

Minutes
Orange Beach Planning Commission
February 14, 2022 4:00 PM
Council Chambers - Orange Beach Municipal Complex
4099 Orange Beach Boulevard

A. CALL TO ORDER

Chairman Stuart called the meeting to order at 4:02 PM.

B. INVOCATION

Chairman Stuart gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries
Commissioner Annette
Mitchell Commissioner Matt
Wilson Commissioner Jack
Robertson Commissioner
Glenn Smith Commissioner
Nelson Bauer Chairman Robert
Stuart

Staff Present:

Kit Alexander, Community Development Director
Griffin Powell, Planner II
Sean Brumley, GIS Specialist
John Lawler City Attorney

E. APPROVAL OF AGENDA

There were no changes to the agenda and the agenda stands approved as submitted.

F. CONFLICTS OF INTEREST

None

G. APPROVAL OF MINUTES AND CERTIFIED RECORDS

There were no changes to the minutes and the minutes stand approved as submitted.

1. Approval of minutes from Planning Commission Special Called meeting on January 12, 2022.
2. Approval of minutes from regular Planning Commission meeting on January 10, 2022.

H. PUBLIC HEARINGS

1. **Case No. 0104-SD-22, Blackburn Family Division Plat #1, Subdivision of Lot 2**

Lucido Engineering and Surveying LLC, on behalf of Elizabeth F. Taupeka, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 2 of Blackburn Family Plat #1 into two lots. The property is located on the north side of Canal Road behind 28295 to 28387 Canal Road in the RS-I

(Single-Family Residential) zoning district. *Deferred from the Regular Meeting on January 10, 2022.*
Griffin Powell requested a deferral of this item to the next meeting.

Motion to defer to March 14, 2022 Planning Commission Meeting.

Motion made and seconded (Mitchell/Bauer) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Wilson; yes, Commissioner Bauer; yes, Chairman Stuart; yes. **Approved (7-0)**

2. **Case No. 0201-SD-22, Surf Style Resubdivision, Resubdivision of Lot 1 Cottons- Russell Subdivision and Lots 11, 12 and 13 of DM Russell Subdivision**

Sawgrass Consulting LLC, on behalf of Donald M. Russell, Jr. and Cotton Bayou Holdings LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine the Resubdivision of Lot 1 Cottons-Russell Subdivision and Lots 11, 12 and 13 of DM Russell Subdivision into one lot. The property is located on the northwest corner of the intersection of Perdido Beach Boulevard and Russell Drive in the GB (General Business) zoning district. Griffin Powell presented staff comments to the Planning Commission. Chairman Stuart opened the public hearing and there were no comments. Chairman Stuart called for a motion.

Motion to approve minor subdivision subject to staff comments.

Motion made and seconded (Jeffries/Smith) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Wilson; yes, Commissioner Bauer; yes, Chairman Stuart; yes. **Approved (7-0)**

3. **Case No. 0202-SD-22, Summer Salt Phase Two, A Resubdivision of Lot 101 of Summer Salt Plaza 2 and Area 5 of Summer Salt Phase One.**

Summer Salt 2019 LLC requests approval of **Preliminary Major Subdivision** to combine Area 5 of Summer Salt Phase One with Lot 101 of Summer Salt Plaza 2 and to subdivide 22.0 acres into the second phase of the Summer Salt PUD residential subdivision consisting of 31 cottage lots. The property is located at the end of Salt Drive on the west side of the Summer Salt PUD. Griffin Powell presented staff comments to the Planning Commission. Chairman Stuart opened the public hearing. Cherice Branning, Dewberry Engineering, stated she was there to answer any questions. Chairman Stuart asked for clarification on the location of the six overflow parking spaces. Griffin Powell stated that they are located throughout the development. Kit Alexander said this item is the proposed preliminary plat for the previously approved PUD. Chairman Stuart called for a motion.

Motion to approve preliminary plat subject to staff comments.

Motion made and seconded (Mitchell/Bauer) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Wilson; yes, Commissioner Bauer; yes, Chairman Stuart; yes. **Approved (7-0)**

4. **Case No. 0203-SD-22, Buena Vista PUD, Phase 2B Subdivision**

75/25 Investments LLC requests approval of Final Major Subdivision for Phase 2B of the Buena Vista on the Beach RV Resort consisting of 13 lots (Lots 78 through 90). The property is located in the northeast corner of the Buena Vista PUD along Buena Vista Boulevard. **Griffin Powell presented staff comments to the Planning Commission.** Chairman Stuart opened public hearing and there were no comments. Chairman Stuart called for a motion.

Motion to approve final plat subject to staff comments.

