

PLANNING COMMISSION
CITY OF ORANGE BEACH

Work Session

August 8, 2016

MINUTES

The members of the Planning Commission met on August 8, 2016, 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 - absent
Vice Chairman Chris Callaghan
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 August 8, 2016, Planning Commission meeting.

CASE NO. 0802-PUD-16 – PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL – SPYGLASS PUD – OWNER: ORANGE BEACH RV AND STORAGE LLC – APPLICANT: DEWBERRY/PREBLE-RISH – Request by the applicant for recommendation to City Council for approval of Preliminary and Final PUD Zoning and Master Plat to rezone 9.95 acres from GB (General Business) to PUD for a townhouse development with 88 lots. The municipal address is 26952 CANAL ROAD at the intersection of Canal Road and Griffith Marina Road. Griffin Powell stated that there will be 17 buildings with two-story three-bedroom townhomes. Two parking spaces will be provided for each unit. Parking will also be provided on the east and west sides as well as at the pool. The applicant has received conceptual approval by ALDOT.

CASE NO. 0803-SD-16 – PRELIMINARY MAJOR PLAT – SPYGLASS SUBDIVISION – OWNER: ORANGE BEACH RV AND STORAGE LLC – APPLICANT: DEWBERRY/PREBLE-RISH – Request by the applicant for approval of Preliminary Plat to subdivide 19 acres into 88 townhouse lots with common areas and a platted 50-foot private right-of-way. The municipal address is 26952 CANAL ROAD in the GB (General Business) zoning district. Griffin Powell stated this request is

contingent on City Council approval for 0802-PUD-16. He stated a waiver on the right-of-way width and roadway markings will be required.

CASE NO. 0804-ZT-16 – ZONING TEXT AMENDMNET – ARTICLE 5 – FENCING REGULATIONS – Request by the Community Development Department for recommendation to City Council for approval of amendments to Article 5 of the Zoning Ordinance to prohibit the use of barbed wire, razor wire, and similar fences in the City of Orange Beach. Griffin Powell stated the proposed zoning text amendment will prohibit barbed wire fencing. Discussion was held on barbed wire fencing for police, utilities and agricultural uses.

CASE NO. 0801-SP-16 – SITE PLAN APPROVAL – ALL ABOUT STORAGE – OWNER: WINNETKA PROPERTIES – APPLICANT: R² GLOBAL – Request by the applicant for approval of Site Plan to construct a climate controlled mini storage facility comprised of four buildings and an office. The municipal address is 24130 CANAL ROAD in the GB (General Business) zoning district. Griffin Powell stated the applicant is requesting a variance to the parking requirements from the Board of Adjustment.

CASE NO. 0602-SP-16 – SITE PLAN APPROVAL – HUDSON MARINA OFFICE – OWNER/APPLICANT: RODNEY & LAURIE JONES – Request by the applicant for approval of Site Plan to convert an existing garage building into an office for Hudson Marina for administration, maintenance and reservations. The municipal address is 4685 SOUTH WILSON BOULEVARD in the GB (General Business) zoning district. *Deferred from the Regular Meeting on 07/11/2016.* Griffin Powell stated the applicant has requested deferral until the September meeting.

Adjourned at 3:48 p.m.

Kit Alexander, Secretary

Robert Stuart, Chairman