

**PLANNING COMMISSION**  
**CITY OF ORANGE BEACH**

**Work Session**

**January 8, 2018**

**MINUTES**

The members of the Planning Commission met on January 8, 2018 at 3:00 p.m. with Chairman Robert Stuart presiding. The meeting was held in City Council Chambers.

Board Members Present:

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

Staff Present:

John Lawler, Attorney  
Kit Alexander, E&ES Director  
Griffin Powell, Planner II  
Paulette Taylor, Planner I

Griffin Powell gave a brief description of the items to be presented at the January 8, 2018, Planning Commission meeting.

**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*). The applicant has requested deferral.

**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 discussed the revisions to the previous submittal in December. The number of new houses has

decreased from ten to nine with 43 parking spaces. The vehicular use area has been increased. 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.

**3. 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 consideration by the Planning Commission is for the first phase only. The first phase will entail maintaining the single-family residence and constructing a boat pier with four boat slips and 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. The first phase will include the existing residence to be 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.

Adjourned at 3:43 p.m.

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Kit Alexander, Secretary

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Robert Stuart, Chairman