

PLANNING COMMISSION
CITY OF ORANGE BEACH

Work Session

July 13, 2015

MINUTES

The members of the Planning Commission met on July 13, 2015, at 3:02 p.m. with Chairman Robert Stuart presiding. The meeting was held in City Council Chambers.

Board Members Present:

Commissioner Chris Callaghan
Commissioner John Davis – arrived at 3:05 p.m.
Commissioner Bill Jeffries
Commissioner Ralph Moore
Commissioner Lannie Smith
Commissioner Mark Williams
Vice Chairman Tim Blackwell
Chairman Robert Stuart

Absent:

Commissioner Annette Mitchell

Staff Present:

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

Griffin Powell gave a brief description of the items to be presented at the July 13, 2015, Planning Commission meeting.

CASE NO. 0704-PUD-15 – PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL – PHOENIX ORANGE BEACH CONDOMINIUM PUD. Griffin Powell stated that conceptual approval by ALDOT will be required for the proposed access and connection to the Hampton Inn driveway. The applicant is requesting deferral until the August meeting.

CASE NO. 0705-PUD-15 – PRELIMINARY PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL – COTTAGES AT PARK’S EDGE PUD. Griffin Powell stated that conceptual approval by ALDOT will be required for the proposed access. Kit Alexander stated that she had recommended that Phase 4 be removed from the plan to give staff time to address the status of the access through the property to the west of the subject development.

CASE NO. 0707-SD-15 – PRELIMINARY/FINAL MINOR PLAT – BLACKBURN FAMILY DIVISION PLAT 2. Staff is requesting deferral because the plans do not provide for lot 4C to front on an improved right-of-way as required by the subdivision regulations.

CASE NO. 0708-SD-15 – PRELIMINARY/FINAL MINOR PLAT – AMENDMENT TO WOLF BAY VILLAGE PLAT 1 (SANDY SHORE VILLAGE). No issues with the plat.

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CASE NO. 0601-SP-15 – SITE PLAN APPROVAL – TACKY JACKS STORAGE ADDITION. No conditions.

CASE NO. 0701-SP-15 – SITE PLAN APPROVAL – TACKY JACKS SENIOR CENTER. Lot 3 in front of the single-family dwellings will be accommodated to provide more parking. The site plan shows the development meeting the parking requirements with one additional space. The site plan needs to state how parking on lot 3 and 4 will be delineated.

CASE NO. 0702-SP-15 – SITE PLAN APPROVAL – ORANGE BEACH WATER AUTHORITY. The applicant is requesting site plan approval to construct a new office building to replace the existing office building.

CASE NO. 0703-SP-15 – SITE PLAN APPROVAL – ALVIN’S ISLAND – OWNER: MARCO DESTIN, INC. The applicant is requesting site plan approval to construct a new 8,372 SF retail store.

CASE NO. 0706-SP-15 – SITE PLAN APPROVAL – ROBINSON GROVE – OWNER: JIM OWEN & GREG KENNEDY. The applicant is requesting site plan approval to construct a 26-unit condominium, which is allowed by the Zoning Ordinance. A deeded easement provides access to the subject property. Conceptual approval by ALDOT will be required for the existing access onto Walker Key access onto Canal Road.

Adjourned at 3:36 p.m.

Kit Alexander, Secretary

Robert Stuart, Chairman