

Minutes  
Orange Beach Planning Commission  
Monday, June 12, 2017 – 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**

Vice Chairman Chris Callaghan gave the invocation.

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

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, 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**

1. Approval of minutes from the Work Session meeting on May 8, 2017.
2. Approval of minutes from the Regular Meeting on May 8, 2017.

**Motion made (Mitchell/Callaghan) to defer until the July 10 meeting.** Roll call revealed: Davis, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Boyd, yes; Callaghan, yes; Stuart, yes. **Deferred (9-0).**

## H. PUBLIC HEARING

1. **CASE NO. 0601-SD-17 – FINAL MAJOR SUBDIVISION APPROVAL – THE RETREAT AT JOSEPHINE – OWNER: LAWRENCE A. & CORDELIA E. SWAIN – APPLICANT: GRAND PROPERTIES LLC** – Request by the applicant for approval of final plat to subdivide a 22.27 acre parcel into a single-family residential subdivision with 14 residential lots, a common area lot, and a private roadway. The subject property is located on MARJON LANE in the Orange Beach Planning Jurisdiction.

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

2. **CASE NO. 0602-RZ-17 – REZONING – READY MIX SITE DEVELOPMENT REZONING – OWNER: READY MIX USA LLC, 323 SOLUTIONS INC, & DUNN INVESTMENT COMPANY LLC – APPLICANT: RCG-OB** – Request by the applicant for recommendation to City Council to rezone approximately 32.2 acres from I-1 (INDUSTRIAL) to GB (GENERAL BUSINESS). The municipal address is 22801 CANAL ROAD.

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

3. **CASE NO. 0603-ZT-17 – ZONING TEXT AMENDMENT – SECTION 10.02, ARCHTECTURAL RESTRICTIONS, METAL SIDING ON COMMERCIAL BUILDINGS** – Request by the Community Development Department for recommendation to City Council to amend Section 10.02 of the Zoning Ordinance remove allowances for metal siding on the rear and sides to commercial buildings. Griffin Powell presented the proposed zoning text amendment. The Planning Commission discussed possibly excluding Agricultural Zoning from the amendment.

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

4. **CASE NO. 0604-ZT-17 – ZONING TEXT AMENDMENT – SECTION 5.03, FENCES AND HEDGES, GOOD NEIGHBOR FENCING** – Request by the Community Development Department to establish guidelines for post and supporting members for fences in all zoning districts. Griffin Powell presented the proposed zoning text amendment. The proposed amendment will require the good or non-framed side of the fence to face adjoining properties and the right-of-way and the unfinished or framed side to face the property on which the fence is located.

**Motion made (Davis/Jeffries) to recommend approval of zoning text amendment to City Council.** Davis, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Boyd, no; Callaghan, yes; Stuart, yes. **Forwarded to City Council with a positive recommendation (8-1).**

5. **CASE NO. 0605-ZT-17 – ZONING TEXT AMENDMENT – SECTION 5.04, ACCESSORY STRUCTURES AND/OR BUILDINGS, STORAGE CONTAINERS** – Request by the Community Development Department to regulate the use of PODS and metal cargo containers as storage structures. Griffin Powell presented the proposed zoning text amendment. The Planning Commission discussed the time limit for the storage containers, the setbacks and the cost of the permit.

**Motion made (Jeffries/Moore) to defer until the July 12 Planning Commission meeting.** Roll call revealed: Davis, no; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Boyd, yes; Callaghan, yes; Stuart, yes. **Deferred (8-1).**

**I. SITE PLAN REVIEW**

1. **CASE NO. 0304-SP-17 – SITE PLAN REVIEW – THE SHORES TOWNHOUSE DEVELOPMENT – OWNER: JEFF PATTERSON – APPLICANT: CHRIS GOVAN** – Request by the applicant for approval of site plan review to construct a multi-family residential development containing three buildings and seven units on 4.35 acres. The municipal address is 23727 PERDIDO BEACH BOULEVARD in the GB (General Business) zoning district. *Deferred from the Regular Meeting on May 8, 2017.* Griffin Powell presented staff comments to the Planning Commission. Chris Govan was present to address the Planning Commission. The Planning Commission questioned the stacked parking for the development. They were concerned about public safety.

**Motion made (Callaghan/Moore) to approve site plan request subject to staff comments.** Roll call revealed: Davis, no; Jeffries, no; McInnis, yes; Mitchell, yes; Moore, yes; Smith, no; Boyd, yes; Callaghan, yes; Stuart, no. **Approved (5-4).**

**J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL**

**K. OTHER BUSINESS**

**L. PUBLIC COMMENTS**

**M. ADJOURN**

The meeting adjourned at 5:19 p.m.

Respectfully submitted,

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Kit Alexander, Secretary

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Robert Stuart, Chairman