

Minutes
Orange Beach Planning Commission
Monday, January 9, 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

Commissioner Christina McInnis gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner John Davis
Commissioner Bill Jeffries
Commissioner Christina McInnis
Commissioner Annette Mitchell
Commissioner Ralph Moore
Commissioner Lannie Smith
Commissioner Jimmy Boyd
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

Chairman Robert Stuart stated that items 1214-PUDA-16 and 1213-SD-16 Cypress Village Courtyard Cottages would be moved to items 3 and 4.

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 on December 12, 2016.
2. Approval of minutes from the Regular Meeting on December 12, 2016.

H. PUBLIC HEARING

1. **CASE NO. 0101-SD-17 – PRELIMINARY/FINAL MINOR SUBDIVISION – HOLDEN SUBDIVISION – OWNER: CYNTHIA HOLDEN – APPLICANT: COMPASS CONSTRUCTION & DEVELOPMENT LLC** – Request by the applicant for approval of preliminary/final plat to subdivide a 0.62-acre parcel at the northeast corner of Park Lane and Lake Road into two lots. The municipal address is 5152 PARK LANE in the RS-2 (Single-Family Residential) zoning district. Griffin Powell presented staff comments to the Planning Commission. Jim Brown was present to address the Planning Commission. Chairman Robert Stuart opened the public hearing for comments and no one was signed up to speak. Jim Brown stated that the mobile home will remain on one lot and a new home will be built on the second lot.

Motion made (Callahan/Jeffries) to approve preliminary/final plat request subject to staff comments. Roll call revealed: Davis, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Boyd, yes; Callaghan, yes, Stuart, yes. **Approved (9-0).**

2. **CASE NO. 0103-SD-17 – PRELIMINARY/FINAL MINOR SUBDIVISION – SWAIN SUBDIVISION AT PIRATES COVE – OWNER: LAWRENCE A. & CORDELIA A. SWAIN – APPLICANT: GRAND PROPERTIES LLC** – Request by the applicant for approval of preliminary/final plat to subdivide a 33.2-acre parcel into two lots, 22.27 and 10.93 acres respectively. The subject property is located on Marjon Lane in the Orange Beach Planning Jurisdiction. Griffin Powell presented staff comments to the Planning Commission. He stated the property is located within the City of Orange Beach Planning Jurisdiction. Chairman Robert Stuart opened the public hearing for comments and Robert Hendrix, Jr. asked the reason for the subdivision request and if a wetland delineation had been provided. Chairman Robert Stuart stated that information was not provided. Kit Alexander stated that we did not receive a wetland delineation. Baldwin County would review for zoning restrictions on the property. Paul Marcinko, Jade Consulting and Pat Achee were present to address the Planning Commission.

Motion made (Smith/Mitchell) to approve preliminary/final plat approval. Roll call revealed: Davis, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Boyd, yes; Callaghan, yes, Stuart, yes. **Approved (9-0).**

3. **CASE NO. 1214-PUDA-16 – PLANNED UNIT DEVELOPMENT MAJOR MODIFICATION – CYPRESS VILLAGE COURTYARD COTTAGES – OWNER: TRULAND HOMES LLC – APPLICANT: SAWGRASS CONSULTING** – Request by the applicant for recommendation to City Council for approval of a major modification to the Cypress Village PUD Master Plan to change the use of the southeastern parcel from

a land condominium with 73 units to a single-family residential subdivision with 73 lots. The municipal address is 23909 CANAL ROAD. *Deferred from the Regular Meeting on 12/12/2016.* Griffin Powell presented staff comments to the Planning Commission. Chairman Robert Stuart opened the public hearing for comments and no one was signed up to speak. Ercil Godwin was present to address the Planning Commission. He stated that the layout is basically the same as the previously approved residential PUD that was to be a land condominium. The primary change is to have the property subdivided into fee simple lots. He also stated that ample parking is provided and the houses will be various sizes (24 to 34 feet side).

Motion made (Boyd/Jeffries) to recommend approval of major PUD modification to City Council subject to staff comments with a 19-foot front setback. Roll call revealed: Davis, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Boyd, yes; Callaghan, yes, Stuart, yes. **Forwarded to City Council with a favorable recommendation (9-0).**

4. **CASE NO. 1213-SD-16 – PRELIMINARY MAJOR SUBDIVISION APPROVAL – CYPRESS VILLAGE COURTYARD COTTAGES PRELIMINARY PLAT – OWNER: TRULAND HOMES LLC – APPLICANT: SAWGRASS CONSULTING** – Request by the applicant for approval of preliminary subdivision plat to subdivide a 6.9-acre parcel into the single-family residential subdivision with 73 lots. The municipal address is 23909 CANAL ROAD in the Cypress Village PUD Master Plan. *Deferred from the Regular Meeting on 12/12/2016.* Griffin Powell presented staff comments to the Planning Commission. Chairman Robert Stuart opened the public hearing for comments and no one was signed up to speak. Ercil Godwin was present to address the Planning Commission.

Motion made (Boyd/Jeffries) to approve preliminary major subdivision plat request subject to staff comments. Roll call revealed: Davis, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Boyd, yes; Callaghan, yes, Stuart, yes. **Approved (9-0).**

I. SITE PLAN REVIEW

1. **CASE NO. 0102-SP-17 – SITE PLAN REVIEW – UNDERTOW STORAGE – OWNER/APPLICANT: GEORGE SKIPPER III** – Request by the applicant for approval of site plan to move three storage buildings from the Tacky Jacks restaurant on Safe Harbor Drive to the area behind the Undertow Bar and Grill. The municipal address is 25023 CANAL ROAD in the GB (General Business) zoning district. Griffin Powell presented staff comments to the Planning Commission. Brad Patterson was present to address the Planning Commission.

Motion made (Smith/Moore) to approve site plan request subject to staff comments.
Roll call revealed: Davis, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Boyd, yes; Callaghan, yes, Stuart, yes. **Approved (9-0).**

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL

1. **CASE NO. 0104-SD-17 – PRELIMINARY/FINAL MINOR SUBDIVISION – ORANGE BEACH #5705 RESUBDIVISION – OWNER: HOLLIS W. WILLIAMS – APPLICANT: THE BROADWAY GROUP** – Request by the applicant for approval of preliminary/final plat to combine two lots into a single lot. The municipal address is 4225 ORANGE BEACH BOULEVARD in the NB (Neighborhood Business) zoning district.

Motion made (Callaghan/Smith) to defer until the February 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).**

I. ADJOURN

The meeting adjourned at 4:55 p.m.

Respectfully submitted,

Kit Alexander, Secretary

Robert Stuart, Chairman