 addressing their concerns about having adequate space to work around the buildings.

Motion made (Lannie Smith/Moore) to approve site plan request subject to staff comments. Roll call revealed: Jeffries, yes; Mitchell, yes; Lindsey, yes; Simpson, yes; Glen Smith, yes; Lannie Smith, yes; Wilson, yes; Moore, yes; Stuart, yes. **Approved (9-0).**

2. Case No. 0101-SP-19, Harbor Club

Sawgrass Consulting, on behalf of Coleman Bryars, requests approval of **Site Plan Review** to construct a multi-family residential development with three, four-story buildings and a total of 72 units. The property is located at the south end of GRIFFITH MARINA ROAD in the MR (Marine Resort) zoning district. *Deferred from the Regular Meeting on January 14, 2018.* Griffin Powell presented staff comments to the Planning Commission. The density is 3.19 units/acre and the building footprint coverage is 3.5%. All units will have three bedrooms. Seventy-five percent of the project site is wetlands and the upland area is 5.62 acres. The project will preserve fourteen trees and remove 156 trees. There will be 158 parking spaces provided. The applicant has submitted a separate permit application to improve Griffith Marina Road from the southeast corner of Spyglass southward to the project site.

Ercil Godwin was present to address the Planning Commission. He stated the project site sits on a high ridge with an elevation of sixteen feet. He stated they have submitted a plan to the US Army Corps of Engineers for a boardwalk to the waterfront area.

Commissioner Annette Mitchell asked where the Terry Cove homes are located in relation to the project site. Harbor Club amenities will not back up to Terry Cove homes. Woody Speed, Environmental Scientist, stated he has spent time on the site and there are large live oak trees but no heritage trees on site.

Commissioner Bill Jeffries asked about the golf cart parking shown on the site plan. Ercil Godwin stated it is shown as parking and to be used for moving around the proposed site and for access to the pier.

Motion made (Simpson/Jeffries) to approve site plan request subject to staff comments. Roll call revealed: Jeffries, yes; Mitchell, yes; Lindsey, yes; Simpson, yes; Glen Smith, yes; Lannie Smith, yes; Wilson, yes; Moore, yes; Stuart, yes. **Approved (9-0).**

3. Case No. 0201-SP-19, Advanced Carpet Cleaning & Restoration

Lieb Engineering, on behalf of ACR Properties LLC, requests approval of **Site Plan Review** to construct a 6,000-SF commercial building on 0.57 acres. The property is located on the south side of CANAL ROAD 450 feet west of the intersection of CANAL ROAD and the FOLEY BEACH EXPRESS in the GB (General Business) zoning district. Griffin Powell asked to defer the site plan request to allow the applicant to address parking regulations.

Motion made (Lannie Smith/Mitchell) to defer until the March 11 meeting. Roll call revealed: Jeffries, yes; Mitchell, yes; Lindsey, yes; Simpson, yes; Glen Smith, yes; Lannie Smith, yes; Wilson, yes; Moore, yes; Stuart, yes. **Deferred (9-0).**

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

K. OTHER BUSINESS

1. Discussion on the update to the Comprehensive Plan. Diane Burnett, SARPC, was present to discuss the Comp Plan kick-off meeting held January 29. The Planning Commissioners were

given copies of the comprehensive plan public meeting notes, the public survey results and a draft of the Mission Statement. The Planning Commissioners were asked to review the documentation and come back with their comments. Diane Burnett will meet with the Planning Commission next month prior to their regular meeting.

L. PUBLIC COMMENTS

M. ADJOURN

Adjourned at 5:10 p.m.

Kit Alexander, Director

Robert Stuart, Chairman