

PLANNING COMMISSION
CITY OF ORANGE BEACH

Work Session

September 11, 2017

MINUTES

The members of the Planning Commission met on September 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 John Davis
Commissioner Bill Jeffries
Commissioner Christina McInnis
Commissioner Annette Mitchell
Commissioner Ralph Moore
Commissioner Lannie Smith
Vice Chairman Chris Callaghan - absent
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 September 11, 2017, Planning Commission meeting.

1. **Case No. 0802-PUD-17, GSPS Orange Beach Sales & Service Center PUD** - Gulf Shores Power Sports, on behalf of David Paul Brukman, Virginia H. Turner, and Gulf Management Ltd., requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 4.6 acres from RS-1 (Single-Family Residential) to PUD (Planned Unit Development) to allow for a commercial building and sales area for Gulf Shores Power Sports to the east of Zeke's Marina and a single-family residence on the easternmost lot. The property is located at 26713, 26727 and 26749 Perdido Beach Boulevard. The required parking is 37 spaces and the applicant is providing 40 parking spaces and 55 boat display spaces. The applicant will need to combine the lots.
2. **Case No. 0901-SD-17, Phoenix Orange Beach II Resubdivision** - Brett Real Estate Robinson Development Company Inc. requests approval of **Preliminary and Final Minor Subdivision** plat to combine three lots into a single lot for the purpose of constructing the Phoenix Orange Beach II Condominium. The project is located at 26686, 26688 and 26714 Perdido Beach Boulevard in the PUD (Planned Unit Development) zoning district. There are no outstanding issues.

3. **Case No. 0902-SD-17, Resubdivision of Lots 5 – 8 of Magnolia Place Subdivision** - Dewberry/Preble-Rish, on behalf of Annapurna Investments LLC, requests approval of **Preliminary and Final Minor Subdivision** plat resubdivide Lots 5, 6, 7 and 8 of Magnolia Place Subdivision into three lots. The property is located at 26693, 26695, 26697 and 26699 Magnolia Avenue in the RS-2 (Single-Family Residential) zoning district.
4. **Case No. 0905-SD-17, Lynch Resubdivision** - Weygand Surveyors, on behalf of Brian Lynch, requests approval of **Preliminary and Final Minor Subdivision** plat to move the lot line between Lots 17 and 18 of Block 1, Unit 1, Terry Cove North Subdivision to the west. The property is located at 26225 Terry Cove Drive in the RS-1 (Single-Family Residential) zoning district. There are no outstanding issues.
5. **Case No. 0906-SD-17, Mexiwana Subdivision** - James Pat Achee, on behalf of Cordelia E. & Lawrence A. Swain, requests approval of **Preliminary and Final Minor Subdivision** plat for a residential neighborhood subdivision with four lots. The property is located at 28932 Josephine Drive at the southwest corner of the intersection of Josephine Drive and Marjon Lane in the Orange Beach Planning Jurisdiction.
6. **Case No. 0907-SD-17, Chicago Gulf Beach Subdivision** - Hutchinson, Moore & Rauch LLC, on behalf of Cotton Bayou LLC, requests approval of **Final Major Subdivision** to resubdivide and establish 10, 50-foot lots from pre-existing 25-foot lots, one common area lot, and to construct roadways and utilities to serve the lots. The property is located east of the Jefferson Avenue right-of-way, north of Taylor Lane, and west of the Madison Avenue right-of-way in the RS-3 (Single-Family Residential) zoning district. The preliminary plat approval included a waiver for the roadway width.
7. **Case No. 0908-SD-17, Big Mike's Steakhouse Plat #1** - Lucido Engineering & Surveying LLC and Tarver Service Inc., on behalf of Big Mike's Steakhouse, request approval of **Preliminary and Final Minor Subdivision** plat to combine Lots 7, 8 and 9 of Orange Beach Plaza Subdivision into a single lot. The property is located at 25638 Canal Road in the GB (General Business) zoning district. The applicant seeks approval to combine three lots to extend the restaurant parking lot. There are no outstanding issues.
8. **Case No. 0910-ZT-17, Section 10.0309, Landscape Plan Requirements** - The Community Development Department requests recommendation to City Council for a **Zoning Text Amendment** to Section 10.0309 of the Zoning Ordinance to amend the requirements for landscape plans for site plan reviews.
9. **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 27085 Canal Road in the GB (General Business) zoning district. (Deferred from the August 2017 meeting). Staff requests deferral.
10. **Case No. 0903-SP-17, Safe Harbor, Lot 23** - Mike Collins, on behalf of Sandra Jean Collins, requests approval of **Site Plan Review** to change the use of the property from single-family residential to a marine recreational use and to use the existing building, property, and piers to park vehicles and meet clients to board boats. The property is located at 27194 Marina Road in the MR (Marine Resort) zoning district. The parking lot will be gravel with two driveways onto Marina Road.

11. **Case No. 0904-SP-17, Sky Condominium** - Dewberry/Preble-Rish, on behalf of Leo Joseph, requests approval of **Site Plan Review** for a 35-unit condominium. The property is located at 25768 Perdido Beach Boulevard in the BR-2 (Beach Resort High Density) zoning district. The project will have a right-in, right-out driveway onto Perdido Beach Blvd. The site requires 112 parking spaces and 115 spaces are being provided. There are no outstanding issues.

12. **Case No. 0909-SP-17, Big Mike's Steakhouse Parking Addition** - Lucido Engineering & Surveying LLC and Tarver Service Inc., on behalf of Big Mike's Steakhouse, request approval of **Site Plan Review** for a parking lot addition at Big Mike's Steakhouse. The property is located at 25638 Canal Road in the GB (General Business) zoning district. Parking will be located to the east of the existing parking. There will be a total of 54 parking spaces.

Adjourned at 3:55 p.m.

Kit Alexander, Secretary

Robert Stuart, Chairman