

Minutes
Orange Beach Planning Commission
Monday, March 14, 2016 – 4:00 P.M.
Council Chambers – Orange Beach Municipal Complex
4099 Orange Beach Blvd.

A. CALL TO ORDER

Vice Chairman Chris Callaghan called the meeting to order at 4:00 p.m.

B. INVOCATION

Commissioner John Davis 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 Mark Williams
Chairman Robert Stuart

Staff Present:

John Lawler, City Attorney
Kit Alexander, E&ES Director
Griffin Powell, Planner II
Paulette Taylor, Planner I

Board Members Absent:

Vice Chairman Chris Callaghan

E. APPROVAL OF AGENDA

There were no changes to the agenda and the agenda stands approved as submitted.

F. CONFLICTS OF INTEREST – Commissioner Mark Williams, resident of Terry Cove Harbor PUD, will abstain from voting on 0302-PUD-16 Harbor Ridge PUD and 0303-SD-16 Harbor Ridge Subdivision.

G. APPROVAL OF MINUTES AND CERTIFIED RECORDS – The minutes stand approved as submitted with one correction to the change the date of the minutes to February 8, 2016.

1. Approval of minutes from the Regular Meeting on February 8, 2016.

H. PUBLIC HEARING

1. **CASE NO. 0202-SD-16 – PRELIMINARY/FINAL PLAT – SUMMER SALT PLAZA, SUBDIVISION OF LOT 2 – OWNER/APPLICANT: OKS INVESTMENTS, L.L.C. –**

Request by the applicant for approval of Preliminary/Final Plat to subdivide Lot 2 of the Summer Salt Plaza Subdivision into two lots and to plat the Summer Salt Plaza roadway as a private right-of-way. The municipal address is 24151 PERDIDO BEACH BOULEVARD in the GB (General Business) zoning district. *Deferred from the Regular Meeting on March 8, 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.

Motion made (Stuart/Davis) to approve preliminary/final plat approval subject to staff comments. Roll call revealed: Davis, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Williams, yes; Stuart, yes. **Approved (8-0).**

2. **CASE NO. 0302-PUD-16 – PRELIMINARY PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL – HARBOR RIDGE PUD – OWNER: HARBOR RIDGE 2015, L.L.C. – APPLICANT: PREBLE-RISH, L.L.C. –**

Request by the applicant for recommendation to City Council for approval of Preliminary Planned Unit Development Zoning and Master Plan to rezone from RS-1 (Single-Family Residential) to PUD for a single-family residential development with 22 lots. The subject property is located at the end of St. Lucia Drive, west of Terry Cove Harbor Phase II Subdivision and east of Beech Mobile Home Park. Griffin Powell presented staff comments to the Planning Commission. Kit Alexander stated that staff had met with the developer discussion was held supporting preservation of the upland pine hammock (sandy upland with pine trees). Their request does not exceed the by-right density allowance of the RS-1 zoning district which is 22 lots.

Chairman Robert Stuart opened the public hearing for comments and the following people voiced concerns and/or spoke in opposition. Mickey Robinson stated that storm water run-off needs to be addressed. He also stated that the crushed gravel does not match the current streets in Terry Cove Harbor PUD. Charles Mitchell voiced concerns about the additional cars caused by the new development.. George Burkle voiced concerns about the additional traffic coming through the subdivision. Danny Tree voiced concerns about the potential of flooding. Tommy Smith was concerned about the crushed gravel road. He also stated that Terry Cove Harbor PUD had rejected the new development joining the current PUD. He questioned the proposed minimum square footage of the houses. Debbie Oaken stated their house was built very high and was concerned about stormwater flowing onto her property. Allen Collins stated that the gravel road was not appealing and the reduced side setbacks look tight.

Kit Alexander stated that the existing Terry Cove Harbor subdivision has no retention ponds. The City currently reviews for drainage impacts on surrounding properties but did not when Terry Cove Harbor was permitted. Gail Sexton stated that the proposed subdivision traffic will be going right past their pool. Sybil Marano asked if this was higher density because of the setbacks. Tim Jackson asked if the retention pond storage volume was configured differently with a gravel road as opposed to a paved road. Kit Alexander stated that the road is designed to have positive flow whether gravel or paved.

