

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

**Work Session**

**November 13, 2017**

**MINUTES**

The members of the Planning Commission met on November 13, 2017 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 Bill Jeffries  
Commissioner Christina McInnis  
Commissioner Annette Mitchell  
Commissioner Ralph Moore  
Commissioner Pat Simpson  
Commissioner Lannie Smith  
Vice Chairman Chris Callaghan

Absent:

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 November 13, 2017, Planning Commission meeting.

**1. Case No. 0703-PUD-17, Greenway Apartments at Orange Beach PUD**

Hutchinson, Moore & Rauch LLC, on behalf of Larry Snyder & Company, requests recommendation to City Council for **Preliminary PUD Approval** to zone 4.41 acres to PUD (Planned Unit Development) for an apartment complex with 108 micro-efficiency units and a parking area with 146 paved spaces and 76 grassed overflow spaces. The property is located at the northeast corner of ROSCOE ROAD and UNIVERSITY LANE. The property is located east of EMC and outside the city limits. If approved, the property will be annexed into the city. The number of buildings has been reduced from four to two three-story buildings. Overflow parking in a grassed area will require an exception approved by the Planning Commission.

2. **Case No. 1101-SD-17, Bickers Acre Subdivision**  
Matthew L. Bickers requests approval of **Preliminary and Final Minor Subdivision** plat to subdivide a 2.12-acre lot into four lots, with three lots fronting on Sampson Avenue. The property is located at 28670 SAMPSON AVENUE in the RS-1 (Single-Family Residential) zoning district. There are no outstanding issues.
3. **Case No. 1102-SD-17, Hyatt/Rogers Common Lot Line Move**  
Hutchinson, Moore & Rauch LLC, on behalf Bob Rogers and Wayne Hyatt, requests approval of **Preliminary and Final Minor Subdivision** plat to move the common lot line between two lots 50 feet so that both lots will have lot widths of approximately 150 feet. The properties are located at 6862 SOUTH BAYOU DRIVE and 6868 SOUTH BAYOU DRIVE. The subject property is located outside of the city limits in the city's Planning Jurisdiction. There are no outstanding issues.
4. **Case No. 0706-SP-17, Matt Foster Storage Yard**  
Lucido Engineering & Surveying LLC, on behalf of Matt Foster, requests approval of **Site Plan Review** for an outdoor storage yard. The property is located at 4404 MONEY BAYOU DRIVE in the GB (General Business) zoning district. (*Deferred from the October 2017 meeting*) There are no outstanding issues.
5. **Case No. 0707-SP-17, Keel Storage Building**  
Mark Keel requests approval of **Site Plan Review** for a storage building and outdoor storage yard. The property is located 27085 CANAL ROAD in the GB (General Business) zoning district. (*Deferred from the October 2017 meeting*) Outstanding violations will be corrected when the site is developed per the site plan.
6. **Case No. 1005-SP-17, Caribe on the Beach East Condominium**  
Dewberry/Preble-Rish, on behalf of Caribe on the Beach East LLC, requests approval of **Site Plan Review** for a condominium with 100 units. The property is located at 26026 PERDIDO BEACH BOULEVARD in the BR-2 (Beach Resort High Density) zoning district. (*Deferred from the October 2017 meeting*) The number of units has been reduced to 93 and 77 units will have foyer entry. The driveway will be right-in, right-out only and 262 parking spaces will be provided. The project will also provide public beach access.
7. **Case No. 1103-SP-17, LaDolce Vita Condominium**  
Henry Norris & Associates, on behalf of Ed Trehern, requests approval of **Site Plan Review** for a condominium development with 140 units and a marina on 3.35 acres. The property is located at 29041 PERDIDO BEACH BOULEVARD in the RM-2 (Multi-Family Residential High Density) zoning district. There will be no rental of the boat slips. One driveway will be for entering and one driveway for exiting. ALDOT approval is required. There will be 315 parking spaces.

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Adjourned at 4:10 p.m.

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Kit Alexander, Secretary

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Chris Callaghan, Vice Chairman