

Work Session Minutes
Orange Beach Planning Commission
Monday, December 14, 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 3:03 p.m.

B. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries
Commissioner Annette Mitchell
Commissioner Glenn Smith
Commissioner Matt Wilson
Vice Chairman Ralph Moore
Chairman Robert Stuart

Staff Present:

Wanda Cochran, City Attorney
Kit Alexander, Director
Griffin Powell, Planner II
Sherri Descalzo, Zoning & Planning Coordinator
Sean Brumley, GIS Specialist

Absent

Commissioner Kathy Lindsey
Commissioner Pat Simpson
Commissioner Lannie Smith

C. DISCUSSION ITEMS

Griffin Powell gave a brief description of the items to be presented at the December 14, 2020 Planning Commission meeting.

1. Case No. 1201-SD-20, Leslie Higgins Plat #1

Lucido Engineering and Surveying LLC, on behalf of Leslie Higgins, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 781 and 782 into a single lot. The property is located at 5528 MOBILE AVENUE in the RS-2 (Single-Family Residential) zoning district. Griffin Powell stated the proposed plat meets the minimum zoning requirements for RS-2 and complies with the Subdivision Regulations.

2. Case No. 1202-SD-20, Resubdivision of Lots 2 and 3 of Canal Road Commercial Subdivision

Canal Road Storage LLC, on behalf of Kent and Kathy Trione, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 2 and 3 of Canal Road Commercial Subdivision into a single lot. The property is located on COMMERCIAL AVENUE, east of the Orange Beach Golf Center, in the GB (General Business) zoning district. Griffin Powell stated the proposed plat meets the minimum zoning requirements for GB and complies with the Subdivision Regulations.

3. **Case No. 1203-SD-20, Steele Subdivision**
Weygand Wilson Surveying LLC, on behalf of Robert Steele, requests approval of **Preliminary and Final Minor Subdivision** to subdivide two lots totaling 7.45 acres into four lots. The property is located at 28996 CANAL ROAD in the RS-1 (Single-Family Residential) zoning district. Griffin Powell stated the proposed plat meets the minimum zoning requirements for RS-1 and complies with the Subdivision Regulations.
4. **Case No. 1205-SD-20, Resubdivision of Lot A, High Tide Subdivision (MCIV Trust Division)**
Smith Clark and Associates, on behalf of The MCIV Trust, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot A, High Tide Subdivision (Lots 2 and 3 of Perdido Garden Subdivision) into two lots. The property is located at 29733 and 29755 HAYDEN DRIVE in the RS-1 (Single-Family Residential) zoning district. Griffin Powell stated the lots were combined into one lot in 2018 and the proposed plat will subdivide the lot back into two lots. The lots meet the minimum zoning requirements for RS-1 and plat complies with the Subdivision Regulations
5. **Case No. 1206-SD-20, Lawrence Plat #1 Revised**
Lucido Engineering and Surveying LLC, on behalf of Jeff Ellis, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lawrence Plat #1 into two lots. The property is located at 27098 MAGNOLIA DRIVE in the RS-2 (Single-Family Residential) zoning district. Lots combined into one lot in 2014, plat is to return back to 2 lots. The proposed lots meet the minimum zoning requirements for RS-2 and the plat complies with the Subdivision Regulations
6. **Case No. 1207-PUDA-20, Zeke's Landing PUD Modification for Additional Parking**
Sawgrass Consulting LLC, on behalf of Zeke's Landing Marina, requests recommendation to City Council for approval of **Major PUD Modification** to the Zeke's Landing PUD Master Plan to rezone 1.6+ acres to the east of the marina from RS-1 (Single-Family Residential) to PUD (Planned Unit Development) for inclusion into the Zeke's Landing PUD Master Plan for the purpose of expanding the parking area for additional parking spaces. The property is located at 26713 and 26619 PERDIDO BEACH BOULEVARD. Griffin Powell stated that the proposed request is to expand parking at Zeke's, the total parking is currently 237 spaces, and the request will add 149 spaces. The total provided parking will increase to 386 spaces. The request will also modify the easternmost driveway into the marina for a better traffic flow pattern. A 30-foot buffer is required along the east lot line, as required by the zoning ordinance; the buffer distance may be reduced if an acceptable alternative method of compliance is provided. The plan provides for proposed trees (10-14' height), shrubs and grass in the buffer area between the parking area and east lot line and additional landscaping on the neighboring property to the east to ensure proper screening. The new parking area will have 18-foot high Pureform LED exterior lighting. The zoning ordinance requires exterior lighting to have no adverse impacts on neighboring properties. The proposed freestanding sign will need to comply with the sign guidelines in Article 15.

Elizabeth Brinkley, owner of lot directly east of the subject property, stated that she was in support of the project but had concerns about the exterior lighting impacting her dwelling.

7. **Case No. 1209-SD-20, CoastAL Beach Development PUD Resubdivision**

WAS Design Inc., on behalf of GCOF Orange Beach Gulf Front LLC, requests approval of **Preliminary and Final Minor Subdivision** to resubdivide three existing lots into two lots in support of the CoastAL Beach Development Planned Unit Development. The property is located at 25610 and 25722 PERDIDO BEACH BOULEVARD. Griffin Powell stated City Council approved the CoastAL PUD on December 1, 2020. The PUD entails a restaurant and public beach area and parking Lot A, 4.35 acres and 400+ feet, and Lot B, 4.35 acres and 400+ feet. The final plat complies with the Subdivision Regulations.

D. **ADJOURN**

Adjourned at 3:31 p.m.



Kit Alexander, Director

Robert Stuart, Chairman