

Minutes
Orange Beach Planning Commission
April 10, 2023 4:00 PM
Council Chambers - Orange Beach Municipal Complex
4099 Orange Beach Boulevard

A. CALL TO ORDER

Vice-Chairman Lindsey called the meeting to order at 4:00 PM.

B. INVOCATION

Commissioner Bauer gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries
Commissioner Annette Mitchell
Commissioner Pat Simpson
Commissioner Jack Robertson
Commissioner Glenn Smith
Commissioner Nelson Bauer
Vice-Chairman Kathy Lindsey

Staff Present:

Kit Alexander, Community Development Director
Griffin Powell, City Planner II
Sherri Descalzo, P&Z Coordinator
Sean Brumley, GIS Specialist
Renee Smith, Paralegal

E. APPROVAL OF AGENDA

There were no changes to the agenda and the agenda stands approved as submitted.

F. CONFLICTS OF INTEREST

None

G. APPROVAL OF MINUTES AND CERTIFIED RECORDS

There were no changes to the minutes and the minutes stand approved as submitted.

1. Approval of minutes from Work Session on March 13, 2023.
2. Approval of minutes from Regular Meeting on March 13, 2023.

H. PUBLIC HEARINGS

1. Case No. 0401-PUD-23, Rollins Road Residential PUD

Rockpoint Development requests recommendation to City Council for approval of a **Preliminary and Final PUD** to rezone 0.54 acres from Neighborhood Business (NB) to Planned Unit Development (PUD) for a single-family residential subdivision containing 5 single-family residential lots and a common amenities lot. The property is located at 2720 Rollins Road. Griffin Powell presented to the Planning Commission.

Vice Chairman Lindsey opened the Public Hearing.

Taylor Bryant, Orange Beach Fire Marshal, stated staff has concerns that the width of the existing road is not sufficient for fire apparatus access. The Fire Code states that roadways should be no less than 20 feet.

Vice-Chairman Lindsey closed the public hearing.

Andy McCartney, TTL Project Engineer, stated the width of the road is 18 to 19 feet and the distance between the rear of the 19-foot parking space to the west side of the roadway is 24 feet.

Dr. Spruill said he could build 2 houses “by-right” with more bedrooms than this proposed development.

Commissioner Simpson asked if the road could be widened. Kit Alexander said the limited right-of-way width prevents the widening of the roadway.

Motion made and seconded to recommend approval to City Council of the Preliminary and Final PUD subject to staff comments.

Motion made and seconded (Mitchell/Bauer) Commissioner Jeffries, no; Commissioner Mitchell, no; Vice Chairman Lindsey, no; Commissioner Simpson, no; Commissioner Smith, no; Commissioner Robertson, no; Commissioner Bauer, no.

Not Approved (7-0)

2. **Case No. 0406-SD-23, Roscoe Road Townhomes Subdivision**

Smith, Clark & Associates LLC, on behalf of Roscoe Partners LLC, requests approval of a **Preliminary and Final Minor Subdivision** to subdivide 39+ acres into two lots, with the smaller lot (10.5 acres) being a proposed townhome development and the larger lot (28.7 acres) being a wetland conservation area. The property is located on the west side of Roscoe Road, 700+ feet north of the intersection of Roscoe Road and the Foley Beach Express, in the Multi-Family Residential Low to Medium Density (RM-1) zoning district. Griffin Powell informed the Planning Commission that the applicant has asked for this case to be deferred to the May 8, 2023 Planning Commission meeting.

Motion made and seconded to defer the item to the May 8, 2023 Planning Commission meeting.

Motion made and seconded (Bauer/Simpson) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner Smith, yes; Commissioner Robertson, yes; Commissioner Bauer, yes.

Approved (7-0)

3. **Case No. 0408-CU-23, Liberty Linen Warehouse & Boat/RV Storage Addition**

At Work Sales Corporation, on behalf of Liberty Linen & Janitorial Products, requests recommendation to City Council for approval of a **Conditional Use** to construct a 6,400-SF warehouse to supplement the existing facility and a 3,600-SF enclosed boat and RV storage building at Liberty Linen located at 26953 Canal Road in the General Business (GB) zoning district. Griffin Powell presented to the Planning Commission.

Vice-Chairman Lindsey opened the public hearing and no one spoke.

Vice-Chairman Lindsey closed the public hearing.

Motion made and seconded to recommend approval to City Council of the Conditional Use subject to staff comments and an allowance of gravel for the proposed vehicular use area.

Motion made and seconded (Simpson/Smith) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner Smith, yes; Commissioner Robertson, yes; Commissioner Bauer, yes.

Approved (7-0)

I. SITE PLAN REVIEWS

1. Case No. 0402-SP-23, Beach Getaways Operation Building

Canal Road 25 LLC requests approval of a **Site Plan Review** to construct a 5,000-SF building for Beach Getaways. The property is located at 24420 Canal Road in the General Business (GB) zoning district. Griffin Powell said staff is recommending deferral of this case as there are staff comments that need to be addressed prior to Planning Commission consideration.

Motion made and seconded to defer the item to the May 8, 2023 Planning Commission meeting.

Motion made and seconded (Jeffries/Bauer) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner Smith, yes; Commissioner Robertson, yes; Commissioner Bauer, yes.

