

Minutes
Orange Beach Planning Commission
Monday, March 8, 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

Chairman Robert Stuart gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries
Commissioner Annette Mitchell
Commissioner Pat Simpson
Commissioner Lannie Smith
Commissioner Matt Wilson
Commissioner Glen Smith
Vice Chairman Ralph Moore
Chairman Robert Stuart

Staff Present:

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

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.

I. Approval of minutes from Work Session on February 8, 2021.

H. PUBLIC HEARINGS

1. Case NO. 0204-CU-21, Liberty Linen Warehouse and Boat/RV Storage Addition

Sawgrass consulting LLC, on behalf of Charles Campbell, requests recommendation to City Council for **Conditional Use Approval** to construct a 6400 SF warehouse to supplement the existing facility and a 3600 SF enclosed boat and RV storage building at Liberty Linen located at 26953 Canal Road in the GB (General Business) zoning district. *Deferred from the Regular Meeting on February 8, 2021.* Griffin Powell presented staff comments to the Planning Commission. Both buildings will be behind Liberty Linen's existing building. The warehouse addition will be 80'x80', 6400 SF with one large open-floor space, and no interior

rooms. The boat & RV storage addition will be 50'x72', 3600 SF with four 18'x50' storage compartments. The addition will be behind the principal building and 280' from Canal Road. The gravel area will be located north of the existing asphalt and will be 19,000 SF with eleven new parking spaces. Liberty Linen presently has nineteen parking spaces, six are angular at the front of the building and thirteen are 90-degree spaces on the side of the building. There will be a total of thirty spaces.

No one signed up to speak. Commissioner Lannie Smith questioned the location of the proposed parking spaces and how they affected the onsite truck movement. Sawgrass said they would relocate two spaces and adjust the gravel location to accommodate the truck movement. Kit Alexander stated that the two spaces in question were above the required number of parking spaces and they may be removed. Chairman Stuart asked if the two spaces could be moved to the east side. He felt the flow would work better and that the fire department would be able to make the necessary 3-point turn.

Motion (Moore/Lannie Smith) made and seconded to recommend approval of the conditional use to City Council subject to staff comments and the relocation of two parking spaces from the northwest corner of the existing building to the northeast side of the site. **Approved (9-0)**

2. Case No. 0304-SD-21, Replat of Lots 1 and 2 of Wolf Bay Circle Subdivision and Lot 1 of Cayman Grill Plat #1.

Lucido Engineering & Surveying LLC, on behalf of Cayman Grill LLC and October Investments LLC, requests approval of **Preliminary and Final Minor Subdivision** to resubdivide Lots 1 and 2 of Wolf Bay Circle Subdivision and Lot 1 of Cayman Grill Plat #1 into two lots. The property is located at 26165 and 26189 Canal Road in the **MR** (Marine Resort) zoning district. Griffin Powell presented staff comments to the Planning Commission. Lot 1 of WBC Subdivision contains a single-family house and Lot 2 of WBC Subdivision is vacant and part of the side yard for Lot 1. Lot 1 of the Cayman plat contains the GTs on the Bay restaurant and associated parking. The applicant plans to construct a parking addition on the part combined with Lot 1 and the Cayman plat (Case No. 0305-SP-21). Guy Tatum, previous owner of Lots 1 and 2 of WBC subdivision, said he was fine with the proposal. Chairman Stuart asked the Planning Commissioners if there were any questions or concerns. None were stated.

Motion (Lannie Smith/Simpson) made and seconded to approve preliminary/final plat approved subject to staff comments. **Approved (9-0)**

I. SITE PLAN REVIEWS

1. Case No. 0301-SP-21, Gray's Tire and Service Center

Nevada Holding LLC requests approval of **Site Plan Review** to construct a 10,300 SF commercial building for an automotive tire and service center. The property is located at 24190 Canal Road in the GB (General Business) zoning district. Griffin Powell presented staff comments to the Planning Commission. The project consists of a single-story building with 23 percent building coverage, five service bays, 25 parking spaces required and provided, and 26 percent green space. The front of the building will have customer entrances facing Canal Road and Lindsey Lane. The dumpster and used tire storage will be located in the parking area behind the building. Exterior lighting will be wall-mounted lights. There will be two driveways onto Lindsey Lane and no driveways onto Canal Road. The applicant has provided a letter to the fire department stating the following: Store will only service vehicles

that are less than 10,000 lbs. and/or designed to transport less than 16 passengers. Tire storage will be limited to 475 SF.

No one signed up to speak. Chairman Stuart opened the floor up for discussion. Commissioner Mitchell stated that she wanted to insure that the lighting on the sides would not offend the neighbors. The fixtures needed to have a more coastal look and point downward. Trey with Nevada Holding came forth and agreed they would do so. Commissioner Mitchell said they need to be cast down with a shade on them. Chairman Stuart questioned how the additional traffic on Lindsey Lane would affect the townhomes and the other two businesses. Kit Alexander stated that Lindsey Lane is a private road owned by the Orange Beach Villas Property Owners Association. There are a limited number of employees at the air conditioning business and the Rod Room. Kit Alexander said there are no traffic issues on Lindsey Lane. Chairman Stuart questioned if there would be a traffic light or decel lane provided by ALDOT at Canal Road. Kit Alexander stated there would not. Commissioner Mitchell said her primary concern is the need for coastal lights. Trey suggested a goose neck design.

