

Minutes  
Orange Beach Planning Commission  
Monday, July 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**

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 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

Board Member Absent:

Commissioner Annette Mitchell

- E. APPROVAL OF AGENDA** – The agenda was approved with one item added to include amending the Planning Commission By-Laws to allow the Chairman to participate in motions and voting of agenda items. Discussion was held and voted to approve to allow the Chairman to practice the same rights as other members.

**Motion made (Davis/Blackwell) to amend the Planning Commission By-Laws to follow Robert's Rules to conduct meetings with the exception that the Chairman shall participate in motions and voting of agenda items.** Roll call revealed: Callaghan, yes; Davis, yes; Jeffries, yes; Moore, yes; Smith, yes; Williams, yes; Blackwell, yes; Stuart, abstained. **Approved (7-0-1).**

- 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 April 29, 2015.
2. Approval of minutes from the Regular Meeting on May 11, 2015.

**H. PUBLIC HEARING**

1. **CASE NO. 0704-PUD-15 – PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL – PHOENIX ORANGE BEACH CONDOMINIUM PUD – OWNER/APPLICANT: BRETT REAL ESTATE, ROBINSON DEVELOPMENT COMPANY, INC.** – Request by the applicant for recommendation to City Council for approval of Preliminary and Final PUD Zoning and Master Plan to rezone from BR-2 (Beach Resort High Density) to PUD for a 21-floor, 114-unit condominium. The municipal address is 25494 PERDIDO BEACH BOULEVARD. The applicant has requested deferral until the August 10, 2015 meeting.

**Motion made (Stuart/Moore) to defer until the August 10, 2015 meeting.** Roll call revealed: Callaghan, yes; Davis, yes; Jeffries, yes; Moore, yes; Smith, yes; Williams, yes; Blackwell, yes; Stuart, yes. **Deferred (8-0).**

2. **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. The applicant has requested deferral until the August 10, 2015 meeting.

**Motion made (Moore/Smith) to defer until the August 10, 2015 meeting.** Roll call revealed: Callaghan, yes; Davis, yes; Jeffries, yes; Moore, yes; Smith, yes; Williams, yes; Blackwell, yes; Stuart, yes. **Deferred (8-0).**

3. **CASE NO. 0707-SD-15 – PRELIMINARY/FINAL MINOR PLAT – BLACKBURN FAMILY DIVISION PLAT 2 – OWNER: DANIEL BLACKBURN – APPLICANT: LUCIDO ENGINEERING & SURVEYING** – Request by the applicant for approval of Preliminary/Final Minor Plat to subdivide Lot 4 into three lots with Lot 4A contacting 30 acres, Lot 4B 2.56 acres, and Lot 4C 13.26 acres. The subject property is located on Canal Road and Sampson Avenue in the RS-1 (Single-Family Residential) zoning district. Staff is asking for deferral because the plat does not provide for lot 4C to front on an improved right-of-way as required by the subdivision regulations.

**Motion made (Davis/Jeffries) to defer until the August 10, 2015 meeting.** Roll call revealed: Callaghan, yes; Davis, yes; Jeffries, yes; Moore, yes; Smith, yes; Williams, yes; Blackwell, yes; Stuart, yes. **Deferred (8-0).**

4. **CASE NO. 0708-SD-15 – PRELIMINARY/FINAL MINOR PLAT – AMENDMENT TO WOLF BAY VILLAGE PLAT 1 (SANDY SHORE VILLAGE) – OWNER: JEFF LOWE – APPLICANT: LUCIDO ENGINEERING & SURVEYING** – Request by the applicant for approval of Preliminary/Final Minor Plat to amend the Wolf Bay Village Plat 1 to relocate several easements on Lot 1 for Sandy Shore Village, a multi-family residential project with 108 apartment units, 10 buildings, a clubhouse, and a maintenance building. The municipal address is 25624 PERDIDO AVENUE and is located in the Wolf Bay Village PUD Master Plan. Griffin Powell presented staff comments to the Planning Commission. Chairman Robert Stuart opened the public hearing for comments but no one was signed up to speak.

**Motion made (Stuart/Callaghan) to approve preliminary/final plat request.** Roll call revealed: Callaghan, yes; Davis, yes; Jeffries, yes; Moore, yes; Smith, yes; Williams, yes; Blackwell, yes; Stuart, yes. Approved (8-0).

