

Work Session Minutes
Orange Beach Planning Commission
Monday, December 10, 2018 – 4:00 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 3:00 p.m.

B. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries
Commissioner Kathy Lindsey
Commissioner Annette Mitchell
Commissioner Glenn Smith
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 Pat Simpson
Commissioner Lannie Smith
Commissioner Matt Wilson

DISCUSSION ITEMS

Griffin Powell gave a brief description of the items to be presented at the December 10, 2018 Planning Commission meeting.

1. Case No. 1001-SD-18, Meeting Square Subdivision

Hercules Investments LLC requests **Preliminary/Final Minor Subdivision Approval** to subdivide Parcels A and B of Lot 29, The Village of Tannin, Unit 1 into four residential lots and a common area. The property is located at MEETINGHOUSE SQUARE in the Village of Tannin PUD (Planned Unit Development). *Deferred from the Regular Meeting on November 14, 2018.* City Council approved the PUD modification request on December 4, 2018. The original plan for the property was for a small church. The dwellings will be two stories and have three sleeping rooms. There are no staff conditions.

2. Case No. 1106-SD-18, Cottages at Tannin Preliminary Plat

Hercules Investments LLC requests approval of **Preliminary Major Subdivision** for a residential subdivision with 14 single-family residential lots with common area on 1.10 acres located in the Village of Tannin PUD (Planned Unit Development) at the northwest corner of the intersection of PERDIDO BEACH BOULEVARD and MIDDLE GATE and west of MEETINGHOUSE SQUARE. The lots will be 37' x 41'. All lots will front on a five foot sidewalk. The sidewalk will be in the right-of-way. The dwellings will be two stories in height and have two bedrooms. Each dwelling will have two parking spaces located in the driveway of each lot.

3. Case No. 1107-PUDA-18, Sunset Park Subdivision

Sunset Park LLC requests recommendation to City Council for approval of **Major PUD Modification** to the Sunset Park PUD (Planned Unit Development) Master Plan to change the proposed development from a single-family condominium development with 60 units to a single-family residential subdivision with 44 lots. The property is located at 25473 CANAL ROAD at the northwest corner of CANAL ROAD and CYPRESS STREET. *Deferred from the Regular Meeting on November 14, 2018.* The single-family dwellings in the modification will be two-story structures on slab foundation. The front setback will be 20 feet with side setbacks of 5 feet and rear setbacks of 2.5 feet. All lots will front on a private 36-foot wide right-of-way. Each dwelling will have four bedrooms and four parking spaces.

4. Case No. 1108-SD-18, Sunset Park Subdivision

Sunset Park LLC requests approval of **Preliminary Major Subdivision** for a single-family residential subdivision with 44 lots. The property is located at 25473 CANAL ROAD at the northwest corner of CANAL ROAD and CYPRESS STREET. *Deferred from the Regular Meeting on November 14, 2018.* Each dwelling will be two stories in height and will have four bedrooms. Each lot will accommodate four parking spaces with a two-car garage and a two-car driveway. Each lot will have a front setback of 20 feet, a rear setback of 2.5 feet, and side setbacks of 5 feet.

5. Case No. 1201-SD-18, Boyd Park Subdivision

Scott Boyd requests **Preliminary/Final Minor Subdivision Approval** to move the lot line between East Orange Beach Subdivision, First Addition, Block 9, Lots 1 and 2. The property is located southwest of the intersection of PARK DRIVE and PARK LANE in the RS-2 (Single-Family Residential) zoning district. The plat submitted meets the requirements of the Subdivision Regulations and complies with RS-2 zoning.

6. Case No. 1203-PUDA-18, The Wharf PUD Main Street Multi-Use Pad

Sawgrass Consulting LLC, on behalf of Wharf Entertainment Properties LLC, requests recommendation to City Council for approval of **Major PUD Modification** to the Wharf PUD (Planned Unit Development) Master Plan to construct a 48,700-SF multi-use asphalt pad on property located east of the FOLEY BEACH EXPRESS, north of CANAL ROAD, south of WHARF LANE, and west of MAIN STREET. In 2006 the site was approved for two anchor stores. The Wharf has used the undeveloped property as a multi-use pad to meet the needs of venues such as the World Food Challenge, boat and car shows.

7. Case No. 1202-SP-18, Sky Condominium

Dewberry, on behalf of Leo Joseph, requests approval of **Site Plan Review** for a condominium with 14 units and parking. The property is located at 25768 PERDIDO BEACH BOULEVARD in the BR-2 (Beach Resort High Density) zoning district. There will be 26 floors (20 residential, 5 parking and 1 amenity). There will be 45 parking spaces provided. Each unit will contain 5 bedrooms and 5.5 bathrooms. The project will provide emergency beach access along the east side of the property.

Work Session
December 10, 2018
Page 2

D. ADJOURN

Adjourned at _____ p.m.

Kit Alexander, Director

Robert Stuart, Chairman