

Work Session Minutes
Orange Beach Planning Commission
Monday, December 9, 2019 – 2:30 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 2:30 p.m.

B. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries
Commissioner Kathy Lindsey
Commissioner Annette Mitchell
Commissioner Glenn Smit
Commissioner Glenn Smith
Commissioner Matt Wilson
Chairman Robert Stuart

Staff Present:

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

Absent:

Commissioner Pat Simpson
Commissioner Lannie Smith
Vice Chairman Ralph Moore

C. DISCUSSION ITEMS

1. Discussion on the Update to the Comprehensive Plan.

Diane Burnett, SARPC, presented the Future Land Use Map. The Future Land Use map includes the following types: Commercial High Intensity, Commercial Low Intensity, Resort High Intensity, Mixed Use, Neighborhood Preservation, Residential Mixed, Civic, Conservation and Industrial. Kit Alexander stated that residential in General Business has recently been prohibited. Land Use Amendments will be required for any changes that do not match the Land Use Map. Diane Burnett stated that the intent is to ensure there are no differences. She also stated that we are nearing completion of the Comprehensive Plan.

Chairman Robert Stuart stated the Planning Commission will hold a public hearing on January 13, 2020 for input and consideration of the revised Comprehensive Plan.

Griffin Powell gave a brief description of the items to be presented at the December 9, 2019 Planning Commission meeting.

2. Case No. 1111-PUD-19, Ocean Edge PUD

David S. Lamar, on behalf of Orange Beach Ventures LLC, requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone Lots 32, 33, 35, 38, 41, 42, 44, 45 and 50 of Romar Vista Subdivision (3+ acres) located on Romar Vista Place from RM-2 (Multi-Family Residential High Density) and NB (Neighborhood Business) to PUD (Planned Unit Development) for a residential subdivision containing 14 lots. The property is located at 25050, 25075, 25092, 25097, 25100, 25111 and 25123 ROMAR VISTA PLACE. *Deferred*

from the Regular Meeting on November 13, 2019. There will be three housing types for eight sleeping rooms, three sleeping rooms and four sleeping rooms. There will be two common areas: north (swimming pool, restrooms) and south (dune walkover and beach access). All lots will front on Romar Vista Place, which is a 22-foot roadway. Lot 14 will provide a hammerhead, which will be platted as part of the Romar Vista Place right-of-way. The beachfront houses will each have eight parking spaces. The back tier houses and lot 14 will each have four parking spaces.

Kit Alexander stated there is very limited right-of-way with minimal shoulder and no drainage improvements. There is concern about the increased impervious area along the existing roadway and the impact this will have on roadway drainage. There are concerns about stacking parking and there is no place in the right-of-way for street parking. Chairman Robert Stuart stated there is no overflow parking and stacked parking requires people to back into the street.

3. Case No. 1202-SD-19, JG Concepts LLC Plat #1

Lucido Engineering & Surveying, on behalf of JG Concepts LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 1 of Island Properties Subdivision into two lots. The property is located at 24401 CANAL ROAD in the Orange Beach Golf Center Planned Unit Development. The property owner plans to construct a personal office and vehicle showroom on Lot 1A, which will have frontage on Easy Street. Lot 1B will be a corner lot with frontage on Commercial Avenue and Easy Street. The proposed plat complies with the Subdivision Regulations and there are no staff conditions.

4. Case No. 1203-PUDA-19, JG Concepts LLC Vehicle Showroom

Lucido Engineering & Surveying, on behalf of JG Concepts LLC, requests recommendation to City Council for approval of a **Major PUD Modification** to the Orange Beach Golf Center Planned Unit Development Master Plan to construct a motor vehicle showroom on the west side of Easy Street and north of the West Marine retail store. In the original PUD, the site was designated for a hotel land use. In 2013 the PUD was amended to allow for commercial retail. The proposed building will be two stories in height. The building will have enclosed display and storage areas with office space on the second floor. The west side will be a non-enclosed storage area. There are 26 parking spaces provided. The main driveway will be on Easy Street.

Chairman Robert Stuart stated staff doesn't know if vehicles would be parked outside. Kit Alexander stated that potentially the vehicles could be traded and sold. Commissioner Annette Mitchell stated in her opinion it is a car dealer.

5. Case No. 1208-ZT-19, Section 10.02 – Metal Siding for Mini-Warehouse Buildings

The Community Development Department requests recommendation to City Council for approval of **Zoning Text Amendment** to Section 10.02 of the Zoning Ordinance to remove the allowance for mini-warehouse buildings to have metal siding as exterior building material. Section 10.02 regarding mini warehouses will be deleted from the Zoning Ordinance.

6. Case No. 1201-SP-19, Boat and RV Storage – Enclosed Recreation Space

Lieb Engineering, on behalf of FM Holdings LLC, requests approval of **Site Plan Review** to convert 2,500 SF of the northwesterly boat and RV storage building into an enclosed sports

and recreation space and to add a 400-SF building to the northeast side of the development. The property is located at 27085 CANAL ROAD in the GB (General Business) zoning district. The applicant requests to convert two of the six units into an enclosed sports and recreation venue. Fourteen parking spaces are required. With the change from boat and RV storage to recreation, the northwesterly building becomes a mixed-use building and must comply with the exterior building material standards. Vehicular use and parking area will remain constructed with gravel.

7. Case No. 1204-SP-19, Orange Beach Mini Golf

Lakewood Holdings LLC requests approval of **Site Plan Review** to construct a mini-golf facility on Lot 2B of the Summer Salt Plaza Subdivision. The property is located on the west side of Slipper Boulevard and north of The Ruby Slipper Restaurant in the GB (General Business) zoning district. The facility will have an 18-hole mini-golf course, office/lobby/restroom building and parking on the north side. There will be eighteen parking spaces along Ruby Lane. The facility also has a shared parking agreement with the neighbor to the east.

8. Case No. 1207-SP-19, McCarron Parking Addition

Lucido Engineering & Surveying, on behalf of McInvestments, requests approval of **Site Plan Review** to construct an additional parking area for McCarron Insurance on the adjoining vacant lot to the east. The property is located at 25260 CANAL ROAD in the GB (General Business) zoning district. In August 2013 the Planning Commission gave site plan approval for this project but the site expired with no site permits being obtained. A waiver by the Planning Commission is required to allow the parking area to be constructed of gravel.

D. ADJOURN

Adjourned at 3:17 p.m.

Kit Alexander, Director

Robert Stuart, Chairman