

Minutes  
Orange Beach Planning Commission  
Monday, April 13, 2015 – 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 John Davis gave the invocation.

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

Board Members Present:

Commissioner Chris Callaghan  
Commissioner John Davis  
Commissioner Bill Jeffries  
Commissioner Annette Mitchell  
Commissioner Lannie Smith  
Commissioner Mark Williams  
Vice Chairman Tim Blackwell  
Chairman Robert Stuart

Staff Present:

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

Board Member Absent:

Commissioner Ralph Moore

**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 Regular Meeting on March 9, 2015.

**H. PUBLIC HEARING**

1. **CASE NO. 0403-ZT-15 – ZONING TEXT AMENDMENT – SECTION 5.04, ACCESSORY STRUCTURES AND/OR BUILDINGS** – Request by the Community Development Department for a recommendation to City Council for amendments to Section 5.04 of the Zoning Ordinance to regulate accessory buildings on residential properties.

Griffin Powell presented the proposed changes to the Zoning Ordinance relating to accessory structures and uses. A Zoning Text Committee meeting was held on April 8 to discuss the purpose and problems associated with accessory structures. Much discussion was held regarding scale, total square footage, location, setback, plumbing and lot size for accessory structures. Commissioner Lannie Smith stated that currently a boat house is considered an accessory building, which would not also allow for a storage building. Chairman Robert Stuart opened the public hearing for comments. Mike Thomas stated that staff should come up with an answer for both sides. After much discussion, a work session will be held on April 29 at 10:30 a.m.

**Motion made (Stuart/Blackwell) to defer until the May 11 meeting.** Roll call revealed: Callaghan, yes; Davis, yes; Jeffries, yes; Mitchell, yes; Moore, yes; Smith, yes; Williams, yes; Blackwell yes; Stuart. **Deferred (8-0).**

2. **CASE NO. 0404-SD-15 – FINAL PLAT APPROVAL – KATIE’S SUBDIVISION LOT 2 AND LOT 3– OWNER: FIRST SECURITY UNITED BANK – APPLICANT: THE BROADWAY GROUP, L.L.C.** – Request by the applicant for approval of Final Plat for a replat of Lot 2 and Lot 3 of the Katie’s Subdivision. The municipal address is 24881 PERDIDO BEACH BOULEVARD and is located in the GB (General Business) zoning district. Griffin Powell presented staff comments to the Planning Commission. Patrick Carr was present to address the Planning Commission. A utilities easement will be provided along west property line of lot 2 and Avalon Lane must be brought up to city standards.

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

## **I. SITE PLAN REVIEW**

1. **CASE NO. 0401-SP-15 – SITE PLAN APPROVAL – AVALON LANE NEW RETAIL STORE – OWNER: FIRST SECURITY UNITED BANK – APPLICANT: THE BROADWAY GROUP, L.L.C.** – Request by the applicant for approval of Site Plan to construct a 10,640-SF retail store at the intersection of Avalon Lane and Perdido Beach Boulevard. The municipal address is 24881 PERDIDO BEACH BOULEVARD and is located in the GB (General Business) zoning district. Griffin Powell presented staff comments to the Planning Commission. Patrick Carr was present to address the Planning Commission. Joel Gray, Romar Village property owner, asked if a traffic signal would be installed at this site. Kit Alexander stated that a traffic light would not be warranted by ALDOT at this time.

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

2. **CASE NO. 0402-SP-15 – SITE PLAN APPROVAL – LOPER BUILDING – OWNER: LANCE LOPER – APPLICANT: MIKE THOMAS** – Request by the applicant for approval of Site Plan to construct a 40' by 50' storage building. The municipal address is 4387 MONEY BAYOU DRIVE and is located in the GB (General Business) zoning district. Griffin Powell presented staff comments to the Planning Commission. Mike Thomas was present to address the Planning Commission. Mr. Thomas stated that Lance Loper purchased the property strictly to be used for personal storage. Discussion was held concerning the metal building, the facade and how it relates to architectural standards as described in Article 10 of the Zoning Ordinance.

**Motion made (Stuart/Blackwell) to defer until the May 11 meeting.** Roll call revealed: Callaghan, yes; Davis, yes; Jeffries, yes; Mitchell, yes; Moore, yes; Smith, yes; Williams, yes; Blackwell yes; Stuart. **Deferred (8-0).**

- J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL**
- K. OTHER BUSINESS**
- L. PUBLIC COMMENTS**
- M. ADJOURN**

The meeting adjourned at 5:08 p.m.

Respectfully submitted,

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Kit Alexander, Secretary

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Robert Stuart, Chairman