

Minutes

Orange Beach Planning Commission Work Session

September 12, 2022 3:00 PM

Council Chambers - Orange Beach Municipal Complex

4099 Orange Beach Boulevard

A. CALL TO ORDER

Chairman Stuart called the meeting to order at 3:01 PM.

B. ROLL CALL

Board Members Present:

Commissioner Annette Mitchell

Vice Chairman Kathy Lindsey

Commissioner Pat Simpson

Commissioner Glenn Smith

Commissioner Matt Wilson

Chairman Robert Stuart

Staff Present:

Kit Alexander, Community Development Director

Griffin Powell, City Planner

Sherri DeScalzo, P&Z Coordinator

Sean Brumley, GIS Specialist

Jamie Logan, City Attorney

C. DISCUSSION ITEMS

1. Case No. 0801-CU-22, JPEM Duplex at 29110 Perdido Beach Boulevard

JPEM LLC requests recommendation to the City Council for approval of a **Conditional Use** to construct a duplex on a beachfront lot located at 29110 Perdido Beach Boulevard in the Single-Family Residential (RS-1) zoning district. Griffin Powell presented to the Planning Commission. Griffin Powell stated the project meets all of the conditional use criteria. Griffin Powell presented to the Planning Commission. Commissioner Mitchell asked if they are granted approval and sell would the approval go with the property. Would it be grandfathered in? Kit Alexander said if it is transferred or sold prior to construction then it will not be transferable. They have reconfigured the parking but it is still a concern. Vice-Chairman Lindsey asked if Kit had any suggestions. Kit Alexander replied no.

2. Case No. 0804-SD-22, Beach Village Phase 2 Subdivision

Rowe Engineering, on behalf of Beach Village Resort LLP, requests approval of **Preliminary Major Subdivision** to subdivide Lot 70 of Beach Village Subdivision, A Replat of Lot 2 Southern Visions Subdivision, into four lots and to add a section of common area to the Common Area Lot lying west of Lots 5 through 32 of the Beach Village Subdivision. The properties are located at 23063 and 23071 Perdido Beach Boulevard in the Beach Village PUD Master Plan. Griffin Powell presented and there were no questions.

3. Case No. 0902-PUD-22. Saltwater Cottages PUD

Jim Brown, on behalf of JWB Bruckmann, requests recommendation to the City Council for approval of **Preliminary and Final PUD** to rezone 1.73 acres from Single-Family Residential (RS-1) to Planned Unit Development (PUD) for a residential development consisting of three single-family residences with a shared single driveway and a single beach walkover. The property is located at 23550 Perdido Beach Boulevard. Griffin Powell presented to the Planning Commission. Vice-Chairman Lindsey asked if this was RS-1? Kit Alexander stated it was a RS not a RS-1 and that it was a PUD not an up zoning. Also the shared driveway for 2 house is a plus. Woody Speed stated that the shared driveway minimizes impact on the vegetation. Kit Alexander said that it does not interfere with any setbacks.

4. Case No. 0903-PUDA-22. Mariner Lakes PUD Modification – Bel Air Multi-Family Residential

Dewberry, on behalf of Bel Air Developers LLC, Windward Lakes Villas LLC, and Romar Development Company Inc., requests recommendation to the City Council for approval of **Major PUD Modification** to the Mariner Lakes Planned Unit Development Master Plan to amend the section of the PUD for Bel Air Towers for a multi-family residential development with two buildings, four and five stories in height, and 152 total units. The current plan for this section of the PUD entails three buildings, between 14 and 18 stories in height, and 375 total units. The property is located at 3299 Loop Road and is west of Fairfield Inn and Suites and south of the lake. Griffin Powell presented to the Planning Commission. He emphasized that it is a decrease from 54.7 units to 22.2 units per acre. Pat Simpson asked if they still had an access by the Waffle House. Dewberry representative stated yes and that they would be relocating the gate.

5. Case No. 0904-SD-22. Reserve Cotton Bayou. Replat of Lot 3 Less West 2 Feet and Lot 4 and the West 2 Feet of Lot 5, Block 5. First Addition of Chicago Gulf Beach Subdivision

Dewberry, on behalf of Limitless by Truland Homes LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine Lot 3 Less West 2 Feet and Lot 4 and the West 2 Feet of Lot 5, Block 5, First Addition of Chicago Gulf Beach Subdivision into one lot. The property is located on the south side of Taylor Lane in the Single-Family Residential (RS-3) zoning district. Griffin Powell presented to the Planning Commission. Chairman Stuart asked if Truland had built to the north. Griffin Powell answered yes.

