

Work Session Minutes
Orange Beach Planning Commission
Monday, March 8, 2021, 3:00 PM
Council Chamber – Orange Beach Municipal complex
4099 Orange Beach Blvd

A. CALL TO ORDER

Chairman Robert Stuart called the work session to order at 3:00 PM

B. 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

C. DISCUSSION ITEMS

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. Kit Alexander stated the designer verified that the proposed site layout accommodates 55-foot semi-tractor trailer trucks. Chairman Stuart asked for clarification on the narrowed drive aisle area. Staff stated the narrowed drive aisle is for tree preservation but should not obstruct truck maneuvering. Commissioner Lannie Smith expressed concern that a truck could not maneuver due to the location of the proposed parking spaces. Fire Marshal Nelson Bauer stated the proposed site layout will allow for proper fire truck movement.

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. Kit Alexander said that this is directly related to the GT's restaurant parking lot addition. Commissioner Lindsey stated concern that Lucy Hazebrook was not able to attend the meeting.

3. **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. Chairman Stuart asked about the other businesses on Lindsey Lane and how many townhomes are located behind the proposed site. There are two businesses, The Rod Room and an HVAC company. Staff recalled that there are fourteen duplexes located on the south end of Lindsey Lane. Commissioner Mitchell expressed that the lighting on the side of the building should be more coastal in design and facing down to prevent light impacts to neighbors. Commissioner Lannie Smith expressed concern that Lindsey Lane is a private road and the maintenance responsibility of the townhomes HOA.

4. **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 recommends that the Planning Commission defer consideration of this application.

5. **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. Kit Alexander expressed concerns about whether the requested buffer reduction meets the zoning ordinance. The drainage design is also an issue. Staff is concerned about the retention pond outfall discharging into a swale located between the two homes north and west of the subject site. Three neighbors, Lucy Hazebrook, Barbara Moseley and Power Weeks, have concerns and were not able to attend this Planning Commission meeting.

6. **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. Kit Alexander clarified that this is the same project that the Planning Commission had extended previously. The developer has done extensive analysis for the pier construction with the Corps of Engineers and was delayed due to the pandemic and Hurricane Sally. Chairman Stuart asked about the golf cart parking and Commissioner Jeffries mentioned that the golf cart parking was not on the old plans. Kit Alexander stated it is the proposal is the same as the original plans. Commissioner Lindsey asked about the removal of so many trees and if they would replace them? Kit Alexander stated they would need to replace the trees per the zoning ordinance. Commissioner Jeffries asked about the improvements to Griffith Marina Road. Kit Alexander stated that it would be expensive but that the road and drainage will need to be improved.

D. ADJOURN

Adjourned at 3:34 PM

A handwritten signature in blue ink, appearing to read "Kit Alexander", written above a horizontal line.

Kit Alexander

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

Robert Stuart, Chairman