

PLANNING COMMISSION
CITY OF ORANGE BEACH

Work Session

May 8, 2017

MINUTES

The members of the Planning Commission met on May 8, 2017 at 3:10 p.m. with Chairman Robert Stuart presiding. The meeting was held in City Council Chambers.

Board Members Present:

Commissioner Jimmy Boyd
Commissioner John Davis
Commissioner Bill Jeffries
Commissioner Christina McInnis
Commissioner Annette Mitchell
Commissioner Ralph Moore
Commissioner Lannie Smith
Vice Chairman Chris Callaghan
Chairman Robert Stuart

Staff Present:

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

Griffin Powell gave a brief description of the items to be presented at the May 8, 2017, Planning Commission meeting.

1. **CASE NO. 0105-CU-17 – CONDITIONAL USE APPROVAL – ORANGE BEACH #5705 (DOLLAR GENERAL) – OWNER: HOLLIS W. WILLIAMS REVOCABLE TRUST – APPLICANT: THE BROADWAY GROUP** – Request by the applicant for recommendation for conditional use approval to construct a 10,640-SF commercial retail store and make associated improvements to Rose Lane. The municipal address is 4225 ORANGE BEACH BOULEVARD in the NB (Neighborhood Business) zoning district. The application will require conditional use approval due to a retail store not being permitted in Neighborhood Business zoning. Their request will be on the May 16, 2017 City Council meeting. The applicant has worked with staff bringing the store front closer to the road. They will improve Rose Lane to City standards. They have received ALDOT approval.

2. **CASE NO. 0501-SD-17 – FINAL MAJOR SUBDIVISION APPROVAL – CYPRESS VILLAGE COURTYARD COTTAGES – OWNER: TRULAND HOMES LLC – APPLICANT: SAWGRASS CONSULTING** – Request by the applicant for final major subdivision approval to subdivide a 6.9-acre parcel into a single-family residential subdivision with 73 lots. The

municipal address is 23909 CANAL ROAD in the Cypress Village PUD. Cypress Village PUD has been modified for single-family residential dwellings.

3. **CASE NO. 0502-PUDA-17 – PLANNED UNIT DEVELOPMENT MODIFICATION – POLK’S ORANGE BEACH AT PANDION RIDGE – OWNER: TREHERN INVESTMENTS – APPLICANT: SAWGRASS CONSULTING** – Request by the applicant for recommendation for approval of modification to the Pandion Ridge PUD Master Plan to construct a gas station and drug store on 1.91 acres. The project will be located at the southwest corner of the intersection of CANAL ROAD and PANDION BOULEVARD. The applicant seeks approval for a convenience store/pharmacy. The applicant is aware of staff conditions. They have received conceptual ALDOT approval.
4. **CASE NO. 0503-PUD-17 – PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT APPROVAL – TURQUOISE PLACE OVERFLOW PARKING PUD – OWNER: TURQUOISE HOA C/O SPECTRUM RESORT – APPLICANT: LUCIDO ENGINEERING & SURVEYING LLC** – Request by the applicant for recommendation on preliminary and final PUD approval to rezone 2.5 acres from RS-1 (Single-Family Residential) to PUD for an overflow parking area for Turquoise Place. The municipal addresses are 26618, 26596, and 26574 PERDIDO BEACH BOULEVARD, west of the Island House Hotel. The applicant is trying to resolve a parking problem for Turquoise Condominiums. The parking requirements have been changed twice since original PUD approval.
5. **CASE NO. 0504-SD-17 – PRELIMINARY AND FINAL MINOR SUBDIVISION APPROVAL – BECK PLAT #1 – OWNER: DEBORAH & CLARENCE BECK – APPLICANT: LUCIDO ENGINEERING & SURVEYING LLC** – Request by the applicant for preliminary and final minor subdivision approval to combine Lots 12 and 13 of the East Orange Beach Subdivision into one lot. The municipal addresses are 27117 and 27127 PALMETTO DRIVE in the RS-2 (Single-Family Residential) zoning district. The applicant seeks approval to combine two lots in one lot. There are no outstanding issues.
6. **CASE NO. 0505-SD-17 – PRELIMINARY AND FINAL MINOR SUBDIVISION APPROVAL – RESUBDIVISION OF MOORINGS CONDOMINIUM AND LOT 2 OF THE RESUBDIVISION OF SAUNDERS SUBDIVISION – OWNER: MOORINGS OWNERS ASSOCIATION INC. & ORANGE BEACH REAL ESTATE HOLDINGS I LLC – APPLICANT: HUTCHINSON, MOORE & RAUCH LLC** – Request by the applicant for preliminary and final minor subdivision approval to move the common lot line between The Moorings Condominium property and Lot 2 of the Resubdivision of Saunders Subdivision eastward. The municipal addresses are 27800 and 27844 CANAL ROAD in The Moorings Condominium PUD and the Sportsmen Marina PUD. The applicant seeks approval to move the lot line. There are no outstanding issues.
7. **CASE NO. 0304-SP-17 – SITE PLAN REVIEW – THE SHORES TOWNHOUSE DEVELOPMENT – OWNER: JEFF PATTERSON – APPLICANT: CHRIS GOVAN** – Request by the applicant for approval of site plan review to construct a multi-family residential development containing three buildings and seven units on 4.35 acres. The municipal address is 23727 PERDIDO

BEACH BOULEVARD in the GB (General Business) zoning district. The applicant seeks approval to construct a multi-family development with three buildings and seven units each. They will access on Peridido Beach Blvd. The site is 65% wetlands.

8. **CASE NO. 0401-SP-17 – SITE PLAN REVIEW – O'REILLY AUTO PARTS – OWNER: O'REILLY AUTO PARTS – APPLICANT: C.M. ARCHITECTURE** - Request by the applicant for approval of site plan review to construct a new O'Reilly Auto Parts retail store with a floor area of approximately 7,500 square feet. The municipal addresses are 24828 and 24830 CANAL ROAD in the GB (General Business) zoning district. The applicant seeks approval to construct a new O'Reilly Auto Parts store. Staff is working with the property owner for ingress/egress access for Canal Square Lane. The store will access onto Canal Road.

Adjourned at 4:20 p.m.

Kit Alexander, Secretary

Robert Stuart, Chairman