6. Case No. 0905-SD-22. Replat of Lots 3, 4 and 5. Cool Breeze Commercial Park Subdivision

Dewberry, on behalf of Canal Road Lot LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 3, 4 and 5, Cool Breeze Commercial Park Subdivision into one lot. The properties are located on the east side of Canal Square Lane at 24826 Canal Road and 4404 and 4422 Canal Square Lane in the General Business (GB) zoning district. Griffin Powell presented to the Planning Commission. He explained that it is zoned GB, they want to combine 3 lots into 1. The predicted development would be a restaurant and fish market.

7. Case No. 0906-PUD-22. Cotton Bayou Cottages PUD

Hercules Investments LLC requests recommendation to the City Council for approval of **Preliminary and Final PUD** to rezone 1.62 acres from Single-Family Residential (RS-1) to Planned Unit Development (PUD) for a residential development consisting of four single-family residences with a shared single driveway and a single access pier on Cotton Bayou. The property is located at 26400 Cotton Bayou Drive. Griffin Powell presented to the Planning Commission. It will be a condominium, ownership by each owner of home. COA will maintain the common area. Commissioner Mitchell asked about rental. Kit Alexander stated that it would be 15 days or more nothing less. The POA may have more stringent policies on rentals. There will be 2 homes. Chairman Stuart asked about the parking, if it was stacked parking? Commissioner Smith stated it looked like only 5 spaces and they should have 6 spaces according to the floorplans. Applicant needs to address that issue.

8. Case No. 0907-SD-22, Replat of Lot 2, Posh Plaza Subdivision

Gulf Coast Rental Company LLC, on behalf of Dewey Brazelton, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 2 of Posh Plaza Subdivision into two lots. The property is located at 25150 Canal Road in the General Business (GB) zoning district.

Griffin Powell presented to the Planning Commission. Kit Alexander spoke on the drainage issue. That an easement should be set up for the road whoever owns the property is responsible.

9. Case No. 0908-PUDA-22, The Wharf PUD Modification - Culver's

Engineering Design Group, on behalf of Wharf Entertainment Properties LLC, requests recommendation to the City Council for approval of **Major PUD Modification** to The Wharf Planned Unit Development Master Plan to construct a 4,500+ SF building for a Culver's restaurant. The property is located at 23671 Canal Road at the northwest corner of Wharf Parkway East and Canal Road. Griffin Powell presented to the Planning Commission. There were no questions.

10. Case No. 0901-SP-22, Orange Beach Medical Plaza

Mark D. Pavey, on behalf of the City of Orange Beach, requests approval of **Site Plan Review** to construct a 10,000+ SF medical office building. The property is located at the southwest corner of Orange Beach Boulevard and Bonito Avenue at 4171 Orange Beach Boulevard in the Neighborhood Business (NB) zoning district. Griffin Powell presented to the Planning Commission. Chairman Stuart asked where the entrance was. Kit Alexander stated on the west side across the back of the building. Commissioner Simpson asked about the green space on the plans. Kit Alexander stated that was originally for the previous doctor who would be in a module but he had relocated.

11. Case No. 0802-SP-22, MMM III Enterprises Warehouse Addition

Lucido Engineering & Surveying LLC, on behalf of MMM III Enterprises LLC, requests approval of **Site Plan Review** to construct a 2,000-SF warehouse and storage addition to the south side of Melanie Martin Interiors. The property is located at 24820 Canal Road in the General Business (GB) zoning district. *Deferred from the Regular Meeting on August 8, 2022.* Griffin Powell stated it would be deferred until October 10, 2022.

12. Case No. 0909-CU-22, All About Storage Expansion

Engineering Design Group, on behalf of All About Storage, requests recommendation to the City Council for approval of **Conditional Use** to construct four additional mini warehouse buildings south of the existing buildings. The property is located at 24140 Canal Road in the General Business (GB) zoning district. Griffin Powell stated it would be deferred until October 10, 2022.

D. ADJOURN

Adjourned at 3:05 PM



Kit Alexander



Robert Stuart, Chairman