

Work Session Minutes  
Orange Beach Planning Commission  
Wednesday, November 14, 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 Ralph Moore  
Commissioner Pat Simpson  
Commissioner Glenn Smith – arrived at 3:15 p.m.  
Chairman Lannie Smith  
Commissioner Matt Wilson

Staff Present:

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

**DISCUSSION ITEMS**

Griffin Powell gave a brief description of the items to be presented at the November 14, 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 October 8, 2018.* The subdivision plat requires a minor PUD modification approved by City Council. The public hearing is set for December 4. The original plan for the property was for a small church. In April 2016 the City approved a minor PUD modification to change the use from small church to two single-family detached dwellings. The proposed dwellings will be two stories in height and will have three sleeping rooms. Kit Alexander stated the Planning Commission might want to defer until City Council approved the PUD modification.

**2. Case No. 1101-PUD-18, Summer Salt PUD**

Dewberry, on behalf of OKS Investments LLC, requests recommendation to City Council for **Preliminary PUD Approval** to rezone 42.7 acres from GB (General Business) to PUD (Planned Unit Development) for a residential development containing 54 single-family residential lots and 58 cottage lots. The property is located on the north end of SUMMER SALT PLAZA BOULEVARD north of The Ruby Slipper and Flipdaddy's restaurants. The proposed development will have 112 units built in two phases. The first phase on the east side will be 31 cottages and 54 single-family dwellings. There will be three housing types for the three and four bedroom 54 single-family dwellings. Each lot will have parking to

accommodate five vehicles. The second phase located on the west side will be 27 cottages. Kit Alexander stated there will be no landscape islands in front of the houses. There will be 114 additional parking spaces located throughout the PUD. Of the 114 spaces, 58 spaces will be dedicated to the required parking for the 58 cottages, leaving the remaining 56 spaces as overflow parking for guests.

**3. Case No. 1102-PUD-18, Broken Sound PUD**

Dewberry, on behalf of Zachris Limited Partnership, requests recommendation to City Council for **Preliminary PUD Approval** to rezone 7.5 acres located at the northeast corner of the intersection of LAUDER LANE and PELICAN PLACE from RM-2 (Multi-Family Residential High Density) to PUD (Planned Unit Development) for a single-family residential subdivision with 40 lots. There will be three housing types, which will have three to four bedrooms. Each dwelling will have parking to accommodate four vehicles. The development will have 20 additional parking spaces located throughout the PUD. Kit Alexander stated the City recognizes there is problem pulling onto Canal Road from Lauder Lane. A warrant analysis is being conducted for a light at this intersection and potentially widen Lauder Lane to queue onto Canal Road.

**4. Case No. 1103-RZ-18, Lauder Pelican Subdivision Rezoning**

Dewberry, on behalf of Zachris Limited Partnership, requests recommendation to City Council for **Rezoning** to rezone 2.41 acres located east of LAUDER LANE and 300 feet south of the intersection of CANAL ROAD and LAUDER LANE and northeast of the intersection of LAUDER PLACE and LAUDER LANE from GB (General Business) and RM-2 (Multi-Family Residential High Density) to RS-1 (Single-Family Residential). The property was originally zoned RS-1. In 1992 the City approved a rezoning request to provide this parcel two zoning designations. The 50' by 300' section on the north side along Canal Road was rezoned to GB, while the remaining part to the south was rezoned to RM-2.

**5. Case No. 1104-SD-18, Lauder Pelican Subdivision**

Dewberry, on behalf of Zachris Limited Partnership, requests **Preliminary/Final Minor Subdivision Approval** to subdivide 33.03 acres into a subdivision containing one commercial lot, five residential lots, and two conservation lots. The property is located on the south side of CANAL ROAD, east of LAUDER LANE, and north of PELICAN PLACE in the GB (General Business) and RM-2 (Multi-Family Residential High Density) zoning districts. Lot 1 will front on Canal Road; Lots 2, 3 and 4 will be located on Lauder Lane. Lot 5 will be a corner lot at the intersection of Lauder Lane and Pelican Place. Lot 6 will front on Pelican Place. City Council approval of the rezoning of Lots 2, 3 and 4 from GB and RM-2 to RS-1 will be required prior to the Chairman's signature on the final plat.

**6. Case No. 1105-PUDA-18, Cottages at Tannin PUD**

Hercules Investments LLC requests recommendation to City Council for approval of **Major PUD Modification** to The Village of Tannin PUD (Planned Unit Development) for a residential development with 14 single-family residential lots on 1.10 acres located on the northwest corner of the intersection of PERDIDO BEACH BOULEVARD and MIDDLE GATE and west of MEETINGHOUSE SQUARE. In July 1999 the City Council approved a request from George Gounares to modify the Tannin PUD Master Plan to allow for a medical

clinic. The plans show the roadway width as 18 feet. Kit Alexander stated staff fears that cars parked in the 8-foot pedestrian path will block emergency vehicles.

**7. 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. The applicant has requested to be deferred until the December meeting.

**8. 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. The applicant has requested to be deferred until the December meeting.

**D. ADJOURN**

Adjourned at 3:50 p.m.

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Kit Alexander, Director

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Robert Stuart, Chairman