#### I. SITE PLAN REVIEW

1. **CASE NO. 0601-SP-15 – SITE PLAN APPROVAL – TACKY JACKS STORAGE ADDITION – OWNER/APPLICANT: GEORGE W. SKIPPER III** – Request by the applicant for approval of Site Plan to construct a storage addition to the existing restaurant. The municipal address is 27206 SAFE HARBOR DRIVE and is located in the MR (Marine Resort) zoning district. Griffin Powell presented staff comments to the Planning Commission.

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

2. **CASE NO. 0701-SP-15 – SITE PLAN APPROVAL – TACKY JACKS SENIOR CENTER – OWNER/APPLICANT: GEORGE W. SKIPPER III** – Request by the applicant for approval of Site Plan to construct a 6,300-SF addition to the existing restaurant that will serve as a senior citizen center. The municipal address is 27206 SAFE HARBOR DRIVE and is located in the MR (Marine Resort) zoning district. Griffin Powell presented staff comments to the Planning Commission. He stated that the site plan needs to show how parking in lots 3 and 4 will be delineated. There will be 181 parking spaces available; one more than required. Brad Patterson was present to address the Planning Commission.

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

3. **CASE NO. 0702-SP-15 – SITE PLAN APPROVAL – ORANGE BEACH WATER AUTHORITY – OWNER: ORANGE BEACH WATER AUTHORITY – APPLICANT: GOODWYN, MILLS & CAWOOD** – Request by the applicant for approval of Site Plan to construct a new office building to replace the existing office building. The municipal address is 25097 CANAL ROAD and is located in the GB (General Business) zoning district. Griffin Powell presented staff comments to the Planning Commission. Vince Lucido, Orange Beach Water Authority Member, stated that the parking lot will be resurfaced. The Water Authority staff will be located in the Vision Bank building during construction.

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

4. **CASE NO. 0703-SP-15 – SITE PLAN APPROVAL – ALVIN’S ISLAND – OWNER: MARCO DESTIN, INC. – APPLICANT: BULLOCK-TICE ASSOCIATES** – Request by the applicant for approval of Site Plan to construct a new retail store with a building footprint area of 8,372 square feet. The municipal address is 27433 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/Callaghan) to approve site plan request subject to staff comments.**  
Roll call revealed: Callaghan, yes; Davis, yes; Jeffries, yes; Moore, yes; Smith, yes; Williams, yes; Blackwell, yes; Stuart, yes. Approved (8-0).

5. **CASE NO. 0706-SP-15 – SITE PLAN APPROVAL – ROBINSON GROVE – OWNER: JIM OWEN & GREG KENNEDY – APPLICANT: WAS DESIGN** – Request by the applicant for approval of Site Plan to construct a 26-unit condominium complex on 1.58 acres along Terry Cove. The subject property is located on WALKER KEY BOULEVARD and is in the MR (Marine Resort) zoning district. Griffin Powell presented staff comments to the Planning Commission. He stated that access to the subject property is provided by an easement. Conceptual approval by ALDOT will be required for the existing Walker Key access on Canal Road. Greg Kennedy and Troy Strunk were present to address the Planning Commission. Four people from Walker Key Condominiums spoke in opposition to the site plan request. They voiced concerns about traffic, inadequate parking, density, no swimming pool, construction traffic and the access easement. Brad Brightman stated that he has been given authority as well as Tammy Nelson and one other person to serve as the negotiating Walker Key property owners association committee. They have hired Daniel Craven, attorney and visited with the City yesterday to review the site plan. Greg Kennedy and Troy Strunk stated that they may be able to add more parking on the south and north sides of the

property. There will be 15 boat slips available to the unit owners only. The Fire Marshal has approved the site plan for fire access and the condominiums will be sprinkled. Greg Kennedy stated he preferred to build single family as opposed to condominiums, however, there is an issue with the access easement through the Walker Key site.

**Motion made (Stuart/Smith) to approve site plan request subject to staff comments and the addition of at least 10 pervious parking spaces for overflow parking.** Roll call revealed: Callaghan, yes; Davis, yes; Jeffries, yes; Moore, yes; Smith, yes; Williams, yes; Blackwell, yes; Stuart, yes. Approved (8-0).

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

The meeting adjourned at 6:05 p.m.

Respectfully submitted,

---

Kit Alexander, Secretary

---

Robert Stuart, Chairman