

Work Session Minutes
Orange Beach Planning Commission
Monday, October 14, 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 - arrived at 2:45 p.m.
Commissioner Pat Simpson
Commissioner Glenn Smith
Commissioner Lannie Smith – arrived at 2:45 p.m.
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 first draft of the Land Use section. The Land Use section is divided into five districts. Each district has its own mission statement. Kit Alexander stated that we needed to get firmer with the language in the East Orange Beach neighborhood. She stated that multi-family is allowed in the Marine Resort district but this could change with the proposed zoning text amendment.

Diane Burnett suggested adding the prohibition of vacation rentals to the Land Use section. Kit Alexander stated that this could be in the Comprehensive Plan's general statement. Diane Burnett suggested adding this to the first paragraph. Lannie Smith recommended adding the vacation rental language to the Future Land Use section.

Chairman Robert Stuart suggested eliminating Bama Bayou from the list of mixed use developments in the Northwest Orange Beach District. Chairman Robert Stuart and Commissioner Annette Mitchell stated the pictures on page 3 should be replaced with pictures of Orange Beach.

The Land Use map on page 4 will be updated and Commerce Park will be added.

The vacation rental language will be added to the first column on page 4. In the Neighborhood Preservation section, vacation rental will be limited.

Kit Alexander stated that in the North and Northwest districts we will add preserve and protect existing permanent residential neighborhoods.

Diane Burnett will present the revisions to draft 1 and the Land Use map at the November meeting.

Griffin Powell gave a brief description of the items to be presented at the October 14, 2019 Planning Commission meeting.

2. Case No. 1001-SD-19, Cottages at Tannin

Hercules Investments LLC requests approval of **Preliminary Major Subdivision** for a residential subdivision on 1.10 acres containing 14 lots along with common areas. The property is located in The Village of Tannin Planned Unit Development (PUD) at the northwest corner of the intersection of PERDIDO BEACH BOULEVARD and MIDDLE GATE and west of MEETINGHOUSE SQUARE. The plat is a revision to a preliminary plat that was approved in November 2018. The revised plat will modify a few lot lines in the subdivision. Lots B and H were shifted north for the purpose of tree preservation. Each lot will have a front setback of 1.5 feet, a rear setback of 5 feet, and side setbacks of 5 and 10 feet.

3. Case No. 1003-ZT-19, Articles 2 (Sec. 2.02: Words and Terms Defined); 3 (Sec. 3.02: Use Districts); 4 (Sec. 4.01: Table of Permitted Use, Sec. 4.02: Requirements for Lot Area, Lot Width, and Other Factors); and 7 (Sec. 7.04: Regulations)

The Community Development Department requests recommendation to City Council for approval of **Zoning Text Amendments** to Articles 2, 3, 4, and 7 of the Zoning Ordinance for the following: (1) Modifying the definition of Dwelling Unit; (2) Removing one-family dwellings, two-family dwellings and multi-family dwellings as permitted-by-right uses in the General Business (GB) zoning district; (3) Removing multi-family dwellings as a permitted-by-right use in the Marine Resort (MR) zoning district; and (4) Recommending single-family and duplex residential developments with non-standard lots to have centrally located trash and sanitation facilities. The definition of a dwelling unit will be better defined in Article 2.02. Kit Alexander stated that the presence of two or more kitchens in one structure causes the structure to be considered a multi-family use.

4. 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 September 9, 2019.* There will be 17 parking spaces provided. ALDOT has denied driveway access onto Canal Road. Staff recommends the existing drive to the west be widened to four lanes a minimum of 200 feet from the Canal Road intersection.

5. Case No. 1002-SP-19, Harbor View Marine

Lucido Engineering, on behalf of Harbor View Marine of Alabama LLC, requests approval of **Site Plan Review** to construct a new retail store for Harbor View Marine Boat Sales. The property is located at the southeast corner of the intersection of CANAL ROAD and MONEY

BAYOU DRIVE in the GB (General Business) zoning district. The buildings meet all required setbacks. There are 11 parking spaces provided. The boat display area will be constructed of gravel, which requires a waiver from the Planning Commission.

D. ADJOURN

Adjourned at 3:47 p.m.

Kit Alexander, Director

Robert Stuart, Chairman