

Work Session Minutes  
Orange Beach Planning Commission  
Monday, October 12, 2020 – 3:00 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 3:00 p.m.

**B. ROLL CALL**

Board Members Present:

Commissioner Bill Jeffries  
Commissioner Kathy Lindsey  
Commissioner Annette Mitchell  
Commissioner Pat Simpson  
Commissioner Glenn Smith  
Commissioner Lannie Smith  
Commissioner Matt Wilson  
Vice Chairman Ralph Moore  
Chairman Robert Stuart

Staff Present:

John Lawler, City Attorney  
Kit Alexander, Director  
Sean Brumley, GIS Specialist  
Griffin Powell, Planner II  
Paulette Taylor, Planner I

**C. DISCUSSION ITEMS**

Griffin Powell gave a brief description of the items to be presented at the October 12, 2020 Planning Commission meeting.

**1. Case No. 0901-SD-20, Replat of Lots 51 and 52, Lauder Place, Unit 2 Subdivision**

Traci Kontoulas requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 51 and 52 of Lauder Place, Unit 2 Subdivision into a single lot. The property is located at 24603 TARPON LANE in the RS-1 (Single-Family Residential) zoning district. The plat meets the minimum requirements for RS-1 zoning and complies with the Subdivision Regulations. There are no staff comments.

**2. Case No. 0902-SD-20, Sampson Oak Subdivision**

KO Investments LLC requests approval of **Preliminary and Final Minor Subdivision** to subdivide 2.5 acres between Canal Road and Sampson Avenue into four lots, with two lots fronting on Canal Road and two lots fronting on Sampson Avenue. The property is located east of the Orange Beach United Methodist Church in the RS-1 (Single-Family Residential) zoning district. The plat meets the minimum requirements for RS-1 zoning and complies with the Subdivision Regulations. There are no staff comments.

**3. Case No. 0907-SD-20, Resubdivision of Lot2 of Cypress Village Subdivision, a Planned Unit Development**

Dewberry, on behalf of KJC Investments LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide 1.53 acres into four lots for single-family houses. The property is Lot 2 of the Cypress Village PUD Subdivision and is located on the west side of Cypress Village Boulevard, 500 feet north of the intersection of Cypress Village Boulevard

and Canal Road. Lots 1 and 3 will have frontage via a flag connection to the boulevard. Lots 2 and 4 will have access to the boulevard via an ingress/egress easement on the flag connections on Lot 1 and 3. Houses in the new subdivision will be single story and will have three to four bedrooms. The plat complies with the Subdivision Regulations.

**4. Case No. 0908-PUDA-20, Broken Sound PUD Modification (36 Lots)**

Dewberry, on behalf of Katherine LTD, requests recommendation to City Council for approval of **Major PUD Modification** to the Broken Sound PUD Master Plan to reduce the total lots in the single-family residential subdivision from 40 lots to 36 lots, with the typical lot having a lot size of 3,900 square feet and a lot width of 50 feet. The property is located at the northeast corner of the intersection of Lauder Lane and Pelican Place. This application is related to the previous PUD modification request.

**5. Case No. 0909-SD-20, Broken Sound PUD Subdivision**

Dewberry, on behalf of Katherine LTD, requests approval of **Preliminary Major Subdivision** to subdivide 7.46 acres into a single-family residential subdivision containing 36 lots along with a private right-of-way and common areas in accordance with the Broken Sound PUD Master Plan. The property is located at the northeast corner of the intersection of Lauder Lane and Pelican Place. There are no changes in the setbacks. The houses will have three to four bedrooms. Each lot will have a total of six parking spaces. Four spaces will be located in exterior parking area in front of the house and two spaces in the two-car garage for each house.

The rentals will be six months or more. Chuck Smith, Code Enforcement Officer, stated the leases are controlled by the HOA. Kit Alexander stated City Council approval would be required if they want vacation rentals. Kit Alexander stated a resident would like a fence along the Pelican Place right-of-way to restrict driveways onto the street. This request will be considered during the public hearing.

