

Minutes

Orange Beach Planning Commission Work Session

October 10, 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 Bill Jeffries

Commissioner Annette Mitchell

Commissioner Jack Robertson

Commissioner Glenn Smith

Commissioner Matt Wilson

Commissioner Nelson Bauer

Vice Chairman Kathy Lindsey

Chairman Robert Stuart

Staff Present:

Kit Alexander, Community Development Director

Griffin Powell, City Planner

Sherri Descalzo, P&Z Coordinator

Sean Brumley, GIS Specialist

C. DISCUSSION ITEMS

1. Case No 0906-PUDA-22 Cotton Bayou Cottages PUD

Hercules Investments LLC requests recommendation to the City Council for approval of **Preliminary and Final PUD** to rezone 1.6 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. *Deferred from the Regular Meeting on September 12, 2022.* Griffin Powell presented to the Planning Commission.

Commissioner Bauer emphasized that the by-right scenario allows 4 dwellings, 2 driveways and 12 boat slips.

Commissioner Mitchell expressed concerns about the stacked parking.

Commissioner Jeffries asked how the boat slips will be allocated. Jim Brown said each slip will be assigned a unit number.

2. Case No. 1002-SD-22, Harrell Subdivision Plat #1, A Resubdivision of Lots 899, 924, 925, & 926, Bear Point Estates Subdivision

Joseph Harrell requests approval of **Preliminary and Final Minor Subdivision** to replat Lots 899, 924, 925 and 926, Bear Point Estates Subdivision into two lots. The property is located at 5365 Mississippi Avenue at the northwest corner of the intersection of Mississippi Avenue and Baker Drive in the Single-Family Residential (RS-2) zoning district. Griffin Powell presented to the Planning Commission. There were no questions.

3. Case No. 1003-SD-22 Everhart Subdivision

Sawgrass Consulting LLC, on behalf of Marissa Everhart, requests approval of **Preliminary and Final Minor Subdivision** to replat 2.6 acres from four lots into three lots. The property is located at 26135 Canal Road and 4706 Raley Lane at the northwest corner of the intersection of Canal Road

and Callaway Lane in the Marine Resort (MR) zoning district. Griffin Powell presented to the Planning Commission. There were no questions.

4. Case No. 1006-PUD-22, Top Tier Water Sports PUD

Engineering Design Group, on behalf of Top Tier Water Sports, requests recommendation to the City Council for approval of **Preliminary and Final PUD** to rezone 1.5 acres from Multi-Family Residential Medium to Low Density (RM-1) to Planned Unit Development (PUD) for a parking area with 50+ spaces, an office building, and docks for Top Tier Water Sports boat rentals and dolphin cruises. The property is located at 26023 Perdido Beach Boulevard and is behind Cotton's Restaurant. Griffin Powell presented to the Planning Commission.

Kit Alexander stated the access will be less than 20 feet wide south of the parking lot.

Commissioner Jeffries asked whether there will be signage on Perdido Beach Boulevard and Griffin stated they will not have a sign.

Commissioner Mitchell asked about the usage of the proposed building and Griffin Powell stated it will be an office use.

Zackary Black, Assistant Fire Marshal, said the fire department has no problem with the access road width.

5. Case No. 1008-PUDA-22, Pandion Ridge PUD Modification – Pandion Ridge Water Park

Sawgrass Consulting LLC, on behalf of Sun Pandion Ridge Commercial RV LLC, requests recommendation to the City Council for approval of **Major PUD Modification** to the Pandion Ridge Planned Unit Development Master Plan for a water park recreation area on 4.3 acres. The property is located at 22820 Canal Road at the southeast corner of Canal Road and Eagle Way. Griffin Powell presented to the Planning Commission.

Commissioner Bauer stated more than one ingress-egress is needed for the site with regard to emergency access and can be addressed during permitting.

6. Case No. 1004-SP-22, Beech RV Park

KP RV-02 LLC, on behalf of Beech Campers & Mobile Home Park Inc., requests approval of **Site Plan Review** to upgrade the current 24.2-acre recreational vehicle park and to construct additional amenities. The park will have 167 recreational vehicle sites. The property is located at 4224 Orange Beach Boulevard in the Mobile Home Park (MHP) and Neighborhood Business (NB) zoning districts. Griffin Powell presented to the Planning Commission.

Kit Alexander said the applicant is trying to preserve the existing trees.

Chairman Stuart asked whether overflow parking is being provided. Griffin Powell said there are 49 spaces being provided at the Camp Store.

Commissioner Robertson asked about the rental terms. The applicant said the spaces could not be rented for greater than 30 days.

Commissioner Mitchell questioned the access to Orange Beach Boulevard. Kit Alexander said there are 2 exits with the south access being full access.

7. Case No. 1007-SP-22, Lost Bay Townhomes

Engineering Design Group, on behalf of Alva Gordon Barnhill, requests approval of **Site Plan Review** to construct a multi-family residential development consisting of 82 units on 27.8 acres. The property is located south of the Brett/Robinson Laundry Facility and Posh Interiors and west of The Island Church in the General Business (GB) zoning district. Griffin Powell presented to the Planning Commission.

Commissioner Mitchell asked whether sufficient parking is being provided. Kit Alexander stated the proposed number of parking spaces complies with the zoning requirements.

8. 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 September 12, 2022.* Griffin Powell stated that no action is needed and the applicant has withdrawn the application.

9. 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. *Deferred from the Regular Meeting on September 12, 2022.* Griffin Powell said the applicant did not meet deadline and this will be the second request for deferral.

D. ADJOURN

Adjourned at 3:49 PM



Kit Alexander



Robert Stuart, Chairman