

Minutes
Orange Beach Planning Commission
January 10, 2021 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 4:01 PM.

B. INVOCATION

Commissioner Lindsey gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner Annette Mitchell
Vice Chairman Kathy Lindsey
Commissioner Pat Simpson
Commissioner Glenn Smith
Commissioner Nelson Bauer
Chairman Robert Stuart

Staff Present:

Kit Alexander, Community Development Director
Griffin Powell, Planner II
Sherri Descalzo, P&Z Coordinator
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 Work Session meeting on December 13, 2021.
2. Approval of minutes from regular Planning Commission meeting on December 13, 2021.

H. PUBLIC HEARINGS

1. Case No. 0102-SD-22, Jones Subdivision, Resubdivision of Lots 3 and 4, Block D Bay Land Oaks Subdivision

William R. and Ashley D. Jones request approval of **Preliminary and Final Minor Subdivision** to combine Lots 3 and 4, Block D Bay Land Oaks Subdivision into one lot. The property is located at 5677 Allison Street, northeast of the intersection of Allison Street and Low Drive, in the RS-1 (Single-Family Residential) zoning district. Griffin Powell presented staff comments to the Planning Commission. There were no comments or questions.

Motion to approve Preliminary and Final Minor Subdivision subject to staff comments.

Motion made and seconded (Mitchell/Simpson) Commissioner Mitchell; yes, Vice Chairman Lindsey; yes, Commissioner Simpson; yes, Commissioner Smith; yes, Commissioner Bauer; yes, Chairman Stuart; yes. **Approved (6-0)**

2. Case No. 0103-PUD-22. Springhill Suites by Marriot PUD

Cohen Investments Inc., on behalf of OKS Investments LLC, requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 2.8 acres from GB (General Business) to PUD (Planned Unit Development) for a 120-room hotel to be constructed on Lot 4 of the Summer Salt Plaza Subdivision. The property is located at 24241 Perdido Beach Boulevard. Griffin Powell presented staff comments to the Planning Commission.

Commissioner Mitchell stated that the building needed to incorporate coastal design architectural elements. The applicant stated the color of the building will be Dover Sky and the limestone will be Cream Dove Grey.

Chairman Stuart asked whether the structure meets the underlying zoning setback requirements. Griffin Powell stated the roof does encroach into the setback.

Chairman Stuart stated that the parking is not being provided in a parking structure. Griffin Powell stated the parking proposal is similar to the Fairfield Inn and Hotel Indigo.

Commissioner Bauer asked about the buffer on the north side of the property. Kit Alexander there would be a berm on the north side but no berm on the south side. Commissioner Mitchell and Chairman Stuart asked for additional evergreen landscaping within the buffer.

Chairman Stuart asked the applicant is aware of the outdoor music conducted at the Live Bait restaurant. TLT, applicant, said they were aware of outdoor music permit at Live Bait and there would be no windows or balconies on the east side of the building.

Commissioner Simpson asked about the single driveway access from the Summer Salt roadway, not Perdido Beach Boulevard. Kit Alexander stated that ALDOT will not permit a driveway access on Perdido Beach Boulevard. Commissioner Bauer said that a single access to the site is acceptable to the Fire Department.

Motion to recommend approval of Preliminary and Final PUD subject to staff comments, revising the building elevation to add coastal architectural elements, and adding landscaping along the north property line in compliance with the Zoning Ordinance.

Motion made and seconded (Bauer/Mitchell) Commissioner Mitchell; yes, Vice Chairman Lindsey; yes, Commissioner Simpson; yes, Commissioner Smith; yes, Commissioner Bauer; yes, Chairman Stuart; yes. **Approved (6-0)**

3. **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. Griffin Powell presented staff comments to the Planning Commission. Chairman Stuart opened it up for the public.

Laura Coker, attorney on behalf of the owner of Lot 1, Chris Ferrara, stated the only access to the subject property is via the right-of-way adjacent to his property and Mr. Ferrara does not consent to the subdivision.

John Lawler said a maintenance agreement should be established to address access and maintenance of the roadway and utilities within the right-of-way. He recommended deferring the case to the next Planning Commission meeting.

Chairman Stuart asked if Mr. Ferrara would support approval of the subdivision subject to the establishment of a maintenance agreement. Laura Coker said that more information is needed and Mr. Ferrara does not support the approval of the subdivision at this time. Vince Lucido and Frank Leatherbury agreed to defer the case for another month.

Motion to defer Preliminary and Final Minor Subdivision subject to staff comments.

Motion made and seconded (Simpson/Smith) Commissioner Mitchell; yes, Vice Chairman Lindsey; yes, Commissioner Simpson; yes, Commissioner Smith; yes, Commissioner Bauer; yes, Chairman Stuart; yes. **Approved (6-0)**

4. **Case No. 0105-RZ-22, Lot 3 Amel Callaway Subdivision Rezoning**

The City of Orange Beach requests recommendation to City Council for approval of **Rezoning** of Lot 3 Amel Callaway Subdivision from RS-I (Single-Family Residential) to **NB** (Neighborhood Business). The property is located at 25930 Bonito Avenue. Griffin Powell presented staff comments to the Planning Commission.

Motion to defer to Special Call Meeting January 12, 2022 3:00 PM

Motion made and seconded (Lindsey/Bauer) Commissioner Mitchell; yes. Vice Chairman Lindsey; yes, Commissioner Simpson; yes, Commissioner Smith; yes, Commissioner Bauer; yes, Chairman Stuart; yes. **Approved (6-0)**

I. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

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

Guy Investments LLC, on behalf of Charlie Guy hie., 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 December 13, 2021.* Griffin Powell presented staff comments to the Planning Commission. Chairman Stuart said that this case could not be deferred after the February meeting.

Motion to defer to February 14, 2022 Planning Commission meeting

Motion made and seconded (Bauer/Smith) Commissioner Mitchell; yes, Vice Chairman Lindsey; yes, Commissioner Simpson; yes, Commissioner Smith; yes, Commissioner Bauer; yes, Chairman Stuart; yes. **Approved (6-0)**

2. **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** to 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. Griffin Powell presented staff comments to the Planning Commission.

Motion to defer to February 14, 2022 Planning Commission meeting

Motion made and seconded (Mitchell/Simpson) Commissioner Mitchell; yes, Vice Chairman Lindsey; yes, Commissioner Simpson; yes, Commissioner Smith; yes, Commissioner Bauer; yes, Chairman Stuart; yes. **Approved (6-0)**

J. OTHER BUSINESS

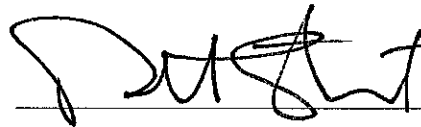
K. PUBLIC COMMENTS

L. ADJOURN

Adjourned at 4:55 PM



Kit Alexander



Robert Stuart, Chairman