

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

**Work Session**

**March 13, 2017**

**MINUTES**

The members of the Planning Commission met on March 13, 2017 at 3:00 p.m. with Chairman Robert Stuart presiding. The meeting was held in City Council Chambers.

Board Members Present:

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

Commissioner Jimmy Boyd - absent

Staff Present:

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

Kit Alexander gave a brief description of the items to be presented at the March 13, 2017, Planning Commission meeting.

1. **CASE NO. 1005-PUD-16 (AMENDED) – PRELIMINARY PUD APPROVAL – GULF STREAM PUD – OWNER: MICHAEL J. SPECCHIO – APPLICANT: DEWBERRY / PREBLE-RISH** – Request by the applicant for recommendation to City Council to rezone 11 acres at the end of Canal Square Lane from GB (General Business) to PUD (Planned Unit Development) to construct a 64-unit townhouse development and to also provide 50+ additional parking spaces. The municipal addresses are 24830 CANAL ROAD and 4394 CANAL SQUARE LANE. The applicant changed the original PUD site plan by adding an additional lot to the northeast to contain eight additional residential units and increased the number of parking spaces. The buildings will be sprinkled. There are no outstanding violations on the lot. Staff to inform the applicant that the Planning Commission requested an aerator be installed in the central retention pond.
  
2. **CASE NO. 0301-SD-17 – PRELIMINARY/FINAL MINOR PLAT – ERNY-SMITH RESUBDIVISION – OWNERS: BRIAN ERNY, INGE SMITH – APPLICANT: WEYGAND SURVEYORS** – Request by the applicant for approval of preliminary/final plat to resubdivide Lots 722 and 723 of Bear Point Estates Subdivision and Smith Subdivision of Bear Point (Lots 724 and the North Half of 725) from three lots to two lots. The municipal addresses are 5689 BEAR POINT

AVENUE and 5703 BEAR POINT AVENUE in the RS-2 (Single-Family Residential) zoning district. The request is to merge three lots into two lots. There are no outstanding issues.

3. **CASE NO. 0302-SD-17 – PRELIMINARY MAJOR SUBDIVISION APPROVAL – THE RETREAT AT PIRATES COVE – OWNER: LAWRENCE A. & CORDELIA E. SWAIN – APPLICANT: GRAND PROPERTIES LLC** – Request by the applicant for approval of preliminary subdivision plat to subdivide a 22.27-acre parcel into a single-family residential subdivision with fourteen lots and a common area lot. The subject property is located on MARJON LANE in the Orange Beach Planning Jurisdiction. The request is to subdivide one parcel into fourteen lots with four waivers to the subdivision regulations. The property is outside of the municipal corporate limits but is in the City of Orange Beach Planning Jurisdiction.
  
4. **CASE NO. 0205-SP-17 – SITE PLAN REVIEW – HUDSON MARINA BACK BAY – OWNER/APPLICANT: RODNEY JONES** – Request by the applicant for approval of site plan to convert the use of the subject property from single-family residential to a marina for the docking of a passenger cruise vessel, pontoon boats, and jet skis and to improve and extend Callaway Drive to the project site. The municipal address is 26135 CANAL ROAD in the MR (Marine Resort) zoning district. *Deferred from the Regular Meeting on 02/13/2017.* The request is add 288 SF to the existing garage and convert to an office and restroom for the marina. There are 82 parking spaces provided. Staff is recommending a traffic study to determine the impacts to the SR161 – Canal Road intersection and determine the necessary improvements to Canal Road to accommodate the left turn movement onto Callaway Drive.

Adjourned at 3:45 p.m.

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Kit Alexander, Secretary

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Robert Stuart, Chairman