

PLANNING COMMISSION
CITY OF ORANGE BEACH

Work Session

October 9, 2017

MINUTES

The members of the Planning Commission met on October 9, 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 John Davis
Commissioner Bill Jeffries
Commissioner Christina McInnis
Commissioner Annette Mitchell
Commissioner Ralph Moore
Commissioner Lannie Smith – arrived at 3:05 p.m.
Vice Chairman Chris Callaghan
Chairman Robert Stuart

Staff Present:

John Lawler, Attorney
Kit Alexander, E&ES Director - arrived at 3:35 p.m.
Griffin Powell, Planner II
Paulette Taylor, Planner I

Griffin Powell gave a brief description of the items to be presented at the July 10, 2017, Planning Commission meeting.

1. **Case No. 1002-PUD-17, Sunset Park PUD** - WAS Design, on behalf of Sunset Park LLC, requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 5.18 acres from MHP (Mobile Home Park) to PUD (Planned Unit Development) to allow for a single-family cottage, fee-simple condominium development with 60 units. The property is located at 25473 Canal Road. The road will be brick pavers. Each cottage will be three habitable levels on piling (four stories). Each unit will be sprinkled and have four sleeping rooms.
2. **Case No. 1003-SD-17, East 180 U-Store It Addition Plat** - Lucido Engineering & Surveying LLC, on behalf of Paul M. Pankey III, requests approval of **Preliminary and Final Minor Subdivision** plat to combine four parcels into a single parcel. The properties are located at 24250 Canal Road and 4404 Lindsey Lane. New development will not have access to Lindsey Lane and must access the existing driveway onto Canal Road.

3. **Case No. 1006-ZT-17, Section 2.02, Privacy Fence** - The Community Development Department requests recommendation to City Council for a **Zoning Text Amendment** to Section 2.02 to modify the definition of *Privacy, Opaque or Solid Fence*. The proposed zoning text amendment excludes chain link fencing with slats or fabric from the privacy fence definition.
4. **Case No. 0707-SP-17, Keel Storage Building** - Mark Keel requests approval of **Site Plan Review** for a storage building and outdoor storage yard. The property is located at 27085 Canal Road in the GB (General Business) zoning district. (Deferred from the September 2017 meeting). There are still outstanding items but the applicant wants to have the Planning Commission consider the site plan.
5. **Case No. 1001-SP-17, Fresenius Medical Office Building** - YB Orange Beach LLC, on behalf of Bank Trust, requests approval of **Site Plan Review** for a 3,100-SF building on 2.47 acres that will serve as a medical office for Fresenius Kidney Care. The property is located at 4251 Orange Beach Boulevard in the NB (Neighborhood Business) zoning district. The site plan meets setback requirements and will be built in two phases. Rose Lane will need to be improved to City standards either by the applicant or Dollar General.
6. **Case 1004-SP-17, East 180 U-Store It Addition Site Plan** - Lucido Engineering & Surveying LLC, on behalf of Paul M. Pankey III, requests approval of **Site Plan Review** for a 27,200-SF climate control mini-warehouse building that will be an addition for East 180 U-Store It. The properties are located at 24250 Canal Road and 4404 Lindsey Lane in the GB (General Business) zoning district. There will be no access on Lindsey lane. The warehouse addition will be metal sided enclosed with a privacy fence.
7. **Case No. 1005-SP-17, Caribe on the Beach East Condominium** - Dewberry/Preble-Rish, on behalf of Caribe on the Beach East LLC, requests approval of **Site Plan Review** for a condominium with 100 units. The property is located at 26026 Perdido Beach Boulevard in the BR-2 (Beach Resort High Density) zoning district. The development will have 93 units and complies with setback and parking requirements. Access from Perdido Beach Blvd. will be a right-in, right-out driveway.

Adjourned at 3:45 p.m.



Kit Alexander, Secretary



Robert Stuart, Chairman