

Minutes
Orange Beach Planning Commission
Monday, July 13, 2020 – 4:00 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 4:00 p.m.

B. INVOCATION

Chairman Robert Stuart gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

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

Staff Present:

Sean Brumley, GIS Specialist
Griffin Powell, Planner II
Paulette Taylor, Planner I

Absent:

Commissioner Kathy Lindsey
Commissioner Pat Simpson
Commissioner Glenn Smith

Absent:

John Lawler, City Attorney
Kit Alexander, Director

E. APPROVAL OF AGENDA – There was no change to the agenda and the agenda stands approved as submitted.

F. CONFLICTS OF INTEREST – None.

G. APPROVAL OF MINUTES AND CERTIFIED RECORDS – There was no change to the minutes and the minutes stand approved as submitted.

1. Approval of minutes from the Regular Meeting on June 8, 2020

H. PUBLIC HEARINGS

1. **Case No. 0703-PUDA-20, Summer Salt Plaza 2 PUD Modification** Lakewood Holdings LLC, OKS Investments LLC, and Summer Salt 2019 LLC request recommendation to City Council for approval of a **Major PUD Modification** to the Summer Salt Planned Unit Development (PUD) Master Plan to: (1) rezone Parcel PIN 367500 and Parcel PIN 367495 from GB (General Business) and PUD for inclusion into the Summer Salt PUD; and (2) adopt

a signage plan for the Summer Salt PUD to allow for a multi-tenant sign in the Slipper Boulevard median near Perdido Beach Boulevard for Beachside Mini Golf and Summer Salt. The properties entail the SLIPPER BOULEVARD right-of-way and 24156 and 24159 RUBY LANE. Griffin Powell presented staff comments to the Planning Commission. Beachside Mini Golf doesn't have frontage on Perdido Beach Boulevard, but wishes to have a sign along this roadway. Off Premises Signs are prohibited in Article 15 of the Zoning Ordinance. This modification will allow for a multi-tenant sign in the Slipper Boulevard right-of-way near Perdido Beach Boulevard. The proposed sign will have a total of 100 square feet of sign face area and the height will be 11 feet to the top of the structure. The width of the sign and sign structure will be 17.5 feet.

A maintenance plan for the landscaping area in the Slipper Boulevard median needs to be provided to the City. City Council approval is required for the deviations to permit the proposed sign to have the sign width of 17.5 feet instead of 10 feet and the sign height to be 11 feet instead of 7.5 feet. The proposed architectural feature on top of the sign is necessitating the need for the deviations.

Chairman Robert Stuart opened the public hearing for comments and no one was signed up to speak. Jim Brown was present to address the Planning Commission. Commissioner Annette Mitchell asked if originally the mini golf development was built as a temporary use for this property. Jim Brown stated the original intent was for a mini golf site. The Police and Fire Departments had no comments.

Motion made (Mitchell/Moore) to recommend approval of PUD modification to City Council subject to staff comments. Roll call revealed: Jeffries, yes; Mitchell, yes; Lannie Smith, yes; Wilson, yes; Moore, yes; Stuart, yes. **Forwarded to City Council with a positive recommendation (6-0).**

I. SITE PLAN REVIEWS

1. Case No. 0702-SP-20, Tacky Jacks Additions (Upper Deck Enclosure, Skywalks)

Brad Lee Patterson, on behalf of Safe Harbor Holdings LLC, requests approval of **Site Plan Review** to enclose an existing upper deck for a commercial use and to construct skywalks and bridges to provide egress and access to existing parts of the complex. The property is located at 27206 SAFE HARBOR DRIVE in the MR (Marine Resort) zoning district. Griffin Powell stated the application has been withdrawn.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. Case No. 0701-SD-20, Rayfield Subdivision

Daniel Rayfield and First Baptist Church of Bay Minette request approval of **Preliminary and Final Minor Subdivision** to subdivide a 105' by 69' section from the southwest corner of Parcel PIN 59395 and combine it with Lot 71 of the Oak Ridge Subdivision. The property is located at 25007 OAK RIDGE DRIVE WEST in the MHS (Mobile Home Subdivision)

zoning district. Griffin Powell stated the applicant is working on a plat for the August meeting.

Motion made (Jeffries/Moore) to defer until the August 10, 2020 meeting. Roll call revealed: Jeffries, yes; Mitchell, yes; Lannie Smith, yes; Wilson, yes; Moore, yes; Stuart, yes.
Deferred (6-0).

K. OTHER BUSINESS

L. PUBLIC COMMENTS

Brad Patterson, Architect, representative for Tacky Jacks Restaurant, presented a letter and boat parking layout plan to request consideration of parking credits for transient boat slips. He stated that Pensacola Beach has similar parking situations and parking is at the planner's discretion for parking credits. He also stated Tacky Jacks boat parking is similar to Pirate's Cove and most of the Saturday traffic is by boat. Brad Patterson requested a zoning text amendment to allow for boat parking credits. He will develop case studies for the parking.

Chairman Robert Stuart opened the conversation for comments. He stated we do have a subcommittee for zoning text amendments. He asked how parking requirements for restaurants are calculated. Griffin Powell stated the parking requirements are based on gross floor area including outside seating areas. Commissioner Annette Mitchell asked how we can give credit that is fluid. Commissioner Lannie Smith stated that parking has always been a problem at Tacky Jacks so why would we decrease the requirements.

Chairman Robert Stuart told staff, fire and police departments that he appreciates us working with people.

M. ADJOURN

Adjourned at 4:26 p.m.

Paulette Taylor, Planner I

Robert Stuart, Chairman