

Minutes

Orange Beach Planning Commission Work Session

January 9, 2023 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 3:00 PM.

B. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries

Commissioner Annette Mitchell

Commissioner Pat Simpson

Commissioner Jack Robertson

Commissioner Glenn Smith

Commissioner Matt Wilson

Commissioner Nelson Bauer

Vice-Chairman Kathy Lindsey

Chairman Robert Stuart

Staff Present:

Griffin Powell, City Planner

Sherri Descalzo, P&Z Coordinator

Sean Brumley, GIS Specialist

C. DISCUSSION ITEMS

1. Case No. 1207-ZT-22, Zoning Text Amendment, Article 15, Sections 15.0702 and 15.0902, Temporary Signs and Standards

The Community Development Department requests recommendation to City Council for approval of a **Zoning Text Amendment** to modify Sections 15.0702 and 15.0902 with regard to temporary residential real estate signs. *Deferred from Regular Meeting on December 12, 2022.* Griffin Powell presented to the Planning Commission. Griffin Powell said that staff met with members of the Baldwin County Realtor Association for input on the proposed real estate sign changes.

2. Case No. 0104-SD-23, Buena Vista RV Resort PUD Subdivision, Phase 3A

75/25 Investments requests approval of a **Final Major Subdivision** for Phase 3A of the Buena Vista RV Resort PUD Subdivision consisting of 10 lots (Lots 24-29, 42-43, and 63-64). Phase 3A is located on Parkside Lane and Lakeside Drive on the west side of the Buena Vista RV Resort. Griffin Powell presented to the Planning Commission.

Chairman Stuart asked how many overall phases there are in this project. Griffin Powell stated there are five phases total and each phase will be platted.

3. Case No. 0105-SD-23, Mariner One Subdivision

Dewberry, on behalf of Windward Lakes Villas LLC and Bel Air Developers LLC, requests approval of a **Preliminary and Final Minor Subdivision** to combine four lots into one lot in accordance with the major amendment to the Mariner Lakes Planned Unit Development Master Plan that was approved in October 2022. The property is located at 3299 Loop Road. Griffin Powell presented to the Planning Commission.

Chairman Stuart asked if the strip of land behind the Rouses Market is owned by the homeowners' association and Griffin Powell said that it is.

4. Case No. 0106-PUD-23, 3T's Shrimping Company PUD

October Investments LLC requests recommendation to the City Council for approval of a **Preliminary and Final PUD** to rezone 5.2 acres from GB (General Business) to PUD (Planned Unit Development) for a commercial development consisting of a 7,300 SF restaurant and 20,800 SF warehouse. The property is located at 25431 Canal Road. Griffin Powell presented to the Planning Commission.

Commissioner Mitchell asked about the fast food restaurant. Griffin said the restaurant is classified as a fast food restaurant and has a drive-through window.

Commissioner Simpson asked whether the length of the drive-through lane is sufficient to prevent obstruction of vehicular movement. Griffin Powell said there is adequate length for proper drive-through vehicular queuing.

5. Case No. 0101-SP-23, OSO Early Restaurant Kitchen Expansion

Robertson Commercial requests approval of a **Site Plan Review** to expand the kitchen more than 400 square feet at the OSO Early Restaurant. The property is located at 27370 Canal Road in the MR (Marine Resort) zoning district. Griffin Powell presented to the Planning Commission.

6. Case No. 0102-SP-23, Orange Beach Store

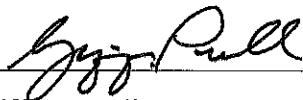
Orange Beach Store, on behalf of AGLC LLC, requests approval of a **Site Plan Review** to construct a 7,000 SF commercial building at the northwest corner of the intersection of Orange Beach Boulevard and Perdido Beach Boulevard at The Shoppes at Palm Pointe. The property is located at 25777 Perdido Beach Boulevard in the GB (General Business) zoning district. Griffin Powell presented to the Planning Commission.

Commissioner Mitchell asked whether there is adequate parking proposed. Griffin Powell stated they are providing 55 spaces and are only required to have 35 spaces. Commissioner Mitchell expressed concern that the Orange Beach Store parking will be utilized for CoastAL parking across the street.

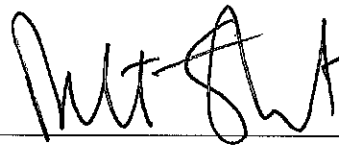
Chairman Stuart stated that the lighting needs to be in accordance with the turtle lighting regulations.

D. ADJOURN

Adjourned at 3:31 PM



Griffin Powell



Robert Stuart, Chairman