

Minutes  
Orange Beach Planning Commission  
Monday, August 14, 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 4:05 p.m.

**B. INVOCATION**

Commissioner Christina McInnis gave the invocation.

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

Board Members Present:

Commissioner Bill Jeffries  
Commissioner Christina McInnis  
Commissioner Annett 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

Absent:

Commissioner John Davis  
Commissioner Jimmy Boyd

**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 – There were no changes and the minutes stand approved as submitted.**

1. Approval of minutes from the Work Session meeting on July 10, 2017.
2. Approval of minutes from the Regular Meeting on July 10, 2017.

## H. PUBLIC HEARINGS

1. **Case No. 0801-PUD-17, Gulf Stream PUD** - Dewberry/Preble-Rish, on behalf of Michael J. Specchio, requests recommendation to City Council for **Final PUD Approval** to rezone 10.8 acres from GB (General Business) to PUD (Planned Unit Development) for a 64-unit townhouse development. The property is located at 24830 Canal Road and 4394 Canal Square Lane at the end of Canal Square Lane. Griffin Powell presented staff comments to the Planning Commission. There will be 66 guest parking spaces located throughout the development. There will also be two parking spaces/unit and no off-street parking. John Avant was present to address the Planning Commission. He stated Canal Square Lane will be improved to City standards. He is requesting a 20-foot waiver for the buffer on the east property line. The proposed right-of-way width is 50 feet. The required right-of-way width is 60 feet.

Chairman Robert Stuart opened the public hearing for comments. Donald "Bubba" Ray stated he previously owned the property. He still owns a 30-foot strap adjacent to the property. Kit Alexander stated we have an easement on file for ingress/egress. The developer has moved the proposed utilities to the west side of the access property. Kit provided a schematic showing the four-foot sidewalk.

**Motion made (Callaghan/Jeffries) to recommend approval of Final PUD approval to City Council subject to staff comments and allow sidewalk to be reduced to four feet instead of five feet as requested by the applicant.** Roll call revealed: Jeffries, no; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Callaghan, yes; Stuart, yes. **Forwarded to City Council with a positive recommendation (6-1).**

2. **Case No. 1006-SD-16, Gulf Stream Preliminary Plat** - Dewberry/Preble-Rish, on behalf of Michael J. Specchio, requests approval of **Preliminary Major Subdivision** to subdivide 10.8 acres into a townhouse subdivision with 64 lots, three common areas, and a private right-of-way. The property is located at 24830 Canal Road and 4394 Canal Square Lane at the end of Canal Square Lane. Griffin Powell presented staff comments to the Planning Commission. He stated the subdivision plat is concurrent with the PUD application. Canal Square will be improved to City standards. The proposed onsite private right-of-way width will be 50 feet instead of 60 feet as required. The applicant is requesting to forgo the roadway markings required. The ROW and roadway will be privately owned and maintained. Chairman Robert Stuart opened the public hearing for comments and no one spoke in favor or against.

**Motion made (Stuart/Moore) to approve preliminary plat request subject to staff comments and a waiver to reduce the right-of-way width from 60 feet to 50 feet; a waiver from the required roadway markings; and reduce the sidewalk from 5 feet to 4 feet.** Roll call revealed: Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Callaghan, yes; Stuart, yes. **Approved (7-0).**

3. **Case No. 0806-SD-17, Harbor Club Subdivision** - Sawgrass Consulting LLC, on behalf of Coleman Bryars and 68 V Spyglass 2016 LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide and resubdivide three lots into two lots. The property is located at the southwest corner of Canal Road and Griffith Marina Road, west side of Griffith Marina Road, in the GB (General Business) and MR (Marine Resort) zoning districts. Griffin Powell presented the staff comments to the Planning Commission. He stated the plat meets the zoning ordinance requirements. Kit Alexander stated that the Harbor Club subdivision plat must be recorded prior to the recordation of Spyglass subdivision. Chairman Robert Stuart opened the public hearing for comments and no one spoke in favor or opposition.

