

Minutes

Orange Beach Planning Commission Monday, May 10, 2021, 4:00 PM

Council Chamber – Orange Beach Municipal Complex

4099 Orange Beach Blvd

A. CALL TO ORDER

Chairman Robert Stuart called the meeting to order at 4:00 PM

B. INVOCATION

Commissioner Pat Simpson gave the invocation.

C. PLEDGE OF ALLEGIANCE

ROLLCALL

Board Members Present:

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

Staff Present:

Kit Alexander, Director COD
Griffin Powell, Planner II
Sean Brumley, GIS Specialist
Sherri Descalzo, P&Z Coordinator

D. APPROVAL OF AGENDA - There were no changes to the agenda and the agenda stands approved as submitted.

E. CONFLICTS OF INTEREST- None

F. 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 Work Session on April 12, 2021.
2. Approval of minutes from Regular Meeting on April 12, 2021.

G. PUBLIC HEARINGS

1. Case No 0502-SD-21 Markus Subdivision

Weygand Wilson Surveyors, on behalf of Andrew and Barbara Markus, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 6 and 7, Block B, Bay land Oaks subdivision into a single lot. The property is located at 5777 Alabama Street in the RS-1 (Single-Family Residential) zoning district. Griffin Powell presented staff comments to the Planning Commission. The combined lot will meet the minimum requirements for RS-1 and the final plat complies with the Subdivision Regulations. There were no staff conditions. No comments from the planning commission.

Motion to approve Preliminary and Final Minor Subdivision subject to staff comments.
Motion made and seconded (Jeffries/Moore)

Jeffries, yes; Mitchell, yes; Lindsey, yes; Simpson, yes; Smith, yes; Wilson, yes; Moore, yes; Stuart, yes; **Approved** (8-0).

H. SITE PLAN REVIEWS

1. Case No. 0302-SP-21, Caruana Commercial Building

CG Design, on behalf of Rainbow Nicole Investments LLP, requests approval of **Site Plan Review** to construct a two-unit, 3,000-SF commercial building. The property is located on William Silvers Parkway south of Andy's Auto Services and CrossFit Orange Beach in the GB (General Business) zoning district. *Deferred from the Regular Meeting on April 12, 2021.*

Griffin Powell presented staff comments to the Planning Commission. The building footprint is roughly 2,800 SF with 14% building coverage. The structure is single-story with parking and vehicular use areas to the side and rear of the building. Seven parking spaces are required and the site will have seventeen total spaces; ten outside of the enclosed area, and seven within the enclosed area. The south side of the building will face Lot 7B; a conservation area owned by the City of Orange Beach. Staff recommends a sliding gate for the rear enclosed area. The Public Works Department will need to approve the proposed 12-inch pipe within the William Silvers Parkway right-of-way. The pipe may need to be increased in size and an inlet constructed on the north end of the pipe to accommodate road runoff. Commission Mitchell stated that the exterior needed to look a bit more coastal. She suggested the addition of gooseneck lighting and pastel colors. She asked about the type of siding on the building. Chris Govan said the proposed roof is a gray smoke color and the siding is stucco. He agreed that the gooseneck lighting could be placed over the signage and columns.

Motion to approve Site Plan Review subject to staff comments and with the request of exterior gooseneck lighting in support of coastal architectural design.

Motion made and seconded (Jeffries/Lindsey)

Jeffries, yes; Mitchell, yes; Lindsey, yes; Simpson, yes; Smith, yes; Wilson, yes; Moore, yes; Stuart, yes; **Approved** (8-0).

I. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. 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. *Deferred from the Regular Meeting on April 12, 2021.*

Motion to defer to June 10, 2021 Regular PC Meeting.

Motion made and seconded (Mitchell/Lindsey)

Jeffries, yes; Mitchell, yes; Lindsey, yes; Simpson, yes; Smith, yes; Wilson, yes; Moore, yes; Stuart, yes; **Approved** (8-0).

J. OTHER BUSINESS

1. Four cases plus the deferred Sunset Auto should be on the May meeting agenda.
2. Chairman Stuart requested the status of the boat sales development near J&M Tackle. Kit Alexander stated that no permit applications have been submitted for the second phase of the development.

K. PUBLIC COMMENTS

L. ADJOURN

Adjourned at 4:19 PM

Kit Alexander

A handwritten signature in blue ink, appearing to read "R. Stuart", written over a horizontal line.

Robert Stuart, Chairman