

Work Session Minutes
Orange Beach Planning Commission
Monday, June 14, 2021, 3:00 PM
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 PM

B. ROLL CALL

Board Members Present:

Staff Present:

Commissioner Annette Mitchell
Commissioner Pat Simpson
Commissioner Matt Wilson
Commissioner Glenn Smith
Commissioner Kathy Lindsey
Vice Chairman Ralph Moore
Chairman Robert Stuart

Kit Alexander, Community Development Director
Griffin Powell, City Planner
Sherri Descalzo, P&Z Coordinator
John Lawler, City Attorney

C. DISCUSSION ITEMS

1. Case No. 0601-PUD-21. Port Washington PUD

Dewberry, on behalf of 68V Port Washington 2021 LLC, requests reconuendation to City Council for **Preliminary and Final PUD** approval to rezone 9+ acres from RS-1 (Single-Family Residential) and GB (General Business) to PUD (Planned Unit Development) for a single-family residential subdivision containing 24 lots with access to a new street, Port Washington Circle. Lots will have a typical lot width of 50 feet and an average lot size of 5,500+ square feet. The property is located on the east side of Washington Boulevard, north of Canal Road. Griffin Powell presented staff conuents. Kit Alexander stated that required parking spaces should not be located within public right-of-way and should not be the maintenance responsibility of the City. Staff requested the scope of the development to include a new sidewalk along the east side of Washington Boulevard. There will be a natural vegetated buffer between the proposed houses and Washington Boulevard. Commissioner Simpson questioned whether a 5-bedroom house would fit on a 50-foot lot. Griffin Powell stated that the proposed 5-bedroom house will fit on a 50-foot lot. Commissioner Simpson asked whether the houses could face Washington Boulevard. Kit Alexander said that could happen. Commissioner Mitchell emphasized the need for more of a green buffer. Chairman Stuart asked if the sidewalk would be expensive to build. Kit Alexander stated that the necessary drainage improvements in the Washington Boulevard right-of-way would cause it to be more expensive and the developer is proposing a sidewalk easement to reduce the cost. Commissioner Smith asked about a fence on the homes, 19-24, that back up to Washington. Kit Alexander stated that a natural landscape buffer is proposed but a fence may be wanted. Commissioner Mitchell asked about the size of the perimeter buffer and Kit Alexander stated it is 22 feet.

2. Case No. 0602-SD-21, Port Washington PUD Sndbdivision

Dewberry, on behalf of 68V Port Washington 2021 LLC, requests approval of **Preliminary Major Subdivision** for a single-family residential subdivision containing 24 lots with access to a new street, Port Washington Circle. The subdivision will contain open and preserved areas outside of the individual lots. The property is located on the east side of Washington Boulevard, north of Canal Road. *Deferring to regular meeting on July 12, 2021.*

Chairman Stuart asked if there were any questions or comments, there were none.

3. Case No. 0604-PUD-21, Mississippi Avenue PUD (Two Fishes Properties)

WAS Design Inc., on behalf of Two Fishes Properties LLC, requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 10.5 acres from RS-1 (Single-Family Residential) to PUD (Planned Unit Development) for a single-family residential subdivision containing 27 lots along with a common area and pier access for the subdivision residents. The property is located at 5362 Mississippi Avenue. Griffin Powell presented staff comments to the Planning Commission. Kit Alexander stated that two accesses on Mississippi Avenue are not required but is better in the case of an emergency. This is a proposed gated community and a PUD rezoning is not required in order for a subdivision to be gated. Commissioner Stuart said overflow parking needs to be addressed during the meeting.

4. Case No. 0603-SD-21, Buster Subdivision

Engineering Design Group, on behalf of William Russell Buster N, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 8, Second Addition to Garrett Subdivision and Portion of Lot 9 into two lots. The property is located at 26594 Cotton Bayou Drive in the RS-1 (Single-Family Residential) zoning district. *Deferring to regular meeting on July 12, 2021.* Commissioner Stuart asked if there were any comments and there were none.

5. Case No. 0404-SP-21, Sunset Auto

Charlie Guy requests approval of **Site Plan Review** to convert and refurbish the property and existing building for an automobile sales business. The property is located at 25893 Canal Road in the GB (General Business) zoning district. Griffin Powell stated that the applicant is requesting another deferral. *Deferring to regular meeting on July 12, 2021.* Chairman Stuart asked if there were any questions or comments, there were none.

D. ADJOURN

Adjourned at 3:43PM



Kit Alexander



Robert Stuart, Chairman