

Minutes
Orange Beach Planning Commission
Monday, January 8, 2018 – 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

Commissioner Pat Simpson gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner Jimmy Boyd
Commissioner Bill Jeffries
Commissioner Christina McInnis
Commissioner Annette Mitchell
Commissioner Ralph Moore
Commissioner Pat Simpson
Commissioner Lannie Smith
Vice Chairman Chris Callaghan
Chairman Robert Stuart

Staff Present:

John Lawler, City Attorney
Kit Alexander, E&ES 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 – None.

G. APPROVAL OF MINUTES AND CERTIFIED RECORDS - There were no changes and the minutes stand approved as submitted.

1. Approval of minutes from the Work Session meeting on December 11, 2017.
2. Approval of minutes from the Regular Meeting on December 11, 2017.

H. PUBLIC HEARINGS

1. Case No. 1202-PUD-17, Achee Properties PUD

Achee Builders LLC, on behalf of Jeanne Birkenhauer, MD, requests recommendation to City Council for **Preliminary PUD Approval** to zone 19 acres to PUD (Planned Unit Development) for a single-family residential subdivision with 62 lots. The property is located

at the southeast corner of ROSCOE ROAD and RUSSIAN ROAD. (*Deferred from the December 2017 meeting*).

Motion made (Moore/Jeffries) to defer until the February 12, 2018 meeting. Roll call revealed: Boyd, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Simpson, yes; Smith, yes; Callaghan, yes; Stuart, yes. **Deferred (9-0).**

2. Case No. 1205-PUD-17, Hammock Dunes PUD

WAS Design, on behalf of Greg Kennedy, requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 1.47 acres from BR-2 (Beach Resort High Density) to PUD (Planned Unit Development) for a single-family residential subdivision project with nine new single-family houses, a common area pool, and two existing single-family houses. The property is located at 23916 PERDIDO BEACH BOULEVARD. (*Deferred from the December 2017 meeting*). Griffin Powell presented staff comments to the Planning Commission. The number of new houses will decrease from 10 dwellings to 9 dwellings. The width of the private roadway will increase from 22 feet to 29 feet. An emergency vehicle turnaround area has been added to the area between the existing and proposed dwellings. There will be an overall parking of 43 spaces. The existing garages will be eliminated. Compared to the prior to submittal, the proposed density is decreasing from 8.1 to 7.48 units per acre and the proposed building coverage from 19% to 16.7%. The proposed vehicular use area is increasing from 9,550 SF to 13,580 SF. And the proposed open space from 49.3% to 60.5%. The PUD project will require preliminary and final plat approval. An easement must be provided to allow for the roof overhang to encroach into the private ROW. The vehicular use area will be asphalted south of lot 7.

Chairman Robert Stuart opened the public hearing and no one was signed up to speak. Troy Strunk, Don Rowe and Greg Kennedy were present to address the Planning Commission. Kit Alexander stated that the covenants provided that the fire lane would be designated as no parking and the developer will enforce the covenants. The buildings will be sprinkled. Commissioner Annette Mitchell stated she thinks it is too much on the property and is concerned about the fire department using the turnaround area. She considers the request as up zoning and prefers only preliminary approval at this time.

Motion made (Smith/Jeffries) to recommend approval of Preliminary and Final PUD approval to City Council subject to staff comments and all vehicular use area south of lot 7 shall be asphalted. Roll call revealed: Boyd, yes; Jeffries, yes; McInnis, yes; Mitchell, no; Moore, yes; Simpson, yes; Smith, yes; Callaghan, yes; Stuart, yes. **Forwarded to City Council with a positive recommendation (8-1).**

I. SITE PLAN REVIEWS

1. Case No. 0101-SP-18, Wolf Bay Marina

Lucido Engineering & Surveying, on behalf of Second Hand Lions LLC, requests approval of **Site Plan Review** to convert the use of property from single-family residential to a marina. The first phase will entail maintaining the single-family residence and constructing a boat pier with four boat slips with parking. The second phase proposes 66 boat slips, a restaurant,

and parking. The property is located at 26135 CANAL ROAD in the MR (Marine Resort) zoning district. Griffin Powell presented staff comments to the Planning Commission. This site plan review is only for Phase I. The first phase will include the existing residence to be used as a short term rental. The applicant indicates the residence is presently used as a short term rental. The pier will be extended to 420 feet with four boat slips and docks for the use of the short term tenant and will be for non-fare carrying vessels only. There is no marina office. There will be 37 parking spaces. ALDOT, State Lands and US Army Corps of Engineers approval will be required. Vince Lucido was present to address the Planning Commission. Discussion was held on the width of Callaway Drive, the gravel driveway and the parking area. Esther Dearborn asked about the lighting for the parking area affecting the neighborhood. Vince Lucido stated there will only be residential outside lighting. Pete Peterson stated that they will not need approval to dredge only three or four boat slips. Marcia Arnold, resident of Magnolia Key Townhomes voiced concerns about the summer traffic. Don Rowe, resident of Magnolia Key Townhomes questioned the riparian rights as shown on the plans.

Motion made (Smith/Jeffries) to approve site plan request subject to staff comments and the width of the gravel driveway increased to 20 feet at the eastern most edge of the existing driveway. Roll call revealed: Boyd, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Simpson, yes; Smith, yes; Callaghan, yes; Stuart, yes. **Approved (9-0).**

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

K. OTHER BUSINESS

Kit Alexander spoke about possible changes to short term rentals. The Planning Commission will hold a Work Session on Friday, January 12 at 10:00 a.m. in the Engineering and Environmental Services Conference Room.

L. PUBLIC COMMENTS

M. ADJOURN

The meeting adjourned at 5:12 p.m.

Respectfully submitted,

Kit Alexander, Secretary

Robert Stuart, Chairman