

Minutes
Orange Beach Planning Commission
November 8, 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 4:01 PM.

B. INVOCATION

Commissioner Mitchell gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

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

Staff Present:

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

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.

1. Approval of minutes from Planning Commission Work Session meeting on October 11, 2021.
2. Approval of minutes from regular Planning Commission meeting on October 11, 2021.

H. PUBLIC HEARINGS

1. Case No. 0801-SD-21, Davidson Subdivision

Weygand Wilson Surveyors, on behalf of Thomas and Rhonda Davidson, requests approval of **Preliminary and Final Minor Subdivision** to resubdivide Lot 7 of Emerald Point Subdivision and Lots 1-6, Block I of East Orange Beach Subdivision into four lots. The properties are located at 5411 and 5413 Magnolia Circle in the RS-2 (Single-Family Residential) zoning district. *Deferred from the Regular Meeting on October 11, 2021.* Griffin Powell presented staff comments to the Planning Commission. Chairman Stuart asked if there were any public comments, there were none. Planning Commission had no comments or questions.

Motion to approve Preliminary and Final Minor Subdivision subject to staff comments.

Motion made and seconded (Lindsey/Smith) Jeffries; yes, Mitchell; yes, Vice-Chairman Lindsey; yes, Simpson; yes, Smith; yes, Robertson; yes, Wilson; yes, Bauer; yes, Chairman Stuart; yes, **Approved (9-0)**

I. SITE PLAN REVIEWS

1. Case No. 1001-SP-21, Billfish Bay

Henry Norris and Associates, on behalf of Ray Nestlehut, requests approval of **Site Plan Review** for a mixed-use development consisting of 108 condominium units and 36 apartment units along with a dry boat storage facility, marina with wet slips, restaurants, retail and commercial space and a parking garage. The property is located at the southern end of Captain Trent Lane at 4443 and 4459 Captain Trent Lane in the MR (Marine Resort) zoning district. *Deferred from the Regular Meeting on October 11, 2021.* Griffin Powell presented staff comments to the Planning Commission.

Kit Alexander stated the project may need two decel lanes on Canal Road at the Captain Trent and Griffith Marina intersections.

Commissioner Bauer stated the storage facility is in a Special Flood Hazard Zone V (V-Zone) requiring blow-out walls and habitable space finished floor elevations in compliance with city floodplain requirements. The enclosed boat storage area needs to meet fire code separation from the proposed condominium. A suppression fire system is needed in the boat storage building. The fire pumps need to have emergency generators. Henry Norris confirmed that the fire pumps will have generator back-up,

Chairman Stuart asked if the fuel tanks will be anchored and whether the condo units will have media rooms. He stated that media rooms are considered sleeping rooms per the zoning ordinance. He asked about the proposed trolley service being provided for the parking garage. Ray Nestlehut said the trolley will operate during business hours and valet parking will also be provided. Henry Norris said the parking decks will be used for the restaurant and pool patrons. Kit Alexander said that one designated parking spot per condominium is insufficient and two should be provided for each unit. Commissioner Mitchell raised concerns about insufficient parking for the restaurant, Kit Alexander said 1.5 parking spaces will be provided for each boat

slip and three spaces for fare caring vessels. Henry Norris asked whether another parking level or half level would provide sufficient parking.

Chairman Stuart said this looks like a great destination place and asked if there would be golf cart access and parking. Henry Norris said that golf carts had not been planned for.

Commissioner Mitchell asked whether there will be rental apartments. All condominiums will be deeded with the exception of the boat slips. Ray Nestlehut said that Edgewater will be managing the boat slips.

Fire Marshal Taylor Bryant expressed concerns about the fire hydrant being greater than 100 feet from the Fire Department Connection (FDC). Henry Norris said the engineer will adjust the utility plans to meet this requirement.

Commissioner Lindsey had questions on the drainage of the project. Kit Alexander stated the project includes proper retention that will treat runoff prior to discharge into the wetlands.

Commission Simpson asked about the pool management and if there will be outdoor live music. Ray Nestlehut stated the Homeowners' Association will manage the pool and no live music is proposed. He plans to have a restaurateur on staff to manage the restaurant.

Kit Alexander stated that parking in general will need to accommodate the condo units, pool and boat slips. She expressed concerns about the pool being open to the public and the associated parking needs of a public pool.

Motion to approve Site Plan Review subject to staff comments with following conditions:

- 1. Strike restriction on boat slip rental being assigned to condominium tenants.***
- 2. Two parking spaces per condo unit dedicated and assigned.***
- 3. Canal Road decel lanes at Captain Trent and Griffith Marina intersections.***
- 4. Onsite boat trailer storage is prohibited.***
- 5. Additional 35 parking spaces added to the parking decks.***
- 6. Show fire pump emergency stand-by generators on the civil plans.***
- 7. Revise civil plans to address underground fuel tanks discrepancy.***

Motion made and seconded (Lindsey/Robertson) Jeffries; yes, Mitchell; yes, Vice-Chairman Lindsey; yes, Simpson; yes, Smith; yes, Robertson; yes, Wilson; yes, Bauer; yes, Chairman; yes.
Approved (9-0)

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. 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.

Motion to defer to December 13, 2021 Planning Commission meeting.

Motion made and seconded (Mitchell/Simpson) Jeffries; yes, Mitchell; yes, Vice-Chairman Lindsey; yes, Simpson; yes, Smith; yes, Robertson; yes, Wilson; yes, Bauer; yes, Chairman Stuart; yes. **Approved (9-0)**

K. OTHER BUSINESS

1. Update on Case No. 0503-PUD-1 7, Turquoise Place Overflow Parking Area PUD. Griffin Powell informed the Planning Commission that the property located to the east of the Turquoise Place Condominiums has reverted from PUD back to RS-1.
2. Election of Officers.

Motion to elect Chairman Stuart as Planning Commission Chairman.

Motion made and seconded (Lindsey/Simpson) Jeffries; yes, Mitchell; yes, Vice-Chairman Lindsey; yes, Simpson; yes, Smith; yes, Robertson; yes, Wilson; yes, Bauer; yes.

Approved (8-0)

Motion to elect Vice-Chairman Lindsey as Planning Commission Vice-Chairman.

Motion made and seconded (Simpson/Mitchell) Jeffries; yes, Mitchell; yes, Simpson; yes, Smith; yes, Robertson; yes, Wilson; yes, Bauer; yes, Chairman Stuart; yes. **Approved (8-0)**

L. PUBLIC COMMENTS

M. ADJOURN

Adjourned at 5:28 PM



Kit Alexander



Robert Stuart, Chairman