

Minutes
Orange Beach Planning Commission
Monday, February 8, 2021 4:00P.M.
Council Chambers - Orange Beach Municipal Complex
4099 Orange Beach Blvd.

A. CALL TO ORDER

Chairman Robert Stuart called the meeting to order at 4:11 p.m.

B. INVOCATION

Chairman Robert Stuart gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Planning Commissioners Present:

- Commissioner Bill Jeffries
- Commissioner Annette Mitchell
- Commissioner Lannie Smith
- Commissioner Matt Wilson
- Vice Chairman Ralph Moore
- Chairman Robert Stuart

Planning Commissioners Absent

Commissioner Kathy Lindsey
Commissioner Glen Smith
Commissioner Pat Simpson

Staff Members

- John Lawler, City Attorney
Kit Alexander, Community Development Director
Griffin Powell City Planner
Sean Brumley, GIS Specialist
- Sherri Descalzo, Planning & Zoning 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 was no change to the minutes and the minutes stand approved as submitted.

1. Approval of minutes from the Work Session on January 11, 2021.
2. Approval of minutes from the Regular Meeting on January 11, 2021.

H. PUBLIC HEARINGS

1. Case No. 0103-CPA-21, Comprehensive Plan Amendment, PIN 5213 & PIN 50097

The Community Development Department requests approval of a **Comprehensive Plan Amendment** to change the Future Land Use Map (FLUM) designations for Property PIN 5213 and PIN 50097 from Residential Mixed to Mixed-Use, Low to Medium Intensity Residential. The property is located at 26713 Perdido Beach Boulevard. Deferred from the Regular Meeting on January 11, 2021.

Chairman Robert Stuart opened the public hearing for comments and no one was signed up to speak.

Motion made (Wilson/Lannie) to amend Comprehensive Plan to change/modify the Future Land Use Map. Roll call revealed: Jeffries, yes; Mitchell, yes; Lannie Smith, yes; Wilson, yes; Moore, yes; Stuart, yes. **Approved (6-0).**

2. Case No. 0201-SD-21, Summer Salt PUD, Phase One Subdivision

Dewberry, on behalf of Summer Salt 2019 LLC, requests approval of **Final Major Subdivision** for the first phase of the Summer Salt PUD that will contain 54 single-family residential lots and 31 cottage lots. The property is located on the north end of Slipper Boulevard north of the Ruby Slipper and Doc's Seafood and Steaks restaurants.

Chairman Robert Stuart opened the public hearing for comments and no one was signed up to speak.

Kit Alexander stated infrastructure is in place and landscaping is pending with a bond in place for the outstanding work. Casey from Dewberry Engineering said they had no issue. Commissioner Jeffries asked that the owners be informed that the capital improvements are privately owned. Kit Alexander said the property owners' association documents state that capital improvements are privately owned.

Motion made (Jeffries/Moore) to approve Final Major Subdivision Plat subject to staff comments. Roll call revealed: Jeffries, yes; Mitchell, yes; Lannie Smith, yes; Wilson, yes; Moore, yes; Stuart, yes. **Approved (6-0).**

3. Case No. 0202-SD-21, Replat of Blackburn Family Division Plat #2, Resubdivision of Lot 4

Lucido Engineering and Surveying LLC, on behalf of Daniel G. Blackburn, Jr., requests approval of **Preliminary and Final Minor Subdivision** to replat Lots 4A and 4B of Blackburn Family Division Plat #2 to provide a 50-foot wide strip from Lot 4A to Lot 4B for water access. The property is located at 5159 Sampson Avenue in the RS-1 (Single-Family Residential) zoning district.

Chairman Robert Stuart opened the public hearing for comments and no one was signed up to speak.

Motion made (Lannie Smith/Wilson) to approve preliminary/final plat subject to staff comments. Roll call revealed: Jeffries, yes; Mitchell, yes; Lannie Smith, yes; Wilson, yes; Moore, yes; Stuart, yes. **Approved (6-0).**

4. **Case No. 0203-SD-21. Burkett Subdivision**

Weygand Wilson Surveyors, on behalf of Klinton and Jamie Burkett, requests approval of **Preliminary and Final Minor Subdivision** to resubdivide Lot 52, Unit 2 of Burkart Estates Subdivision and an adjacent 0.32 acres to the south into one lot. The property is located at 4798 Burkart Drive in the RS-I (Single-Family Residential) zoning district.

Chairman Robert Stuart opened the public hearing for comments and no one was signed up to speak.

Motion made (Mitchell, Moore) to approve preliminary major plat subject to staff comments. Roll call revealed: Jeffries, yes; Mitchell, yes; Lannie Smith, yes; Wilson, yes; Moore, yes; Stuart, yes. **Approved (6-0).**

5. **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 6,400-SF warehouse to supplement the existing facility and a 9,000-SF enclosed boat and RV storage building at Liberty Linen located at 26953 Canal Road in the GB (General Business) zoning district.

Chairman Robert Stuart opened the public hearing for comments and no one was signed up to speak.

Motion made (Mitchell/Moore) to defer consideration to the next Planning Commission Meeting. Roll call revealed: Jeffries, yes; Mitchell, yes; Lannie Smith, yes; Wilson, yes; Moore, yes; Stuart, yes. **Approved (6-0).**

6. **Case No. 0207-CPA-21. Comprehensive Plan Amendment. PIN 1446 and Part of PIN 27892**

The Community Development Department requests approval of a **Comprehensive Plan Amendment** to change the Future Land Use Map (FLUM) designations for Property PIN 1446 and part of PIN 27892 from Commercial Low Intensity to Neighborhood Preservation. The property is located at 4866 White Avenue and 28160 and 28194 Canal Road.

Chairman Robert Stuart opened the public hearing for comments and no one was signed up to speak.

Motion made (Jeffries/Mitchell) to amend the Comprehensive Plan to change/modify the Future Land use Map. Roll call revealed: Jeffries, yes; Mitchell, yes; Lannie Smith, yes; Wilson, yes; Moore, yes; Stumt, yes. **Approved (6-0).**

I. **SITE PLAN REVIEW**

J. **ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE**

K. **OTHER BUSINESS**

L. **PUBLIC COMMENTS**

Adjourned at 4:29 p.m.



Kit Alexander, Secretary



Robert Stuart, Chairman