

Work Session Minutes
Orange Beach Planning Commission
Monday, March 9, 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 – arrived at 3:10 p.m.
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
Griffin Powell, Planner II
Paulette Taylor, Planner I

C. DISCUSSION ITEMS

1. Discussion on the Update to the Comprehensive Plan.

Diane Burnett, SARPC, presented the final draft of the updated City of Orange Beach Community Preservation and Growth Management Plan, 2020 – 2035 for adoption at the March 9 regular meeting. Chairman Robert Stuart stated he likes the updated pictures. Kit Alexander stated there is one correction on page 9 to eliminate spacing.

Chairman Robert Stuart stated he would be abstaining from voting on the next two items at the March 9 regular meeting.

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

2. Case No. 0301-PUD-20, Robinson Grove PUD

GPJ Investments LLC requests recommendation to City Council for **Final PUD Approval** to rezone 1.69 acres from MR (Marine Resort) to PUD (Planned Unit Development) for a single-family residential subdivision containing fourteen lots along with a common swimming pool and boat access to Terry Cove. The property is located at 4576 WALKER KEY BOULEVARD. In 2019 Robinson Grove received preliminary PUD approval. All cottages will have three sleeping rooms and will have stacked parking underneath accommodating three spaces. There will be seven overflow parking spaces. The side setbacks will be five feet with ten-foot separation between buildings. Robinson Lane will be a private

road. Roadways will be gravel instead of paved. There will be no sidewalks and street lighting. Vacation rentals are allowed.

Since Chairman Robert Stuart is abstaining from voting on the Robinson Grove applications, Vice Chairman Ralph Moore asked for questions on this and the next agenda item. Commissioner Lannie Smith requested an apron at the location where the paved road turns into gravel. Vice Chairman Ralph Moore stated he did not think this development was appropriate for a PUD zoning classification and read the definition of a PUD.

Kit Alexander stated the site is Marine Resort, High Density, and the proposed PUD is single-family with smaller lots in order to save heritage trees. This request is for final PUD approval. Commissioner Annette Mitchell stated the transition from multi-family to single family qualifies for a PUD. Commissioner Bill Jeffries stated we do not need more marinas.

3. Case No. 0302-SD-20, Robinson Grove PUD Subdivision

GPJ Investments LLC requests approval of **Preliminary Major Subdivision** to subdivide 1.69 acres into a single-family residential subdivision containing fourteen lots along with a common swimming pool and boat access to Terry Cove. The property is located at 4576 WALKER KEY BOULEVARD. The typical lot width is 38 feet. Robinson Lane will have a turnaround area in front of Lots 13 and 14. Robinson Lane will have a 26-foot road width and Salty Lane will have a 20-foot road width. No sidewalks or street lighting have been proposed. The subdivision will have access to Canal Road via an easement on Walker Key Boulevard.

Commissioner Pat Simpson asked if the boat slips would be double and also about the length of the pier. Greg Kennedy stated the length of the pier is 245 feet. Commissioner Kathy Lindsey asked whether there would be street lights.

4. Case No. 0303-SD-20, Heritage Homes of Alabama Plat #1

Lucido Engineering & Surveying, on behalf of Heritage Homes of Alabama LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 29 and 30, Block 4 of Chicago Gulf Beach Subdivision into one lot. The property is located on COTTON BAYOU LANE west of the Jefferson Avenue right-of-way in the RS-3 (Single-Family Residential) zoning district. The combined lots will meet the minimum lot area and lot width requirements for RS-3 zoning. The plat complies with the Subdivision Regulations. There are no staff conditions on the plat.

5. Case No. 0201-SP-20, The Broadway Group – New Retail Store (Dollar General)

The Broadway Group LLC requests approval of **Site Plan Review** to construct a 9,100-SF retail store. The property is located on CANAL ROAD west of Bear Point Plaza in the GB (General Business) zoning district. The property has double road frontage with Canal Road to the south and Magnolia Avenue to the north. The land to the east is zoned GB and has a commercial land use. The land to the west is zoned GB and presently has a structure being utilized as a single-family residence. A 30-foot land use buffer is required on the west side, but the Planning Commission may reduce it if an acceptable method of buffering is provided. The building coverage is 23% and the front, rear and east setbacks are in compliance. There will be 46 parking spaces provided. There will be no access on Magnolia Avenue. The applicant provided a letter stating there will be no 18-wheeler deliveries during business hours. All trucks will be WB-50 or smaller.

Kit Alexander spoke about the delivery truck path. Chairman Robert Stuart asked for a copy of the delivery truck dimensions. Kit Alexander stated the Broadway Group had provided a letter stating the trucks will be WB-50 or smaller. Commissioner Annette Mitchell stated she doesn't see a separate truck being assigned to one store. Kit Alexander stated once the store is approved and built there is no way to address issues associated with large delivery trucks.

Commissioner Annette Mitchell asked how we can accept a buffer located on the property to the west. John Lawler, City Attorney, stated the best alternative is to buy a lot big enough for the requirements of the development but the Planning Commissioner can consider allowing an easement on offsite property to provide for the buffer. Commissioner Lannie Smith stated while he was at the Dollar General on Highway 161, his car was blocked by a delivery truck and customers could not back out of the lot.

D. ADJOURN

Adjourned at 3:30 p.m.

Kit Alexander, Director

Robert Stuart, Chairman