

Minutes
Orange Beach Planning Commission
Work Session
November 8, 2021 3:00 PM
Council Chambers - Orange Beach Municipal Complex
4099 Orange Beach Boulevard

A. CALL TO ORDER

Chairman Stuart called the meeting to order at 3:02 PM.

B. 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
~~John Lawler~~ City Attorney
Wanda Cochran

C. DISCUSSION ITEMS

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 1 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 to the Planning Commission. Chairman Stuart asked if the southerly property will now become one lot. Commissioner Mitchell said the revised plat acknowledges the access easement restriction.

2. 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 to the Planning Commission. Kit Alexander expressed a concern that decel lanes may be needed at the proposed property accesses on Canal Road. The speed limit is 50 MPH in those locations.

Commissioner Bauer stated that he has a concern about the limited underground fuel accessibility in the proposed location. He said that the fire pump needs an emergency generator.

He stated that a proper fire wall is required between the boat storage and the abutting multi-family structure.

Commissioner Lindsey asked if the boat slips will be available for rental. Griffin Powell said the project provides sufficient parking spaces to allow for the boat slips to be rented. Commissioner Jeffries questioned whether any charter fishing vessels will utilize the boat slips. Griffin Powell stated that charter fishing vessels were considered in the parking evaluation.

Commissioner Jeffries questioned whether boat trailers will be stored on site.


Commissioner Simpson asked whether parking spaces will be assigned to the residential units.

3. **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. Griffin Powell stated that this case needs to be deferred to the December Planning Commission meeting due to stormwater issues.

D. ADJOURN

Adjourned at 3:50 PM



Kit Alexander



Robert Stuart, Chairman