

Work Session Minutes
Orange Beach Planning Commission
Wednesday, November 13, 2019 – 2:00 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 2:00 p.m.

B. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries
Commissioner Kathy Lindsey
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, Attorney
Kit Alexander, Director
Griffin Powell, Planner II
Paulette Taylor, Planner I

C. DISCUSSION ITEMS

1. Discussion on the Update to the Comprehensive Plan.

Diane Burnett, SARPC, presented the second draft of the Land use section with the changes from the last meeting. Pictures have been added to page 3. Maps will be presented at the December meeting. The allowed building uses were deleted from each of the land use categories. Vacation rental language was added to page 5. Two objectives were added to page 9.

Diane Burnett will present the Land Use maps at the December 9, 2019 meeting.

Chairman Robert Stuart changed the order of the agenda to discuss Case No. 1110-PUDA-19 as the first item.

Griffin Powell gave a brief description of the items to be presented at the November 13, 2019 Planning Commission meeting.

2. Case No. 1110-PUDA-19, Tom Thumb at The Wharf

Eg-America/Tom Thumb, on behalf of Junior Foods of West Florida, requests recommendation to City Council for approval of **Major PUD Modification** to The Wharf Planned Unit Development Master Plan for a Tom Thumb Convenience Store featuring a gas station, food store, fast food restaurant, and car wash. The property is located at the northeast corner of the intersection of Canal Road and Wharf Parkway East. There will be 51 parking spaces provided. There will be a full movement driveway on Wharf Parkway East with a right-in, right-out driveway on Canal Road. A waiver to the Zoning Ordinance will be required to have 88% of parking between the front façade and Canal Road.

Doug Bailey stated they have received concurrence from ALDOT and will coordinate a Canal Road turn/decel lane with them. Kit Alexander stated staff would like to include a requirement for a sidewalk along Canal Road.

3. **Case No. 1101-SD-19, Cotton Bayou Cottages PUD Subdivision**
Lieb Engineering, on behalf of Cotton Bayou Place LLC, requests approval of **Preliminary and Final Major Subdivision** to subdivide 4.38 acres into a residential subdivision containing 34 cottage lots along with common areas. The property is located on the north side of Perdido Beach Boulevard across from Admiral Quarters Condominium. This application is concurrent with the Final PUD application. There will be a 24-foot private right-of-way and a 20-foot private roadway. There will be no sidewalks but will have a pedestrian-oriented area sidewalk along Perdido Beach Blvd. There will be a pier with 34 boat slips on Cotton Bayou.
4. **Case No. 1102-SD-19, Cotton's-Russell Subdivision**
Sawgrass Consulting, on behalf of Donald M. Russell, Jr., requests approval of **Preliminary and Final Minor Subdivision** for a two-lot subdivision east of Cotton's Restaurant and Island Dune Condominium on Perdido Beach Boulevard in the GB (General Business) and RM-1 (Multi-Family Residential Low Density) zoning districts. Both lots meet the minimum lot area for GB and RM-1. This plat replaces the original Cotton Dunes Subdivision approved in August 2019.
5. **Case No. 1103-SD-19, Cottages at Tannin**
Hercules Investments LLC requests approval of **Final Major Subdivision** for a residential subdivision on 1.10 acres containing fourteen lots along with common areas. The property is part of The Village of Tannin Planned Unit Development Master Plan and is located at the northwest corner of the intersection of Perdido Beach Boulevard and Middle Gate and west of Meetinghouse Square. The Cottages at Tannin PUD and preliminary plat were approved in November 2018. The revised plat modifies several lot lines in the subdivision for larger utility easements and tree preservation.
6. **Case No. 1104-SD-19, Sunset Villas Subdivision (Sunset Park)**
Sunset Park LLC requests approval of **Final Major Subdivision** for a residential subdivision containing 44 lots along with common areas. The property is located at 25473 CANAL ROAD northwest of the intersection of Canal Road and Cypress Street and is part of the Sunset Park Planned Unit Development Master Plan. The Sunset Park PUD was approved in December 2017 and was modified in December 2018. There will be a 36-foot private right-of-way and a 24-foot wide roadway. All lots will have sidewalk frontage. There will be a playground located on the north end of the property.
7. **Case No. 1105-SD-19, Doc's Addition to Summer Salt Plaza**
WAS Design, Inc., on behalf of Doc's Steakhouse LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 3A and 3B, Resubdivision of Lot 3, Summer Salt Plaza Subdivision into one lot. The property is located at 24421 PERDIDO BEACH BOULEVARD at the northeast corner of the intersection of Perdido Beach Boulevard and Slipper Boulevard in the GB (General Business) zoning district. The merged lot meets the minimum lot area and width for GB zoning. The plat complies with the Subdivision Regulations.

