

Work Session Minutes
Orange Beach Planning Commission
Monday, November 9, 2020 – 3:00 P.M.
Council Chambers – Orange Beach Municipal Complex
4099 Orange Beach Blvd.

A. CALL TO ORDER

Vice Chairman Ralph Moore called the meeting to order at 3:00 p.m.

B. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries
Commissioner Annette Mitchell
Commissioner Pat Simpson
Commissioner Glenn Smith
Commissioner Lannie Smith
Vice Chairman Ralph Moore

Staff Present:

John Lawler, City Attorney
Kit Alexander, Director
Griffin Powell, Planner II
Paulette Taylor, Planner I

Absent:

Commissioner Kathy Lindsey
Commissioner Matt Wilson
Chairman Robert Stuart

C. DISCUSSION ITEMS

Griffin Powell gave a brief description of the items to be presented at the November 9, 2020 Planning Commission meeting.

1. Case No. 1101-SD-20, Blackburn Family Division Plat #1 Revision

Paul and Elizabeth Taupeka, Daniel G. Blackburn, Grant Blackburn, H. Wade Faulkner, and Jay B. Faulkner request approval of **Preliminary and Final Minor Subdivision** to revise the Blackburn Family Subdivision Plat #1 to move the private 60-foot right-of-way ingress/egress easement on Lot 2 to the south approximately 40 feet. The utilities will remain in the original location, and the current utility easement will stay the same. The property is located at 28251 CANAL ROAD in the RS-1 (Single-Family Residential) zoning district. The plat request only pertains to Lot 2 of the subdivision and there are no changes in the lot lines with this plat. The plat complies with the Zoning Ordinance and Subdivision Regulations. There are no staff conditions.

2. Case No. 1102-RZ-20, Harbor Club, Portion of Lot 2 Rezoning

Sawgrass Consulting LLC, on behalf of Coleman Bryars, requests recommendation to City Council for approval of the **Rezoning** of the north 550 feet of Lot 2 of the Harbor Club Subdivision from GB (General Business) to MR (Marine Resort) to allow for the same zoning of the entire lot. The property is located on the south end of GRIFFITH MARINA ROAD. Lot 2 is located at the end of Griffith Marina Road and encompasses 21.6 acres. In 2019 the Planning Commission gave site plan approval for a 71-unit condominium on the MR zoned section. There are no staff conditions.


3. **Case No. 1103-SD-20, Replat of Lot 1, Oxford Investments LLC Subdivision**
Lucido Engineering and Surveying LLC, on behalf of GCOF Orange Beach Gulf Front LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide 4.1 acres into two lots. The property is located at 25610 PERDIDO BEACH BOULEVARD in the BR-2 (Beach Resort High Density) zoning district. Prior to 2010, the beachfront property was two lots before being combined. The two lots meet the minimum, area and width requirements in BR-2 zoning and comply with the Subdivision Regulations. There are no outstanding comments.
4. **Case No. 1105-SD-20, Buena Vista PUD, Phase 2B Subdivision**
Hercules Investments LLC, on behalf of Orange Beach RV Investments LLC, requests approval of **Preliminary Major Subdivision** for Phase 2B of the Buena Vista on the Beach RV Resort consisting of 13 lots or Lots 78 through 90. The property is located at 23601 PERDIDO BEACH BOULEVARD in the Buena Vista Planned Unit Development Master Plan. In 2016 the Planning Commission approved the preliminary major plat for Phase 2B, but it expired in 2017.
5. **Case No. 1106-PUD-20, The Ridge at Romar PUD**
Hercules Investments LLC, on behalf of Carol Hines, requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 1.39 acres from RS-1 (Single-Family Residential) to PUD (Planned Unit Development) to remove the existing single-family house and to construct two new single-family houses with swimming pools and parking. The property is located at 23708 PERDIDO BEACH BOULEVARD. By right, the owner has three options: one single-family house, or two single-family houses or a duplex with conditional use approval. Each house will be three stories in height with seven sleeping rooms. Each house will have eight parking spaces. The PUD is placing the houses side by side for habitat and environmental protection between the houses and the beach
6. **Case No. 1109-SD-20, The Bluffs of Orange Beach PUD Subdivision**
Dewberry, on behalf of Sky Land Company LLC, requests approval of **Final Major Subdivision** to subdivide 2.01 acres into a residential subdivision containing 10 cottage lots. The property is located at 25768 PERDIDO BEACH BOULEVARD in The Bluffs of Orange Beach Planned Unit Development Master Plan. The project received preliminary plat approval in August 2019. The subdivision has 10 cottage lots; three are beachfront and seven are non-beachfront lots. The right-of-way and streets are privately owned and maintained.
7. **Case No. 1107-SP-20, Atlas Condominium**
Forrest Daniell and Associates, on behalf of GCOF Orange Beach Gulf Front LLC, requests approval of **Site Plan Review** to construct a 38-unit, 13-story condominium. The property is located at 25610 PERDIDO BEACH BOULEVARD in the BR-2 (Beach Resort High Density) zoning district. The condominium will have 3, 4, 5, and 6-bedroom units and 106 parking spaces provided. The project driveway will be on the northwest corner, connecting to the existing Hampton Inn driveway. There will be an access driveway on the east side for emergency vehicles.

D. ADJOURN

Adjourned at 3:28 p.m.



Kit Alexander, Director



Ralph Moore, Vice Chairman