

Minutes
Orange Beach Planning Commission
Monday, January 12, 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

Chairman Robert Stuart gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner Chris Callaghan
Commissioner Bill Jeffries
Commissioner Annette Mitchell
Commissioner Ralph Moore
Commissioner Lannie Smith
Vice Chairman Tim Blackwell
Chairman Robert Stuart

Staff Present:

Kit Alexander, E&ES Director
Griffin Powell, Planner II
Paulette Taylor, Planner I

Staff Absent:

John Lawler, City Attorney

Board Member Absent:

Commissioner John Davis
Commissioner Mark Williams

E. APPROVAL OF AGENDA

There were no changes to the agenda and the agenda stands approved as submitted. However, the public hearing was moved to the last item on the agenda.

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 December 8, 2014.

H. SITE PLAN REVIEW

1. **CASE NO. 0101-SP-15 – SITE PLAN APPROVAL – EAST 180 U-STORE IT CLIMATE CONTROL ADDITION – OWNER/APPLICANT: EAST 180 U-STORE IT, L.L.C. – AGENT: LUCIDO ENGINEERING & SURVEYING** – Request by the applicant for approval of Site Plan to connect Building B and Building C with a 30' by 180' (5,400 square feet) addition and convert to a climate controlled structure. The municipal address is 24250 CANAL ROAD and is located in the GB (General Business) zoning district. Griffin Powell presented staff comments to the Planning Commission. Vince Lucido was present to address the Planning Commission.

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

2. **CASE NO. 0102-SP-15 – SITE PLAN APPROVAL – THE GULF RESTAURANT, PHASE III – OWNER/APPLICANT: ALABAMA POINTE VENUE, L.L.C. – AGENT: HUTCHINSON, MOORE & RAUCH, L.L.C.** – Request by the applicant for approval of Site Plan to construct a deck area, enclosed space, and additional parking on the west side of the existing restaurant. The municipal address is 27500 PERDIDO BEACH BOULEVARD and is located in the GB (General Business) zoning district. Griffin Powell presented staff comments to the Planning Commission.

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

I. PUBLIC HEARING

1. **CASE NO. 1102-PUD-14 – PRELIMINARY PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL – ASCENSION & GRACE PRELIMINARY/FINAL PUD – OWNER/APPLICANT: GCOF ORANGE BEACH GULF FRONT, L.L.C. – AGENT: FORREST DANIELL & ASSOCIATES** – Request by the applicant for a recommendation to City Council for Preliminary PUD Zoning and Master Plan Approval to rezone from BR-2 (Beach Resort High Density) to PUD for two condominium towers: Ascension with 36 stories and 201 units and Grace with 35 stories and 77 units. The municipal address is 25600 – 25736 PERDIDO BEACH BOULEVARD. *Deferred from the Regular Meeting on 12/08/2014.* Griffin Powell presented staff comments to the Planning Commission. Kit Alexander stated the proposed project complies with the newer and stricter parking requirements, which is tied to the number of bedrooms. Chairman Robert Stuart opened the public hearing for comments. Cecil Young and Hap Haas spoke in opposition. Mr. Young the project should not be taller than the allowed 26-story buildings. Both voiced concerns with traffic. Bert Taylor, representing 8 of the 10 Against the Wind owners, had concerns with traffic and no access to the light. He stated that their property cannot be landlocked. Kristie Wheelers, Summerchase, had concerns with traffic. Peggy Bullion was undecided but also voiced concerns with pedestrian traffic and safety. Forty-two people spoke in favor (11 City of Orange Beach residents; 31 non-residents).

Forrest Daniell gave a PowerPoint presentation of the Ascension and Grace project. He stated that the Against the Wind property owners would be provided ingress/egress access as suggested by ALDOT.

Motion made (Stuart/Smith) to recommend Preliminary PUD Zoning and Master Plan Approval to City Council subject to staff comments. Callaghan, yes; Jeffries, yes; Mitchell, yes; Moore, yes; Smith, yes; Blackwell, yes; Stuart, yes. **Forwarded to City Council with a favorable recommendatio (7-0).**

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL

1. **CASE NO. 1202-SD-14 – MINOR PRELIMINARY/FINAL 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 12/08/2014.*
2. **CASE NO. 1206-SP-14 – SITE PLAN APPROVAL – LINDSEY LANE OPEN STORAGE – OWNER/APPLICANT: JIM WARE – AGENT: LUCIDO ENGINEERING & SURVEYING, L.L.C.** – Request by the applicant for approval of Site Plan for a 150' by 150' open storage yard. The site is located on the east side of Lindsey Lane, north of the entrance to Twin Lakes, in the GB (General Business) zoning district. *Deferred from the Regular Meeting on 12/08/2014.*
3. **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.

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN

The meeting adjourned at 6:05 p.m.

Respectfully submitted,

Kit Alexander, Secretary

Robert Stuart, Chairman