Approve (7-0)

2. Case No. 0403-SP-23, Roscoe Road Townhomes

Lieb Engineering Company LLC, on behalf of Roscoe Partners LLC, requests approval of a **Site Plan Review** to construct a townhome development containing 9 buildings and 56 total units on 10.4 acres. The property is located on the west side of Roscoe Road, 700+ feet north of the intersection of Roscoe Road and the Foley Beach Express, in the Multi-Family Residential Low to Medium Density (RM-1) zoning district. Griffin Powell informed the Planning Commission that the applicant has asked for this case to be deferred to the May 8, 2023 Planning Commission meeting.

Motion made and seconded to defer the item to the May 8, 2023 Planning Commission meeting.

Motion made and seconded (Mitchell/Jeffries) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner Smith, yes; Commissioner Robertson, yes; Commissioner Bauer, yes.

Approved (7-0)

3. Case No. 0404-SP-23, Robert Burroughs Office & Storage

Robert Burroughs requests approval of a **Site Plan Review** to construct a 7,200-SF building on 0.70 acres. The property is located on the east side of Williams Silvers Parkway, 200 feet north of the entrance to the Orange Beach Sportsplex, in the General Business (GB) zoning district. Griffin Powell said staff is recommending deferral of this case as there are staff comments that need to be addressed prior to Planning Commission consideration.

Motion made and seconded to defer the item to the May 8, 2023 Planning Commission meeting.

Motion made and seconded (Mitchell/Robertson) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner Smith, yes; Commissioner Robertson, yes; Commissioner Bauer, yes.

Approved (7-0)

4. Case No. 0407-SP-23, Harbor Club Condominium

Sawgrass Consulting LLC, on behalf of Coleman Bryars, requests approval of a **Site Plan Review** to construct a multi-family residential development containing 3, 4-story buildings

and 71 total units on 22.3 acres. The property is located at the south end of Griffith Marina Road in the Marine Resort (MR) zoning district. Griffin Powell presented to the Planning Commission.

Mr. Clanton, Spyglass Property Owners' Association representative, stated his main concern is the intensity of traffic on Griffith Marina Road and Canal Road. Kit Alexander, Community Development, stated there is an existing deceleration lane on Canal Road and staff is awaiting the submittal of a traffic analysis to be provided by the Abaco Condominium developer. She stated the Terry Cove subdivision development originally included a second phase to the south of the existing subdivision that was never built and the roadway was designed to accommodate this additional phase.

Commissioner Bauer asked if the Griffith Marina roadway improvements would be done during construction. Ercil Godwin, Sawgrass Engineering, said the roadwork will be included in the scope of work for the project and the developer will repair any damage to the existing Griffith Marina roadway.

Commissioner Robertson asked if the proposal includes onsite storage for boat trailers and Ercil Godwin said boat owners will need to store trailers offsite.

Motion made and seconded to approve the Site Plan Review subject to staff comments.

Motion made and seconded (Bauer/Jeffries) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner Smith, yes; Commissioner Robertson, yes; Commissioner Bauer, yes.

Approved (7-0)

5. Case No. 0409-SP-23, OBL Parking Lot

Orange Beach Land, on behalf of Petron LLC, requests approval of a **Site Plan Review** to construct a gravel parking lot for employees of the CoastAL restaurant development. The property is located at 3150 Orange Beach Boulevard, north of Walgreens, in the General Business (GB) zoning district. Griffin Powell said this project did not meet second deadline and will need to be deferred to the May 8, 2023 Planning Commission meeting.

Motion made and seconded to defer the item to the May 8, 2023 Planning Commission meeting.

Motion made and seconded (Simpson/Jeffries) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner Smith, yes; Commissioner Robertson, yes; Commissioner Bauer, yes.

Approved (7-0)

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. Case No. 0301-SD-23, Matthews Estate Subdivision, Resubdivision of Lot 2-A

Matthews Development LLC requests approval of a **Preliminary and Final Minor Subdivision** to subdivide 5.2 acres into two lots. The property is located at the end of Oakridge Drive West in the Mobile Home Subdivision (MHS) zoning district. *Deferred from the Regular Meeting on March 13, 2023.* Griffin Powell said this project did not meet second deadline and will need to be deferred to the May 8, 2023 Planning Commission meeting.

Motion made and seconded to defer the item to the May 8, 2023 Planning Commission meeting.

Motion made and seconded (Mitchell/Robertson) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner Smith, yes; Commissioner Robertson, yes; Commissioner Bauer, yes.

Approved (7-0)

K. OTHER BUSINESS

Griffin Powell indicated that we will have six deferred cases and two new cases at the next Planning Commission meeting.

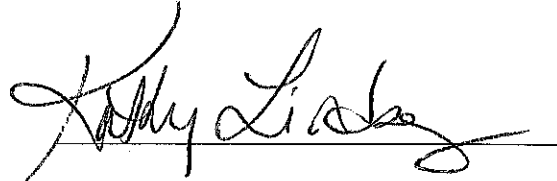
L. PUBLIC COMMENTS

M. ADJOURN

Adjourned at 4:55PM



Kit Alexander



Kathy Lindsey, Vice-Chairman