

Work Session Minutes
Orange Beach Planning Commission
Monday, March 11, 2019 – 3:00 P.M.
Council Chambers – Orange Beach Municipal Complex
4099 Orange Beach Blvd.

A. CALL TO ORDER

Chairman Robert Stuart called the meeting to order at 3:03 p.m.

B. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries
Commissioner Annette Mitchell
Commissioner Pat Simpson
Commissioner Glenn Smith
Commissioner Lannie Smith
Commissioner Matt Wilson
Vice Chairman Ralph Moore
Chairman Robert Stuart

Staff Present:

John Lawler, City Attorney
Kit Alexander, Director
Griffin Powell, Planner II
Paulette Taylor, Planner I

Absent:

Commissioner Kathy Lindsey

C. DISCUSSION ITEMS

1. Case No. 0302-SD-19, Lanier Resubdivision

Weygand Surveyors, on behalf of Karen L. Lanier, requests approval of **Preliminary and Final Minor Subdivision** to resubdivide and combine Lots 604 and 605 of Bear Point Estates Subdivision into a single lot. The property is located at 5628 BEAR POINT AVENUE in the RS-2 (Single-Family Residential) zoning district. The plat request meets the RS-2 zoning requirements and complies with the Subdivision Regulations. The existing structures on the property are legally nonconforming and the proposed plat will not increase the nonconformity. The property owner plans to replace the existing residential structure with a new single-family residence.

2. Case No. 0201-SP-19, Advanced Carpet Cleaning & Restoration

Lieb Engineering, on behalf of ACR Properties LLC, requests approval of **Site Plan Review** to construct a 6,000-SF commercial building. The property is located on the south side of CANAL ROAD 450 feet west of the intersection of CANAL ROAD and the FOLEY BEACH EXPRESS in the GB (General Business) zoning district. *Deferred from the Regular Meeting on February 11, 2019.* The project will have a right-in right-out driveway on Canal Road. They are providing eleven parking spaces. The proposed building will have three office spaces and storage in the rear and upstairs. The upper floor area cannot be used for future office spaces unless additional parking spaces are provided. The applicant has agreed to add shutters and siding to the building. Commissioner Lannie Smith stated that ADA regulations require the handicap ramp to be located within the sidewalk limits.

3. Case No. 0301-SP-19, The Broadway Group – New Retail Store

The Broadway Group requests approval of **Site Plan Review** to construct a 9,100-SF commercial retail store. The property is located at 26763 CANAL ROAD in the GB (General Business) zoning district. Property east and west of the proposed building is zoned General Business. A residential structure is on the neighboring property to the west. Magnolia Avenue and single-family residential neighborhoods are located to the north. There will be no driveway access on Magnolia Avenue. There will be a solid six foot privacy fence along the north property line. The building setbacks comply with the Zoning Ordinance. The applicant is requesting to reduce the required thirty foot land use buffer to eighteen feet.

Parking for the Dollar General must be free of vehicles for delivery trucks. The applicant has stated there will not be deliveries during business hours. Chairman Robert Stuart asked about the traffic pattern for delivery trucks. He asked about deliveries when the parking lot is full. Commissioner Lannie Smith stated that the submitted truck maneuvering diagram shows delivery trucks needing to maneuver where there are eleven proposed parking spaces. He also stated that delivery trucks are 53 feet long not 42 feet as shown as provided in the diagram.

Commissioner Annette Mitchell asked for Fire and Police concerns. Nelson Bauer, Assistant Fire Marshal stated that fire personnel will have to back onto Canal Road. He and the Fire Chief feel this is a life safety hazard for personnel.

Joseph Fierro, Police Chief stated he is concerned about delivery trucks backing into Canal Road. Businesses have requested police assistance in the past but they may not always be available.

Commissioner Annette Mitchell stated she feels that deliveries during non-business hours will be disruptive to the residential neighborhood. Kit Alexander stated that per the Zoning Ordinance, Magnolia Avenue access is not allowed.

4. Discussion on the update to the Comprehensive Plan.

Diane Burnett, SARPC, was present to provide an update on the Comprehensive Plan. She asked if there were any comments from the Preface and Mission Statement provided last month. Diane Burnett read the Mission Statement and suggested one change. Chairman Robert Stuart stated he liked the change. She stated that now there is only one mission statement now instead of four as in the previous plan. Natural Resources is a new section that has been added to the second draft. She asked the Planning Commission to review the draft and make changes for the next meeting. Diane Burnett will meet with the Planning Commission at the April 8 Work Session to begin at 2:30 p.m.

D. ADJOURN

Adjourned at 3:37 p.m.

Kit Alexander, Director

Robert Stuart, Chairman