

Work Session Minutes
Orange Beach Planning Commission
Monday, August 13, 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:

Staff Present:

Commissioner Bill Jeffries
Commissioner Annette Mitchell
Commissioner Ralph Moore
Commissioner Pat Simpson
Commissioner Glenn Smith
Commissioner Lannie Smith
Vice Chairman Chris Callaghan - arrived at 3:05 p.m.
Chairman Robert Stuart

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

C. DISCUSSION ITEMS

Griffin Powell gave a brief description of the items to be presented at the August 13, 2018 Planning Commission meeting.

1. Case No. 0801-SD-18, Shore Acres Subdivision

Dewberry, on behalf of Shine Lee Properties LLC, requests approval of **Preliminary Major Subdivision** to subdivide a 7.5-acre parcel into a single-family residential subdivision with 17 lots. The property is located at 26600 CANAL ROAD in the RS-1 (Single-Family Residential) zoning district. The proposed subdivision is located on the south side of Canal Road and is west of the Orange Beach Presbyterian Church. All lots comply with the RS-1 requirements and the Subdivision Regulations. The subdivision will have a public 60-foot right-of-way and two cul-de-sac roadways. The applicant has agreed to provide a solid fence in the 10-foot common area along Canal Road to shield the rear of lots from public view.

2. Case No. 0802-SD-18, Replat for Back Bay Condominium

Lieb Engineering, on behalf of the Back Bay Condominium Owner's Association, requests approval of **Preliminary/Final Minor Subdivision** to resubdivide the parcels containing Back Bay Condominium and Lots 29, 30, 31, 32, 33, 34, 35, 36, 40 and 41 of Emma Burkhart Subdivision into two lots. The properties are located at 28160 CANAL ROAD, 4866 WHITE AVENUE and 4610 WHITE AVENUE in the GB (General Business) and RM-2 (Multi-Family Residential High Density) zoning districts. The submitted plat meets the requirements of the Subdivision Regulations and there are no staff conditions.

3. Case No. 0804-SD-18, Ladner Plat #1

Lucido Engineering & Surveying LLC, on behalf of Kenny Ladner, requests approval of **Preliminary/Final Minor Subdivision** to combine portions of Lots 6, and 7 and all of Lots 8, 9 and 10, Block 3, Gulf Bays Tract Subdivision into a single lot. The property is located on

- BAY CIRCLE north of the Orange Beach First Baptist Church in the RS-1 (Single-Family Residential) zoning district. Lots 1 through 5 are located to the east of the property and have a 30-foot right-of-way easement on the part of the property near Bay Circle. All lots comply with the RS-1 requirements and the Subdivision Regulations. There are no staff conditions.
4. **Case No. 0806-SD-18, Cotton Bayou Holdings Resubdivision**
Sawgrass Consulting, on behalf of Cotton Bayou Holdings LLC, requests approval of **Preliminary/Final Minor Subdivision** to combine Lots 7 and 8, Block B, Second Addition to Chicago Gulf Beach Subdivision into a single lot. The property is located at 26810 MOSES ROAD in the RS-3 (Single-Family Residential) zoning district. All lots comply with the RS-3 requirements and the Subdivision Regulations. There are no staff conditions.
 5. **Case No. 0809-SD-18, Cottages at Hammock Dunes**
Greg Kennedy, on behalf of K.O. Investments LLC, requests approval of **Final Major Subdivision** for a single-family residential subdivision with 11 residential lots, a common area for a swimming pool, and a private right-of-way. The property is located at 23916 PERDIDO BEACH BOULEVARD and is part of the Hammock Dunes Planned Unit Development (PUD) Master Plan. The right-of-way will be privately owned and maintained and complies with the master plan. The plat meets the requirements per the Subdivision Regulations.
 6. **Case No. 0811-ZT-16, 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. The proposed zoning text change will include signs affixed to roofs and window signage exceeding 25% of window space.
 7. **Case No. 0803-SP-18, Back Bay Condominium Boat Parking Lot**
Lieb Engineering, on behalf of Back Bay Condominium Owner's Association, requests approval of **Site Plan Review** to construct a 36,400-SF parking area that will be used for boat storage for Back Bay Condominium. The property is located at 4610 WHITE AVENUE in the RM-2 (Multi-Family Residential High Density) zoning district. The proposed boat parking lot will be located north of Back Bay Condominium. It will include sixteen storage sheds on the east side of the parking area and four located at the southern entrance into the parking area. The parking area will have a 20-foot setback from the north property line.
 8. **Case No. 0807-SP-18, Liquid Life**
Sawgrass Consulting LLC, on behalf of Liquid Life, requests approval of **Site Plan Review** to construct an 11,300-SF commercial building. The property is located at 4251 ORANGE BEACH BOULEVARD in the NB (Neighborhood Business) zoning district. The proposed building will be on Rose Lane. It will be used as retail and warehouse with a 12' x 30' loading area. There will be 43 parking spaces provided.
 9. **Case No. 0808-SP-18, Baldwin EMC – South Baldwin Pad Cover**
Baldwin EMC requests approval of **Site Plan Review** to cover an existing concrete pad with a 100' by 64' open air metal building. The property is located at 21801 UNIVERSITY LANE in the I-1 (Industrial) zoning district. The proposed pad cover will be used to shield equipment. There are no staff conditions.

D. ADJOURN

Adjourned at 3:28 p.m.

Kit Alexander, Director

Robert Stuart, Chairman