**6. Case No. 1001-SD-20, Roberson Subdivision**

Kenneth L. Roberson requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 1-A of Boyd Park Subdivision into two lots. The property is located at the southwest corner of Park Drive and Park Lane in the RS-2 (Single-Family Residential) zoning district. All lots will front on a 5-foot wide sidewalk located in the private ROW. City Council approval of PUD modification on October 20, 2020 is required.

**7. Case No. 1002-SD-20, Robinson Grove PUD Subdivision**

GPJ Investments LLC requests approval of **Final Major Subdivision** to subdivide 1.69 acres into a single-family residential subdivision with 14 lots along with a common swimming pool area and boat access to Terry Cove. The property is located at 4576 WALKER KEY BOULEVARD. There are no sidewalks or street lights proposed. The subdivision will have access to Canal Road via an easement on Walker Key Blvd. All capital improvements must be constructed by the developer and inspected and approved by the City prior to the Planning Commission signing the final plat. Griffin Powell stated there will be seven overflow parking spaces.

**8. Case No. 1004-SD-20, Cottages at Tannin, Resubdivision of Lot I**

Hercules Investments LLC requests approval of **Preliminary and Final Minor Subdivision** to resubdivide Lot I by adding nearly 3.6 feet to the west side of Lot I and maintaining the private right-of-way width of 29 feet as originally proposed in the Cottages at Tannin PUD Master Plan. The property is located at the northwest corner of the intersection of Perdido Beach Boulevard and Middle Gate, west of Meetinghouse Square. The plat complies with the Subdivision Regulations and there are no staff comments.

**9. Case No. 0903-SP-20, Thomas Warehouse Addition**

South Alabama Investment Group LLC requests approval of **Site Plan Review** to construct a 38' by 70' warehouse addition to an existing office building. The property is located at 4401 MONEY BAYOU DRIVE in the GB (General Business) zoning district. The north and south sides of the addition will have exterior building material and color matching the existing building. The west or rear side will be painted metal. There will be eleven parking spaces provided. All roof runoff from the addition will be collected and conveyed onsite to the south side of the property. Kit Alexander stated this will be an expansion to the existing building.

**10. Case No. 0904-SP-20, Gulf Coast Rental Auxiliary Parking**

Lucido Engineering and Surveying LLC, on behalf of Dewey Brazelton, requests approval of **Site Plan Review** to construct a gravel parking area encompassing nearly 37,600 square feet for an overflow parking area. The property is an undeveloped lot located behind the Dollar General at 25130 CANAL ROAD in the GB (General Business) zoning district. The parking area will provide 92 spaces with crossties for delineation. The use of gravel as a paving alternative requires Planning Commission approval. There will be an enclosed storage and wash area on the east side with an eight-foot high wood privacy fence. The enclosed storage area will have a 40' by 60' concrete pad area. Exterior lighting will be provided.

The Zoning Ordinance requires the parking lot to be paved. A paving alternative requires approval by the Planning Commission. Commissioner Annette Mitchell asked if the proposed parking is for overflow or storage. She is not in favor of gravel parking. Kit Alexander stated the overflow parking is for the condominiums as needed. Chairman Robert Stuart prefers asphalt, not gravel parking.

Nelson Bauer, Fire Marshal, has requested improvements to the existing road. John Lawler, City Attorney, stated site plan approval can require hard surface and road improvements. Commissioner Bill Jeffries does not agree with paving the lot. Kit Alexander stated retention pond improvements are required.

**11. Case No. 0905-SP-20, Lot 3A Canal Square Two-Tenant Building**

Goodwyn, Mills and Cawood, on behalf of Stimpson and Foley LLC, requests approval of **Site Plan Review** to construct a two-tenant drive-thru restaurant building. The property is located at the southwest corner of the intersection of Canal Road and Canal Square Lane at 24824 CANAL ROAD in the GB (General Business) zoning district. The east tenant space will have a drive-thru lane for five vehicles. The project will have two driveways onto Canal Square lane. Signage details will be provided by future tenants and will require approval from staff. The Planning Commission would like the building to have a coastal look.

**D. ADJOURN**

Adjourned at 4:00 p.m.

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Kit Alexander, Director

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Robert Stuart, Chairman