Motion (Mitchell/Wilson) made and seconded to approve the site plan subject to staff comments and the lighting on the building to be full cut off fixtures and have a coastal look. **Approved (8-1)**

2. 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, 3000 SF commercial building. The property is located on William Silvers Parkway south of Andy's Auto Service and CrossFit Orange Beach in the GB (General Business) zoning district. Griffin Powell presented staff comments to the Planning Commission. Due to numerous outstanding issues, staff recommended that the Planning commission defer consideration of this application to the next meeting on April 12, 2021.

Motion (Lannie Smith/Mitchell) made and seconded to defer until the April 12, 2021 meeting. **Approved (9-0)**

3. Case No. 0305-SP-21, GT's Parking Addition

Lucido Engineering & Surveying LLC, on behalf of Cayman Grill LLC and October Investments LLC, requests approval of **Site Plan Review** to construct an additional parking area on the east half of Lot 2 of Wolf Bay Circle Subdivision for the GTs on the Bay Restaurant. The property is located at 26165 and 26189 Canal Road in the MR (Marine Resort) zoning district. Griffin Powell presented staff comments to the Planning Commission. The new parking addition consists of a one-way traffic flow asphalt parking area with 31 parking spaces and no additional driveways onto Canal Road. The additional 31 parking spaces will increase the total parking to 181 spaces. Based on the current parking requirements for a restaurant, 190 spaces are required. Due to the single-family residential land uses to the west and north of the new parking area, the code requires a land use buffer along the west and north lot lines. Screening, comprised of fencing and landscaping, is required. The grading plan shows the outfall for the retention/detention pond discharging into a ditch located on the east side of Callaway Drive. This is a neighborhood ditch draining through single-family lots to the north. The runoff from this site does not currently drain to the west and the roadside ditch should not be used as an outfall for the project. The outfall needs to be provided on the restaurant site to the east and or the retention/detention pond resized to contain and percolate the entire peak 25-year storm event.

No one signed up to speak, There were letters from three neighbors who could not attend the public hearing; Lucy Hazebrook, Powers Weeks and Barbara Moseley. Commissioner Lannie Smith questioned whether the entrance to the proposed parking was off a two-way drive aisle and Vince Lucido confirmed that it was. Commissioner Larmie Smith wanted to know if the proposal equated to an acceptable alternative buffer or simply a reduction of the buffer. Lucido stated a privacy fence is proposed along the north property line and a twenty-foot buffer is proposed along the west property line. Chairman Stuart brought up drainage in reference to the retention pond, Kit Alexander expressed concerns about discharging water into a drainage ditch that currently does not currently receive runoff from this site. The ditch is a neighborhood ditch and flows between two single-family homes. Staff is requesting that the water be directed to the restaurant site area to the east. Commissioner Mitchell stated that the case should be deferred and the applicant needs to address the buffer. The deferral will allow the neighbors to be present at the next meeting and they will be able to participate in the alternative buffer discussion. Chairman Stuart said that a reduced buffer should have a minimum of a six-foot fence or wall with eight-foot tall vegetation. Commissioner Lannie Smith said a buffer reduction without an acceptable alternative would require a variance. Larry Wireman said a fence like they have on the restaurant site would be extremely expensive. He brought up the fact that the adjacent residential uses are zoned Marine Resort and the zoning district should be considered, not the land use. Kit Alexander said that the adjacent property is a residential land use and the property owners should to be protected. Larry Wireman said he is buying the westerly house that is zoned Marina Resort. He does not think one home should prevent further development. He stated that the homeowners have been reaping the benefits of the Marine Resort zoning district for thirty years.

Motion (Jeffries/Lindsey) made and seconded to defer the site plan review to the April 12, 2021 meeting. **Approved (9-0)**

4. Case No. 0306-SP-21. Harbor Club Condominium

Sawgrass consulting LLC, on behalf of Coleman Bryars, requests approval of **Site Plan Review** to construct a multi-family residential development with three, four-story buildings and a total of 71 units. The property is located on the south end of Griffith Marina Road in the MR (Marine Resort) zoning district. Griffin Powell presented staff comments to the Planning Commission. The project consists of three, four-story multi-family buildings with a total of 71 three-bedroom units. This is a request for a new approval of a site plan review that was previously approved in February 2019. The previously approved site plan has expired. Of the 22.29 acres, 16.67 acres (75%) are wetlands. The plans show a boardwalk across wetlands south of the building and a golf cart parking area on the east side. The project includes improvement of Griffith Marina Road from the southeast corner of the Spyglass townhouse development to the project site. Improvements to Griffith Marina road must be constructed prior to or in conjunction with the project.

No one was signed up to speak. Ercil Godwin from Sawgrass Consulting was there to answer questions. There were no comments from the Planning Commission.

Motion (Simpson/Moore) made and seconded to approve the site plan request subject to staff comments. **Approved (9-0)**

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

K. OTHER BUSINESS

1. Eight cases should be on the April meeting agenda.
2. A request for a Zoning Text Meeting was requested and set for March 22, 2021 at 1:30PM.

L. PUBLIC COMMENTS

M. ADJOURN

Adjourned at 5:01 PM



Kit Alexander



Robert Stuart, Chairman