**Motion made (Jeffries/Callaghan) to approved preliminary/final plat request subject to staff comments.** Roll call revealed: Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Callaghan, yes; Stuart, yes. **Approved (7-0).**

## I. SITE PLAN REVIEWS

1. **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 July 2017 meeting). Griffin Powell presented staff comments to the Planning Commission. He stated a privacy fence is required around the storage yard and the good side must face the roadway. A landscape plan prepared by a landscape architect must be submitted for review and approval. Vince Lucido stated that state law allows a Professional Engineer to perform design of incidental landscape work. He requested that the minutes reflect he disagrees with the requirement to have a landscape architect prepare the landscape design. Larry Ellis stated that the regulations are stated in Articles 16 and 10 in the zoning ordinance. Commissioner Lannie Smith stated the City can be more stringent. John Lawler stated that yes the City can be more stringent.

**Motion made (Jeffries/Mitchell) to defer until the September 11 meeting.** Roll call revealed: Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Callaghan, yes; Stuart, yes. **Deferred (7-0).**

2. **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 July 2017 meeting). Griffin Powell presented staff comments to the Planning Commission. Griffin Powell presented staff comments to the Planning Commission. Mark Keel was present to address the Planning Commission. In February 2016, the applicant obtained site plan approval for a storage yard and storage building on the subject property. Site plan approved expired in February 2017. There are five violations on the subject property. The violations include illegal and non-permitted storage of fill material; non-permitted storage of vehicles and equipment; storage of construction material and containers; storage of concrete debris and junk; and non-approved driveway and damaged sidewalks. There are numerous outstanding staff comments and a landscape plan, prepared by a registered architect, must be submitted for review and approval. Photographs of the violations were provided to the Planning Commission.

**Motion made (Moore/Callaghan) to defer until the September 11 meeting.** Roll call revealed: Roll call revealed: Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Callaghan, yes; Stuart, yes. **Deferred (7-0).**

3. **Case No. 0803-SP-17, Waterside Site Plan** - Hutchinson, Moore & Rauch LLC, on behalf of the Property Owners Association of Waterside Inc., requests approval of **Site Plan Review** for a parking lot addition, drainage improvements, and landscaping for two existing duplexes. The property is located at 23310 Perdido Beach Boulevard in the BR-2 (Beach Resort High Density) zoning district. Griffin Powell presented staff comments to the Planning Commission. Gravel was placed on the site without proper approval from the City. Doug Bailey was present to address the Planning Commission. The rock and sand presently in the location of the proposed stormwater management facility will be removed and used to regrade the vehicular use area to direct stormwater to the new retention pond. The total amount of parking on the site will be 63 spaces.

A site inspection of the subject property revealed illegal fill and gravel and a violation letter was issued to the owners. Kit Alexander stated that she met with Doug Bailey and the owners on site to discuss drainage issues. Sally Caldwell, who owns property to the east, supports anything to alleviate the flooding of her property.

**Motion made (Smith/Jeffries) to approve site plan request subject to staff comments.** Roll call revealed: Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Callaghan, yes; Stuart, yes. **Approved (7-0).**

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

1. **Case No. 0704-PUD-17, BPG Proposed Retail Development PUD** - Burton Property Group LLC, on behalf of Gulf Sands Development Inc., requests recommendation to City Council for Preliminary PUD Approval to rezone 5.62 acres from GB (General Business) to PUD (Planned Unit Development) for a single tenant freestanding grocery store with a floor area of 43,100 square feet. The property is located at 26080 Canal Road and 4544 Orange Beach Boulevard, the southeastern corner of the intersection of Canal Road and Orange Beach Boulevard. (Deferred from the July 2017 meeting).

**Motion made (Mitchell/Callaghan) to defer until the September 11 meeting.** Roll call revealed: Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Callaghan, yes; Stuart, yes. **Deferred (7-0).**

**K. OTHER BUSINESS**

**L. PUBLIC COMMENTS**

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**M. ADJOURN**

The meeting adjourned at 5:30 p.m.

Respectfully submitted,

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Kit Alexander, Secretary

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Robert Stuart, Chairman