

Minutes
Orange Beach Planning Commission
Work Session
December 13, 2021 4:00 PM
Council Chambers - Orange Beach Municipal Complex
4099 Orange Beach Boulevard

A. CALL TO ORDER

Chairman Stuart called the meeting to order at 3:00 PM.

B. ROLL CALL

Board Members Present:

Staff Present:

Commissioner Bill Jeffries
Commissioner Annette Mitchell
Commissioner Pat Simpson
Commissioner Matt Wilson
Commissioner Jack Robertson
Commissioner Glenn Smith
Commissioner Nelson Baner
Vice Chairman Kathy Lindsey
Chairman Robert Stuart

Kit Alexander, Community Development Director
Griffin Powell, Planner II
Sherri Descalzo, P&Z Coordinator
Sean Brumley, GIS Specialist
John Lawler City Attorney

C. DISCUSSION ITEMS

1. Case No. 1201-SD-21, Sunset Central Plat #1

Lucido Engineering & Surveying LLC, on behalf of Sunset Central LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine a portion of Lots I, 2, 11, 12, 13 and 14 of Walker Estates Subdivision into one lot. The property is located at 28731 Sampson Avenue in the RS-I (Single-Family Residential) zoning district. Griffin Powell presented staff comments to Planning Commission. Chairman Stuart asked if there were questions or comments. There were none.

2. Case No. 1202-SD-21, Williamson Plat #1

Lucido Engineering & Surveying LLC, on behalf of Jodi Williamson, requests approval of **Preliminary and Final Minor Subdivision** to modify the lot line between Lots I and 2 of Magnolia Trace Subdivision. The property is located at 26562 and 26564 Magnolia Avenue in the RS-I (Single-Family Residential) zoning district. Griffin Powell presented staff comments to Planning Commission. Chairman Stuart asked if there were any questions or comments. Commissioner Mitchell said she would like to know if they are selling off the smaller lot.

3. Case No. 1203-SD-21, Moondance at Perdido Bay Subdivision (Mississippi Avenue PUD)

Engineering Design Group, on behalf of Two Fishes Properties LLC, requests approval of **Preliminary Major Subdivision** to subdivide 9.8 acres into a single-family residential subdivision containing 27 lots along with common area in accordance with the Moondance/Mississippi Avenue PUD Master Plan. The property is located at 5362 Mississippi Avenue.

Griffin Powell presented staff comments to Planning Commission. Kit Alexander said the approved PUD master plan indicates trees being saved along the northwest property line in the buffer area. A swaie is needed in the buffer area in order to accept and convey Perdido Gates offsite runoff, causing removal of the trees along the property line. The developer will provide replacement trees in the buffer area. Chairman Stuart questioned the number of proposed piers. Staff indicated there will be three lots with one dock each and one cannon pier. Kit Alexander stated that the access easement in the driveway area for the existing houses to the south will be addressed on the final plat. Vice Chairman Lindsey asked if the project will be built in phases. Kit Alexander said that the infrastructure will be built at onetime and the house construction will follow.

4. **Case No. 1204-PUD-21, Cactus Cantina PUD**

Sawgrass Consulting LLC, on behalf of Cactus Properties LLC, requests reconnnendation to City Council for approval of **Preliminary and Final PUD Approval** to rezone 2.5 acres from NB (Neighborhood Business) to PUD (Planned Unit Development) for a commercial development containing two buildings, a 6,300-SF dine-in restaurant and a 2,205-SF future commercial building. The property is located at 4251 Orange Beach Boulevard. Griffin Powell presented staff comments to the Planning Commission. Kit Alexander stated that the previous drive-thru restaurant proposal included a Planning Commission reconnnendation for a SRI61 decei lane at Rose Lane. Chairman Stuart asked if paridng was enough for the future retail building. Griffin Powell said that the proposed total number of parking spaces meet the zoning ordianancerequirements.

5. **Case No. 1205-PUDA-21, Orange Beach Marina PUD Modification - Parking Area Addition**

Lucido Engineering & Surveying LLC, on behalf of Earle Long III and OBM Inc., requests reconnnendation to City Council for approval of **Major PUD Modification** to the Orange Beach Marina PUD Master Pian for the following: (1) rezone Lots 62-64 of Terry Cove Subdivision Unit 1 on Marina Road and Lot 49 of Terry Cove Subdivision Unit 1 on Cove Drive from RS-1 (Single-Family Residential) to PUD (Planned Unit Development) for inclusion into the Orange Beach Marina PUD Master Pian; (2) to construct additional parking and boat/trailer storage of Lots 62-64 of Terry Cove Subdivision Unit 1; and (3) to approve a 16 foot by 32 foot retail storage building. The property is located at 27075 Marina Road.

Commissioner Wilson excused himself from the case. Griffin Powell presented staff comments to the Planning Commission. Kit Alexander brought up that the proposed boat trailer storage area is a relocation of an existing boat trailer storage area that is nonconforming. The proposal is not an increase of intensity; it is an effort to address an existing parking shortage at the marina. Connnissioner Simpson asked about the proposed grass pavers. Vince Lucido said it is either grass or gravel over a plastic grid, the State Park and Tacky Jacks vehicular use areas. Connnissioner Robertson asked about the "by-right" development capability. Griffin Powell stated they could keep the three single-family residential lots or divide them into five lots.

6. **Case No. 1206-CPA-21, Comprehensive Plan Amendment, PIN 37745**

The Community Development Department requests approval of **Comprehensive Plan Amendment** to change the Future Land Use Map (FLUM) designation for the southerly 1.81 acres of Property PIN 37745 from Commercial Low Intensity to Residential Mixed. The property is located at the northeast comer of the intersection of Washington Boulevard and Magnolia Avenue. Griffin Powell presented staff comments to the Planning Commission. There were no questions or comments.

7. **Case No. 1101-SP-21, Sunset Auto**

Guy Investments LLC, on behalf of Charlie Guy Inc., requests approval of **Site Plan Review** to convert and refurbish the property and existing building at 25893 Canal Road for an automobile sales business. The property is located west of Paris Ace Hardware in the GB (General Business) zoning district. *Deferred from the Regular Meeting on November 8, 2021.*

D. **ADJOURN**

Adjourned at 3:38 PM



Kit Alexander



Robert Stuart, Chairman