

Minutes
Orange Beach Planning Commission
Monday, February 9, 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 4:10 p.m.

B. INVOCATION

Chairman Robert Stuart 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 Ralph Moore
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

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 on January 12, 2015.
2. Approval of minutes from the Regular Meeting on January 12, 2015.

H. PUBLIC HEARING

1. **CASE NO. 0201-SD-15 – PRELIMINARY/FINAL MINOR PLAT – BAY CIRCLE ESTATES RESUBDIVISION – OWNER/APPLICANT: TIM & TONI TURPEN, VICKI THOMPSON** – Request by the applicant for approval of Preliminary/Final Minor Plat to resubdivide five, 50' by 400' lots into eight, 62.5' by 200' lots. The subject property is Lots 11-15 of the Resubdivision of Lots 1-3, Block 2 in Gulf Bays Tract located between Bay

Circle and Boat Street, 150 feet north of each street's intersection with Magnolia Avenue, in the RS-2 (Single-Family Residential) zoning district. Griffin Powell presented staff comments to the Planning Commission. Toni Turpen was presented to address the Planning Commission. She stated that decided to make the lots larger in order to sell them. Chairman Robert Stuart opened the public hearing for comments and two people spoke. Don McCutchen was not opposed but asked if all lots would have deeded water access. John Lawler stated that all eight lots would have water access. Greg Johnstone stated he was opposition and voiced concerns over drainage. Kit Alexander stated that drainage would be addressed when the owner applies for a building permit.

Motion made (Stuart/Mitchell) to approve preliminary/final plat 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, yes. **Approved (9-0).**

2. **CASE NO. 0202-PUD-15 – FINAL PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL – PARK BEACH SUBDIVISION PUD (PARKS EDGE) – OWNER/APPLICANT: COTTAGES AT ROMAR, L.L.P. – AGENT: WAS DESIGN**
– Request by the applicant for a recommendation to City Council for Final PUD Zoning and Master Plan approval for a single-family residential subdivision with 30 lots along with central greenspace and a swimming pool area. The subject property is located northwest of the Village of Tannin PUD and southeast of the Gulf State Park. Griffin Powell presented staff comments to the Planning Commission. Troy Strunk and Richard Davis were present to address the Planning Commission. Kit Alexander stated the water will be public and the sanitary sewer system will be private, not connected to the Village of Tannin. All roadways will be privately owned and maintained. There will be three spaces per lot provided for parking. There will also be parking available on the street. George Gounares stated that there is more parking available than shown on the plans. Troy Strunk stated that the proposed lots will be similar to Tannin with the same single-family feeling. Richard Davis stated that the covenants have not been drafted to address rent restrictions. Chairman Robert Stuart opened the public hearing for comments and no one was signed up to speak.

Motion made (Stuart/Williams) to recommend approval of final PUD zoning and master plan approval to City Council subject to staff comments. Roll call revealed: Callaghan, yes; Davis, yes; Jeffries, yes; Mitchell, yes; Moore, yes; Smith, yes; Williams, yes; Blackwell, yes; Stuart, yes. **Forwarded to City Council with a favorable recommendation (9-0).**

3. **CASE NO. 0203-SD-15 – PRELIMINARY MAJOR PLAT – PARK BEACH SUBDIVISION – OWNER/APPLICANT: COTTAGES AT ROMAR, L.L.P. – AGENT: WAS DESIGN**
– Request by the applicant for approval of Preliminary Major Plat for a 30-lot residential subdivision. The subject property is located northwest of the Village of Tannin PUD and southeast of the Gulf State Park. Griffin Powell presented staff comments to the Planning Commission. Troy Strunk and Richard Davis were present to address the Planning Commission. Chairman Robert Stuart opened the public hearing for comments and two people spoke. Kendall Clarke asked what road would be used for construction access and

once completed how shared maintenance of the streets would be handled. Richard Davis stated that shared maintenance documents drafted include temporary license and unimproved areas will provide construction access. Roy McMillan asked how the funds for maintenance of streets will be collected.

Motion made (Stuart/Jeffries) to approve preliminary major plat 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, yes. **Approved (9-0).**

I. SITE PLAN REVIEW

1. **CASE NO. 0103-SP-15 – SITE PLAN APPROVAL – ROMAR HOTEL – OWNER/APPLICANT: ROMAR HOTELS, INC.** – Request by the applicant for approval of Site Plan to construct a 7-story hotel with 86 lodging rooms. The municipal address is 26032 PERDIDO BEACH BOULEVARD and is located in the BR-2 (Beach Resort High Density) zoning district. *Deferred from the Regular Meeting on 01/12/2015.* Kit Alexander stated that staff received a letter from the legal counsel for Emerald Skye regarding easements and shared parking. Staff does not feel comfortable with the site plan request until the shared parking issue is resolved.

Motion made (Moore/Davis) to defer until the March meeting. Roll call revealed: Callaghan, yes; Davis, yes; Jeffries, yes; Mitchell, yes; Moore, yes; Smith, yes; Williams, yes; Blackwell, yes; Stuart, yes. **Deferred (9-0).**

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL

CASE NO. 1202-SD-14 – PRELIMINARY/FINAL MINOR PLAT – DA CAR WASH SUBDIVISION – OWNER/APPLICANT: DA CAR WASH, L.L.C. – Request by the applicant for approval of Preliminary/Final Plat to subdivide into the two lots the West Half of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter, Section 6, Township 9 South, Range, East, Baldwin County, Alabama. The municipal address is 24130 CANAL ROAD and is located in the GB (General Business) zoning district. *Deferred from the Regular Meeting on 01/12/2015.*

Motion made (Stuart/Smith) to defer until the March meeting. Roll call revealed: Callaghan, yes; Davis, yes; Jeffries, yes; Mitchell, yes; Moore, yes; Smith, yes; Williams, yes; Blackwell, yes; Stuart, yes. **Deferred (9-0).**

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN

Planning Commission
February 9, 2015
Page 4

The meeting adjourned at 4:52 p.m.

Respectfully submitted,

Kit Alexander, Secretary

Robert Stuart, Chairman