

Minutes

Orange Beach Planning Commission Work Session

August 8, 2022 3:00 PM

Council Chambers - Orange Beach Municipal Complex

4099 Orange Beach Boulevard

A. CALL TO ORDER

Vice-Chairman Lindsey called the meeting to order at 3:01 PM.

B. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries

Commissioner Annette Mitchell

Commissioner Pat Simpson

Commissioner Jack Robertson

Commissioner Glenn Smith

Commissioner Nelson Bauer

Vice-Chairman Kathy Lindsey

Staff Present:

Kit Alexander, Community Development Director

Griffin Powell, City Planner

Sherri Descalzo, P&Z Coordinator

Sean Brumley, GIS Specialist

Jamie Logan, City Attorney

C. DISCUSSION ITEMS

1. Case No. 0801-CU-22. JPEM Duplex at 29110 Perdido Beach Boulevard

JPEM LLC requests recommendation to the City Council for approval of a **Conditional Use** to construct a duplex on a beachfront lot located at 29110 Perdido Beach Boulevard in the Single-Family Residential (RS-1) zoning district. Griffin Powell presented to the Planning Commission. Griffin Powell stated the project meets all of the conditional use criteria.

Commissioner Mitchell expressed a concern about the stacked parking. She stated the parking layout is not safe, especially on Perdido Beach Blvd. Joey Parker, applicant, asked if it would make a difference if the structure is a single family unit instead of a duplex. Commissioner Bauer said it will still be a life safety issue due to the five stacked vehicles. Commissioner Robertson expressed concern about the inability of vehicles to pull out of the spaces and properly maneuver. Edgar McGee, applicant, said smaller vehicles could maneuver better than SUVs. Commissioner Simpson said it will be difficult to increase the vehicular use area due to beach mouse habitat requirements.

2. Case No. 0803-PUDA-22 Beach Village PUD Modification – Beach Village Phase 2

Rowe Engineering, on behalf of Beach Village Resort LLP, requests recommendation to the City Council for approval of a **Major PUD Modification** to the Beach Village PUD Master Plan to subdivide Lot 70 of Beach Village Subdivision, A Replat of Lot 2 Southern Visions Subdivision, into four residential lots and to add an employee residence in the Common Area Lot lying west of Lots 5 through 32 of the Beach Village Subdivision. The properties are located at 23063 and 23071 Perdido Beach Boulevard. Griffin Powell presented to the Planning Commission. There were no questions or comments.

3. **Case No. 0804-SD-22, Beach Village Phase 2 Subdivision**

Rowe Engineering, on behalf of Beach Village Resort LLP, requests approval of **Preliminary Major Subdivision** to subdivide Lot 70 of Beach Village Subdivision, A Replat of Lot 2 Southern Visions Subdivision, into four lots and to add a section of common area to the Common Area Lot lying west of Lots 5 through 32 of the Beach Village Subdivision. The properties are located at 23063 and 23071 Perdido Beach Boulevard in the Beach Village PUD Master Plan. Griffin Powell presented to the Planning Commission. Kit Alexander suggested that since there is a PUD modification item for this same project on the agenda it may be wise to defer this case to the September Planning Commission meeting.

4. **Case No. 0701-SP-22, Caruana Commercial Building (Building Modification)**

Rainbow Nicole Investments LLP requests approval of **Site Plan Review** to modify the proposed commercial building to add a second level with two apartment units. The property is located at 4391 William Silvers Parkway in the General Business (GB) zoning district. *Deferred from the Regular Meeting on July 11, 2022.* Griffin Powell presented to the Planning Commission.

Commissioner Mitchell asked if lighting is required for the parking area or the outside of the building. Kit Alexander said lighting is not required. Commissioner Bauer said the units are entered and exited within the building and each unit will need a 1-hour firewall. The proposed building equates to a duplex.

5. **Case No. 0802-SP-22, MMM III Enterprises Warehouse Addition**

Lucido Engineering & Surveying LLC, on behalf of MMM III Enterprises LLC, requests approval of **Site Plan Review** to construct a 2,000-SF warehouse and storage addition to the rear side of Melanie Martin Interiors. The property is located at 24820 Canal Road in the General Business (GB) zoning district. Griffin Powell stated the applicant asked for the case to be deferred to September's meeting.

6. **Case No. 0805-SP-22, Orange Beach Community Church**

Forrest Daniell & Associates, on behalf of Orange Beach Community Church, requests approval of **Site Plan Review** to construct a new worship center on the site of the previous worship center and to renovate the exterior and interior of the building currently onsite. The property is located at 4773 Bay Circle in the Single-Family Residential (RS-1) zoning district. Griffin Powell presented to the Planning Commission. There were no questions or comments.

D. ADJOURN

Adjourned at 3:40 PM



Kit Alexander



Kathy Lindsey, Vice-Chairman