Motion made and seconded (Robertson/Jeffries) Commissioner Jeffries; yes, Commissioner Mitchell; yes, **Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Wilson; yes, Commissioner Bauer;** yes, Chairman Stuart; yes. **Approved (7-0)**

5. **Case No. 0204-SD-22. Burroughs Subdivision. A Resubdivision of Lots 411 and 412 of Bear Point Estates Subdivision**

David Burroughs requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 411 and 412 of Bear Point Estates Subdivision into one lot. The property is located at 5519 Pensacola Avenue in the RS-2 (Single-Family Residential) zoning district. Griffin Powell presented staff comments to the Planning Commission. Chairman Stuart opened the public hearing and there were no comments. Chairman Stuart called for a motion.

Motion to approve minor subdivision subject to staff comments.

Motion made and seconded (Robertson/Smith) Commissioner Jeffries; yes, Commissioner Mitchell; yes, **Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Wilson; yes, Commissioner Bauer;** yes, Chairman Stuart; yes. **Approved (7-0)**

6. **Case No. 0205-CPA-22. Comprehensive Plan Amendment. PIN 26806**

The Community Development Department requests approval of a **Comprehensive Plan Amendment** to amend the Future Land Use Map (FLUM) designation for Property PIN 26806 located at 25390 Bonito Avenue and Lot 3 of Amel Callaway Subdivision from Neighborhood Preservation to Mixed-Use, Low to Medium Residential. Griffin Powell presented staff comments to the Planning Commission. Chairman Stuart opened the public hearing and there were no comments. Chairman Stuart called for a motion.

Motion to approve amendment to the future land use map.

Motion made and seconded (Bauer/Mitchell) Commissioner Jeffries; yes, Commissioner Mitchell; yes, **Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Wilson; yes, Commissioner Bauer;** yes, Chairman Stuart; yes. **Approved (7-0)**

I. **SITE PLAN REVIEWS**

1. **Case No. 1101-SP-21. Sunset Auto**

Guy Investments LLC, on behalf of Charlie Guy Inc., requests approval of **Site Plan Review** to convert and refurbish the property and existing building at 25893 Canal Road for an automobile sales business. The property is located west of Paris Ace Hardware in the GB (General Business) zoning district. *Deferred from the Regular Meeting on January 10, 2022.* Griffin Powell presented staff comments to the Planning Commission. Chairman Stuart asked about the geo-grid reinforced vehicular use area and whether it was capable of handling a firetruck. Kit Alexander said there is a geo-block reinforcement product that can handle the load of a firetruck. Chairman Stuart asked if the owner is willing to use that product. Charlie Guy said that they have a product report that supports these claims and they are willing to reinforce the grassed vehicular use area with that product. Commissioner Bauer asked if there will be any renovation of the building. Charlie Guy said the inside had been renovated after Hurricane Sally and they plan on doing some cosmetic upgrades such as painting and landscaping. He said that ACE Hardware has been using part of his property for overflow parking and he is fine with that continuing. Chairman Stuart called for a **motion.**

Motion to approve the site plan subject to staff comments.

Motion made and seconded (Jeffries/Wilson) Commissioner Jeffries; yes, Commissioner Mitchell; yes, **Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Wilson; yes, Commissioner Bauer;** yes, Chairman Stuart; yes. **Approved (7-0)**

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. Case No. 0101-PUDA-22, Perdido Beach Resort PUD Modification, PBR Retail Store

Firmus LLC, on behalf of Gulf Beach Hotel Inc., requests recommendation to City Council for approval of **Major PUD Modification** for the Perdido Beach Resort PUD Master Plan to construct a 48,000-SF furniture store on the north side of Perdido Beach Boulevard across from the hotel. The property is located at 27101 Perdido Beach Boulevard. *Deferred from the Regular Meeting on January 10, 2022.* Griffin Powell requested deferral of the item to the next meeting.

Motion to defer to March 14, 2022 Planning Commission meeting

Motion made and seconded (Bauer/Jeffries) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Wilson; yes, Commissioner Bauer; yes, Chairman Stuart; yes. **Approved (7-0)**

K. OTHER BUSINESS

Request from Sawgrass Consulting LLC and J. Coleman Bryars for approval of a 12-month extension for the site plan approval of the Harbor Club Condominium (Case No. 0306-SP-21). Chairman Stuart asked if this was due to a riparian rights issue. Brei! Godwin stated there was an Ergon proper overlap of the lease the State had granted Coleman Bryars. This issue came to light when the Billfish development was submitted to State Lands for consideration. The State has amended the lease and the Harbor Club Condominium development can move forward.

Motion to approve the requested 12 month extension.

Motion made and seconded (Mitchell/Jeffries) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Wilson; yes, Commissioner Bauer; yes. Chairman Stuart; yes. **Approved (7-0)**

Griffin Powell stated the Springhill Suite hotel development will be considered by City Council and staff is asking for Planning Commission input on the revised building elevations. Griffin presented the revised building elevations and the Commission was in favor of the changes.

L. PUBLIC COMMENTS

M. ADJOURN

Adjourned at 4:34 PM



Kit Alexander



Robert Stuart, Chairman