

Work Session Minutes
Orange Beach Planning Commission
Monday, September, 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 Kathy Lindsey
Commissioner Annette Mitchell
Commissioner Ralph Moore
Commissioner Pat Simpson
Commissioner Lannie Smith
Commissioner Matt Wilson
Chairman Robert Stuart

Staff Present:

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

Absent:

Commissioner Bill Jeffries
Commissioner Glenn Smith

C. DISCUSSION ITEMS

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

1. Case No. 0811-ZT-18, Article 15, Roof and Window Signage

The Community Development Department requests recommendation to City Council for a **Zoning Text Amendment** to Article 15 of the Zoning Ordinance regarding roof and window signage. *Deferred from the Regular Meeting on August 13, 2018.* The changes will affect three sign definitions, prohibit signs affixed to roofs, limit the area of a window sign and limit the period of time for signs not permanently affixed to a window or door. This does not include shopping centers that are not located on public road frontage.

2. Case No. 0901-PUD-18, Summer Salt PUD

Dewberry, on behalf of OKS Investments LLC, requests recommendation to City Council for **Preliminary PUD Approval** to rezone 42.67 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 58 cottages will have four sleeping rooms and will require four parking spaces. Each cottage will have three parking spaces located underneath the cottage. The fourth required space per unit will be provided in the 114 additional parking spaces being provided throughout the development. The 54 single-family residences will have four sleeping rooms and each lot will have two driveways to accommodate four vehicles. The development will consist of two

phases. The first phase will contain 31 cottages and 54 single-family residences. The second phase will contain 27 cottages. Discussion was held on the overflow parking area.

3. Case No. 0902-SD-18, High Tide Resubdivision

Russell & Company Construction, on behalf of High Tide Holdings LLC and Cliff Moss, requests **Preliminary and Final Minor Subdivision Approval** to resubdivide and combine Lots 2 and 3 of Perdido Gardens Subdivision into a single lot. The property is located at 29733 and 29755 HAYDEN DRIVE in the RS-1 (Single-Family Residential) zoning district. The proposed plat meets the RS-1 requirements and the Subdivision Regulations. There are no staff conditions.

4. Case No. 0903-SD-18, Beach Village Subdivision

Rowe Engineering & Surveying, on behalf of Cottages at Romar LLP, requests **Final Major Subdivision Approval** to subdivide 22+ acres into a subdivision with 69 residential lots with pool, clubhouse, and common areas, and a commercial lot with parking, boardwalks, and an open air food court and eating area. The property is located at 23063, 23071 and 23105 PERDIDO BEACH BOULEVARD in the Beach Village Planned Unit Development. The residential and common are lots will front on a 40-foot private right-of-way. The applicant stated that there will be no roadway markings due to the roadways being privately owned and maintained.. Sidewalks will not be provided. The plat meets the Subdivision Regulations.

5. Case No. 0805-SP-18, Orange Beach Hotel

Innisfree Hotels, on behalf of Saltaire Association Inc., requests approval of **Site Plan Review** to construct a 192-room hotel. The property is located at 26026 PERDIDO BEACH BOULEVARD in the BR-2 (Beach Resort High Density) zoning district. *Deferred from the Regular Meeting on August 13, 2018.* The proposed site plan complies with the building setbacks with building footprint coverage of 22%. The site plan requires 254 parking spaces and 258 spaces to be provided. The location of the proposed offsite laydown yard and construction employee parking must be provided. Commissioner Lannie Smith stated a retaining wall as shown on the plans could not be built on the Coastal Construction Line.

D. ADJOURN

Adjourned at 3:40 p.m.

Kit Alexander, Director

Robert Stuart, Chairman