

Work Session Minutes
Orange Beach Planning Commission
Monday, September 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 Pat Simpson
Commissioner Glenn Smith
Commissioner Lannie Smith
Vice Chairman Ralph Moore
Chairman Robert Stuart

Staff Present:

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

Absent:

Commissioner Matt Wilson

C. DISCUSSION ITEMS

1. Discussion on the Update to the Comprehensive Plan

Diane Burnett, SARPC, presented the revisions to the Community Facilities and Services section. A picture of the Coastal Arts Center has been added with a description of various activities held at the center. A municipal facilities map is included in the section. Perdido Pass Seawall Park has been added to the Parks and Water Accesses section. A map is included for the parks and water access locations. She also read the six goals included for this section.

Diane Burnett presented the first draft of the Transportation section. She stated that there are actually three types of roadway classifications – arterials, collectors and local streets. In the first paragraph of the Analysis, the word “*primary*” will be changed to the word “*only*”. Diane Burnett discussed the process of conducting traffic counts and determining level of service for roadways in Orange Beach. She stated the City could request a traffic count in June to reflect the seasonal traffic. On the Daily Traffic Count table, Item 10 shows the count for traffic at The Wharf, which is a level of service B.

Kit Alexander is working on the Master Sidewalk Plan to reflect the existing and proposed locations as reflected on page 5. The Backcountry Trail map is shown on page 6. Diane Burnett stated that BRATS is available to respond to transit transportation needs. Diane discussed the previously conducted transit study. Kit Alexander stated that the study determined that a beach trolley would not address our traffic congestion issue. The majority of the City’s traffic congestion is caused by traffic coming onto and off of the island and there

is no ridership demand for this type of transit system. The Future Transportation map is shown on page 8.

Diane Burnett discussed the Goals and Recommendations listed on page 9. The comma at the end of Item 2 needs to be changed to a period. Commissioner Annette Mitchell asked about sidewalks along Perdido Beach Boulevard as stated in Item 7. Kit Alexander stated the newer developments have sidewalks located along the fronts of the properties and the City needs to acquire sidewalk easements to connect these existing sidewalks.

Item 11 will have the word “*continue*” added to the beginning of the goal.

Diane Burnett asked about the Future Land Use narrative and map. Chairman Robert Stuart stated we will discuss the narrative and map at the same time. Kit Alexander will follow up with the Planning Commission after Diane Burnett sends the information to staff.

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

2. Case No. 0901-SD-19, Replat for Back Bay Condominium

Lieb Engineering, on behalf of Back Bay Condominium Owners’ Association, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 32, 33, 40 and 41 of Emma Burkhardt Subdivision into a single lot. The property is located at 4610 WHITE AVENUE in the RM-2 (Multi-Family Residential High Density) zoning district. The lot meets the RM-2 zoning requirements and complies with the Subdivision Regulations.

3. Case No. 0902-SD-19, Rock Point Beach Subdivision

Rock Point Red Drew LLC requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 1 and 2 of Emerald Shores Subdivision into a single lot. The property is located at 29190 and 29226 PERDIDO BEACH BOULEVARD in the RM-2 (Multi-Family Residential High Density) zoning district. The lot meets the RM-2 zoning requirements and complies with the Subdivision Regulations.

4. Case No. 0903-SD-19, Smith Wells Subdivision

Harry O. Smith, on behalf of Bruce A. Wells and Harry O. Smith, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 8 of Perdido Gardens Subdivision into two lots. The property is located on HAYDEN DRIVE east of the intersection of BAYSHORE DRIVE NORTH and VIRGINIA STREET in the RS-1 (Single-Family Residential) zoning district. The lot meets the minimum zoning requirements for RS-1 and complies with the Subdivision Regulations.

5. Case No. 0905-SD-19, Shore Acres Subdivision

Dewberry, on behalf of 68V Shore Acres 2018 LLC, requests approval of **Final Major Subdivision** to subdivide a 7.5-acres parcel into a residential subdivision containing 17 lots. The property is located at 26600 CANAL ROAD in the RS-1 (Single Family Residential) zoning district. The lots meet the minimum zoning requirements for RS-1. There will be a public 60-foot right-of-way and the roadway width will be 24 feet.

6. Case No. 0906-SD-19, Summer Salt Plaza 2

Dewberry, on behalf of OKS Investments LLC and Summer Salt Plaza LLC, requests approval of **Preliminary and Final Minor Subdivision** to resubdivide Lots 1, 2B and 5 of Summer Salt Plaza Subdivision to establish a platted private right-of-way for Ruby Lane. The property is located at 24141 PERDIDO BEACH BOULEVARD and SUMMER SALT PLAZA BOULEVARD in the GB (General Business) zoning district. Lots 1 and 2B meet the minimum zoning requirements for GB. Lot 5 is the site for the proposed Summer Salt PUD. The plat complies with the Subdivision Regulations.

7. Case No. 0907-PUDA-19, Northern Amenities Master Plan – Pandion Ridge PUD

Sawgrass Consulting, on behalf of Pandion Ridge LLC, requests recommendation to City Council for approval of a **Major PUD Modification** to the Pandion Ridge PUD Master Plan for an amenities area to be located on 4.34 acres at the southeast corner of the intersection of CANAL ROAD and EAGLE WAY. The recreational area will be open to the public and offers a mini-golf course; rope course and climbing structures, batting cages with one building for check-ins and concessions. There will be 50 parking spaces provided.

8. Case No. 0908-SD-19, Cypress Village Courtyard Cottages, Phase 2 Subdivision

Sawgrass Consulting, on behalf of KJC Investments LLC, requests approval of **Preliminary Major Subdivision** to subdivide Lot 2 of Cypress Village Subdivision into a residential subdivision containing 13 lots. The property is located on the west side of CYPRESS VILLAGE BOULEVARD south of its intersection with WEST CYPRESS WAY in the Cypress Village PUD Master Plan. The preliminary plat was approved in April 2018 but has expired. Lot widths will range between 35 and 40 feet. Right-of-way width will be 40 feet and the roadway width will be 20 feet.

9. 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 SOUTH in the GB (General Business) zoning district. The site is Lot 1 of the Orange Beach Plaza Subdivision. The proposed building meets all required setbacks. The east side of the building is required to have recesses/projections to break up solid wall appearance. There will be 17 parking spaces provided. Kit Alexander stated that an easement document has been provided by Vince Lucido for access to the property. Alabama Land Title has confirmed that Regions Bank provided the easement to the church and to Lot 1. She stated that the Island Church (Christian Life) is concerned about life safety issues with the movement of large trucks onto the site. The road is entirely maintained by the church.

D. ADJOURN

Adjourned at 3:47 p.m.

Kit Alexander, Director

Robert Stuart, Chairman