

PLANNING COMMISSION
CITY OF ORANGE BEACH

Work Session

December 12, 2017

MINUTES

The members of the Planning Commission met on December 11, 2017 at 3:00 p.m. with Chairman Robert Stuart presiding. The meeting was held in City Council Chambers.

Board Members Present:

Commissioner Jimmy Boyd
Commissioner Bill Jeffries
Commissioner Christina McInnis
Commissioner Annette Mitchell
Commissioner Ralph Moore
Commissioner Pat Simpson
Commissioner Lannie Smith – arrived at 3:08 p.m.
Vice Chairman Chris Callaghan – arrived at 3:05 p.m.
Chairman Robert Stuart

Staff Present:

John Lawler, Attorney
Kit Alexander, E&ES Director - arrived at 3:40 p.m.
Griffin Powell, Planner II
Paulette Taylor, Planner I

Griffin Powell gave a brief description of the items to be presented at the December 11, 2017, Planning Commission meeting.

1. Case No. 1201-SD-17, LaDolce Vita, Phase 1 Plat

Sawgrass Consulting, on behalf of Bella Rio Development, requests approval of **Preliminary and Final Minor Subdivision** plat to combine five lots into a single lot. The property is located at 29401 PERDIDO BEACH BOULEVARD in the RM-2 (Multi-Family Residential High Density) zoning district. The plat meets the subdivision requirements and there are no staff conditions.

2. Case No. 1203-SD-17, Sampson Avenue Subdivision

Dewberry/Preble-Rish, on behalf of Annapurna Investments LLC, requests approval of **Preliminary and Final Minor Subdivision** plat to subdivide a 0.44-acre lot into two lots. The property is located at the northeast corner of CANAL ROAD and SAMPSON AVENUE in the RS-1 (Single-Family Residential) zoning district. The plat meets the RS-1 zoning regulations and the subdivision requirements. Two utility letters are outstanding.

3. **Case No. 1204-SD-17, Jamaica Estates Subdivision**

Sawgrass Consulting, on behalf of Daniel Blackburn, requests approval of **Preliminary and Final Minor Subdivision** plat to subdivide a 3.21-acre parcel into five lots. The property is located at the northwest corner of CANAL ROAD and SAMPSON AVENUE in the RS-1 (Single-Family Residential) zoning district. Fire hydrants need to be added on Sampson Avenue.

4. **Case No. 1205-PUD-17, Hammock Dunes PUD**

WAS Design, on behalf of Greg Kennedy, requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 1.47 acres from BR-2 (Beach Resort High Density) to PUD (Planned Unit Development) for a single-family residential subdivision project with 10 new single-family houses, a common area pool, and 2 existing single-family houses. The property is located at 23916 PERDIDO BEACH BOULEVARD. The master plan indicates there are no front setbacks, but the front roof overhang encroaches into the private right-of-way. Staff has concerns with the number of parking spaces provided for the existing two residential structures on the property.

5. **Case No. 1206-SD-17, Wilson Drive Estates Subdivision**

Goodwyn, Mills & Cawood, on behalf of Al Thomas, requests approval of **Preliminary and Final Minor Subdivision** plat to modify part of the common lot line between two lots. The properties are located at 29031 WILSON DRIVE and 29062 WILSON DRIVE. The property is outside of the city limits and in our Planning Jurisdiction. The lot line will be moved 91 feet to the south. The plat meets the County regulations and our subdivision requirements.

6. **Case No. 1207-SD-17, Mariner Lakes Subdivision**

Hutchinson, Moore & Rauch LLC, on behalf of Bel Air Developers LLC, requests approval of **Preliminary and Final Minor Subdivision** plat to subdivide a 9.41-acre parcel into two lots with one lot being the lake and the second lot being uplands. The property is located on the south side of LOOP ROAD in the Mariner Lakes Planned Unit Development. The plat meets all subdivision requirements. The existing lake will be under the control of the POA.

7. **Case No. 1208-PUD-17, Blackburn PUD**

Dan Blackburn requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 49 acres from RS-1 (Single-Family Residential) to PUD (Planned Unit Development) for a low impact, single-family rental cottage development, owners' houses, and a single-family residential subdivision for a total of 58 dwelling units. Development amenities include bayfront recreational opportunities, common pool facility, walking trails, and an existing lake. The property is located on CANAL ROAD and is northwest of the intersection of CANAL ROAD and SAMPSON AVENUE. The density is 1.8 units per acre and there will be 182 parking spaces (138 spaces required). The PUD master plan states that all houses, cabins, and/or dwelling units constructed within the PUD may be used for short, medium, and/or long-term rental purposes.

8. Case No. 1210-SD-17, Dale Davis Plat #2

Lucido Engineering & Surveying, on behalf of Dale Davis, requests approval of **Preliminary and Final Minor Subdivision** plat to subdivide a 0.64-acre lot from Dale Davis Plat #1 into four residential lots. The property is located at 5299 PINE ROAD in the RS-2 (Single-Family Residential) zoning district. There are no staff conditions.

9. Case No. 1209-SP-17, Contractor's Storage Yard

Lieb Engineering, on behalf of Tom Mueller, requests approval of **Site Plan Review** for a contractor laydown yard on 1.37 acres. The property is located on CANAL ROAD south of the Orange Beach Public Library in the GB (General Business) zoning district. The property is located east of the substation and will be used as a lay-down yard. Kit Alexander stated the applicant has received ALDOT conceptual approval.

Adjourned at 3:48 p.m.

Kit Alexander, Secretary

Robert Stuart, Chairman