Allen Cox and Steve Pumphrey addressed the Planning Commission. Mr. Cox stated that their plan was to build and sell the houses; however, that could change.

Sandy Collins asked if the retention pond water was less than four feet would cattails grow. She stated it would be expensive to clean out the ponds.

There was also discussion on the fence and buffering located on the east and south sides.

Motion made (Mitchell/Jeffries) to recommend approval of Preliminary PUD Zoning and Master Plan to City Council subject to staff comments including the landscape buffer to be located along the south and east sides of the development along a proposed fence and the road to be paved. Roll call revealed: Davis, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Williams, abstained; Stuart, yes. **Forwarded to City Council with a favorable recommendation (7-0-1).**

- 3. CASE NO. 0303-SD-16 – PRELIMINARY PLAT APPROVAL – HARBOR RIDGE PUD SUBDIVISION – OWNER: HARBOR RIDGE 2015, L.L.C. – APPLICANT: PREBLE-RISH, L.L.C.** – Request by the applicant for approval of Preliminary Plat for a 22-lot single-family residential subdivision. The subject property is presently zoned RS-1 (Single-Family Residential) and is located at the end of St. Lucia Drive, west of Terry Cove Harbor Phase II Subdivision and east of Beech Mobile Home Park. Griffin Powell presented staff comments to the Planning Commission. Steve Pumphrey was present to address the Planning Commission. Chairman Robert Stuart opened the public hearing for comments and no one spoke.

Motion made (Jeffries/Mitchell) to approve preliminary plat request subject to staff comments and construction drawings to include a paved road, the landscape buffer to be located along the south and east sides of the development along a proposed fence and contingent on PUD Zoning and Master Plan approval. Roll call revealed: Davis, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Williams, abstained; Stuart, yes. **Approved (7-0-1).**

CASE NO. 0304-ZT-16 – ZONING TEXT AMENDMENT – SECTIONS 10.0306 AND 16.04 – BEACH OVERLAY LANDSCAPING REVIEWS AND HARDWOOD TREE REQUIREMENTS FOR ALL LANDSCAPING PLANS – Request by the Community Development Department for recommendation to City Council for: (1) approval of an amendment to Section 10.0306 of the Zoning Ordinance requiring U.S. Fish and Wildlife Service, in addition to the City of Orange Beach, to review and approve all landscaping and/or landscaping plans for areas of the Beach Overlay District impacted by the Perdido Key Beach Mouse and the Alabama Beach Mouse; and (2) approval of an amendment to Section 16.04 of the Zoning Ordinance requiring one hardwood (shade) tree for every 1,300 square feet of vehicular use area instead of paved area. Griffin Powell stated that the proposed zoning text amendment to Section 10.0306 to have the U.S. Fish and Wildlife review all landscape plans in the Beach Overlay District is being deferred to a later date. Griffin presented the proposed Section 16.04 zoning text amendment to the Planning Commission. Chairman Robert Stuart opened the public hearing and no one was signed up to speak.

Motion made (Smith/Davis) to recommend approval of zoning text amendment to City Council. Roll call revealed: Davis, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Williams, yes; Stuart, yes. **Forwarded to City Council with a favorable recommendation (8-0).**

I. SITE PLAN REVIEW

- 1. CASE NO. 0301-SP-16 – SITE PLAN APPROVAL – LUNA’S RESTAURANT ADDITIONAL PARKING AND DRAINAGE PLAN – APPLICANT/OWNER: BRIJOCO, L.L.C.** – Request by the applicant for approval of Site Plan for additional parking and final drainage plans for Luna’s Restaurant. The municipal address is 25689 CANAL ROAD and is in the GB (General Business) zoning district. Griffin Powell presented staff comments to the Planning Commission.

Motion made (Moore/Davis) to approve site plan request subject to staff comments. Roll call revealed: Davis, yes; Jeffries, yes; McInnis, yes; Mitchell, yes; Moore, yes; Smith, yes; Williams, yes; Stuart, yes. **Approved (8-0).**

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL

K. OTHER BUSINESS

L. PUBLIC COMMENTS

Planning Commission
March 14, 2016
Page 5

M. ADJOURN

The meeting adjourned at 5:33 p.m.

Respectfully submitted,

Kit Alexander, Secretary

Robert Stuart, Chairman