

Minutes
Orange Beach Planning Commission
Monday, November 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 4:00 p.m.

B. INVOCATION

Vice Chairman Chris Callaghan gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner John Davis
Commissioner Bill Jeffries
Commissioner Annette Mitchell
Commissioner Ralph Moore
Commissioner Lannie Smith
Commissioner Mark Williams
Vice Chairman Chris Callaghan
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 Christina McInnis

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 was one correction to the minutes.

1. Approval of minutes from the Regular Meeting on October 12, 2015.

H. PUBLIC HEARING

1. **CASE NO. 1102-RZ-15 – REZONING – COOK PROPERTIES LLC REZONING – OWNER/APPLICANT: COOK PROPERTIES LLC** – Request by the applicant for recommendation to City Council for approval of the rezoning of 108 acres from AG (Agricultural) to GB (General Business). The subject property is located west of Powerline Road and south of The Wharf and has the parcel identification of 05-66-01-01-3-001-001.000 (PIN 226496). Griffin Powell presented staff comments to the Planning Commission. Daniel Blackburn was present to address the Planning Commission. He stated that their request was prompted by a recent rezoning to property left of this location. It would be similar to surrounding zoning. Chairman Robert Stuart opened the public hearing for comments and no one was signed up to speak.

Motion made (Stuart/Callaghan) to recommend GB rezoning to City Council. Roll call revealed: Davis, yes; Jeffries, yes; Mitchell, yes; Moore, yes; Smith, yes; Williams, yes; Callaghan, yes; Stuart, yes. **Forwarded to City Council with a positive recommendation (8-0).**

2. **CASE NO. 1104-SD-15 – PRELIMINARY/FINAL MINOR SUBDIVISION APPROVAL – BUENA VISTA, PHASE 1D RESUBDIVISION – OWNER: ORANGE BEACH RV INVESTMENT – APPLICANT: SAWGRASS CONSULTING** – Request by the applicant for approval of Preliminary/Final Plat to combine Lots 97 – 101 in Phase 1D and the adjacent detention area into one lot to create an additional amenities area. The municipal address is 23601 PERDIDO BEACH BOULEVARD in the Buena Vista PUD Master Plan. Griffin Powell presented staff comments to the Planning Commission. Ercil Godwin was present to address the Planning Commission. Chairman Robert Stuart opened the public hearing for comments and no one was signed up to speak.

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

I. SITE PLAN REVIEW

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL

1. **CASE NO. 0705-PUD-15 – PRELIMINARY PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL – COTTAGES AT PARK’S EDGE PUD – OWNER: COTTAGES AT ROMAR, L.L.P. – APPLICANT: WAS DESIGN** – Request by the applicant for recommendation to City Council for approval of Preliminary PUD Zoning and Master Plan to rezone to PUD for a single-family residential development

with 77 cottage lots along with an open-air pavilion and pool area. The municipal address is 23063 PERDIDO BEACH BOULEVARD. *Deferred from Regular Meeting on 10/12/2015.*

Motion made (Smith/Jeffries) to defer until the December 14 meeting. Roll call revealed: Davis, yes; Jeffries, yes; Mitchell, yes; Moore, yes; Smith, yes; Williams, yes; Callaghan, yes; Stuart, yes. **Deferred (8-0).**

2. **CASE NO. 1001-SP-15 – SITE PLAN APPROVAL – THE CUT – OWNER/APPLICANT: STEVEN L. WALL** – Request by the applicant for approval of Site Plan to construct a restaurant with a gross floor area of 24,647 square feet. The municipal address is 22321 CANAL ROAD in the I-1 (Industrial) zoning district. *Deferred from Regular Meeting on 10/12/2015.*

Motion made (Stuart/Mitchell) to defer until the December 14 meeting. Roll call revealed: Davis, yes; Jeffries, yes; Mitchell, yes; Moore, yes; Smith, yes; Williams, yes; Callaghan, yes; Stuart, yes. **Deferred (8-0).**

3. **CASE NO. 1101-SP-15 – SITE PLAN APPROVAL – M&J RENTALS – OWNER/APPLICANT: M&J RENTALS** – Request by the applicant for approval of Site Plan to construct a new 4,000-ft² building for Orange Beach Auto & Marine. The subject property is located on Canal Road east of Visual Effects and Repeat After Me in the GB (General Business) zoning district.

Motion made (Stuart/Callaghan) to defer until the December 14 meeting. Roll call revealed: Davis, yes; Jeffries, yes; Mitchell, yes; Moore, yes; Smith, yes; Williams, yes; Callaghan, yes; Stuart, yes. **Deferred (8-0).**

K. OTHER BUSINESS

1. Election of officers.

Motion made (Mitchell/Smith) to nominate Robert Stuart as Chairman. Roll call vote by viva voce was unanimous.

Motion made (Stuart/Williams) to nominate Chris Callaghan as Vice Chairman. Roll call vote by viva voce was unanimous.

2. Kit Alexander gave the status of the recent parking amendments forwarded to the City Council. She stated that Council supported the proposed changes but recommended removal of the conditional use requirement for single family residences with five or more sleeping rooms.

3. Kit Alexander reported on the growth and transportation elements of the Town Hall meeting presentation held on October 20. She stated the staff is looking for direction from the Planning Commission on zoning text amendments. Staff will meet with the Zoning Text Committee within the next two weeks for a proposed zoning text amendment addressing density on the beach.

L. PUBLIC COMMENTS

M. ADJOURN

Kit Alexander, Secretary

Robert Stuart, Chairman