8. Case No. 1108-SD-19, Amy's Place Subdivision

Lucido Engineering, on behalf of Amy Bowen, requests approval of **Preliminary and Final Minor Subdivision** to subdivide 10.63 acres on the east side of Mississippi Avenue into eight lots. The property is located 5362 MISSISSIPPI AVENUE in the RS-1 (Single-Family Residential) zoning district. Lots 1-7 are zoned RS-1 and meet the minimum lot area for RS-1. Lot 8 is zoned RS-2 and meets the minimum lot area for RS-2. Lots 1-6 and 8 front on Mississippi Avenue and meet the minimum required lot width. Lot 7 fronts on Oak Ridge Drive to the north, which has a 60-foot future roadway easement, and meets the minimum required lot width due to the presence of this easement. The existing single-family houses are located on Lot 7. The proposed plat complies with the Subdivision Regulations.

Kit Alexander stated that Lot 8 is an extraordinary lot due to its configuration. Staff verified that a house was permitted on Cross Lane that would fit on Lot 8.

9. Case No. 1109-SD-19, Replat of Lots 8 and 9, Block 2, Amel Callaway Subdivision

The Woodlands Group, on behalf of Margaret E. Boudreaux, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 8 and 9, Block 2 of Amel Callaway Subdivision into one lot. The property is located at 25791 BONITO AVENUE in the RS-1 (Single-Family Residential) zoning district. The merged lot meets the minimum lot area and lot width for RS-1 and complies with the Subdivision Regulations.

10. Case No. 1112-PUD-19, Cotton Bayou Cottages PUD

Lieb Engineering, on behalf of Cotton Bayou Place LLC, requests recommendation to City Council for **Final PUD Approval** to rezone 4.38 acres from RM-1 (Multi-Family Residential Low Density) to PUD (Planned Unit Development) for a residential subdivision containing 34 cottage lots along with common areas. The property is located on the north side of Perdido Beach Boulevard across from the Admiral Quarters Condominium. The project received preliminary PUD approval in September 2019. They have applied for both preliminary and final major subdivision approval for the November 2019 meeting. There will be 3-bedroom, 5-bedroom and 6-bedroom cottages. Vacation rentals will be a two-day minimum. There will be a pier with 34 boat slips on Cotton Bayou and are for the exclusive use of the residences within the subdivision. There will be a 24-foot right-of-way and a 20-foot wide roadway. The common open area will be 40% of the project.

11. Case No. 0909-SP-19, Sweat Tire

Lucido Engineering, on behalf of Merrill Thomas, requests approval of **Site Plan Review** to construct a 4,960-SF building for a tire store. The property is located at the southeast corner of the intersection of Canal Road and Cypress Street in the GB (General Business) zoning district. *Deferred from the Regular Meeting on October 14, 2019.* Staff recommends that the existing roadway to the west needs to be widened to have four lanes for a distance of 200 feet from the Canal Road intersection. Tapers are required to accommodate vehicle movement into the additional lanes. Kit Alexander stated that the drawing submitted was confusing and there were no tapers shown.

12. Case No. 1106-SP-19, Doc's Seafood & Steaks Parking Addition

WAS Design, Inc., on behalf of Doc's Steakhouse LLC, requests approval of **Site Plan Review** for a parking addition for Doc's Seafood & Steaks Restaurant located on the adjacent property to the north. The property is located at 24421 PERDIDO BEACH BOULEVARD at the northeast corner of the intersection of Perdido Beach Boulevard and Slipper Boulevard in the GB (General Business) zoning district. The restaurant requires eighty parking spaces. The

existing and proposed parking will provide a total of 141 parking spaces. The parking addition will use the existing driveway on Slipper Blvd.

13. Case No. 1107-SP-19, Matt Foster Storage Facility Office Addition

Lucido Engineering, on behalf of Vince McCoy, requests approval of **Site Plan Review** to convert two storage units to 1,530 SF of office space and 800 SF of storage area for McCoy Fire & Safety, Inc. The property is located at 4404 MONEY BAYOU DRIVE in the GB (General Business) zoning district. The building was approved as a mini-warehouse storage facility in April 2019. The applicant plans to convert two units into office/storage area for the owner and four units will remain as mini-warehouse storage. Six parking spaces are provided. The office/storage space of the building will have board and batten HardiePlank exterior siding and the remaining part of the building will retain metal siding.

Kit Alexander stated that the Zoning Ordinance provides an exemption for mini-warehouse storage buildings, allowing them to have a metal exterior. The proposed site plan converts a mini-warehouse building to a business not affiliated with the mini-warehouse operation. There is a question as to whether this conversion changes the building from a mini-warehouse to mixed use. She stated the Planning Commission could apply the exception, if appropriate.

Chairman Robert Stuart asked if the overall building façade should be different. John Lawler, City Attorney, stated that when the use of a tenant space is converted, the entire building should be considered a mixed use and be brought into compliance with the Zoning Ordinance. Chairman Robert Stuart stated he supports the interpretation. Staff will prepare a zoning text amendment to address the metal siding exception.

D. ADJOURN

Adjourned at 3:02 p.m.

Kit Alexander, Director

Robert Stuart, Chairman