

Minutes
Orange Beach Planning Commission
May 8, 2023 4:00 PM
Council Chambers - Orange Beach Municipal Complex
4099 Orange Beach Boulevard

A. CALL TO ORDER

Chairman Stuart called the meeting to order at 4:01 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 Jack Robertson
Commissioner Matt Wilson
Commissioner Nelson Bauer
Vice-Chairman Kathy Lindsey
Chairman Robert Stuart

Staff Present:

Kit Alexander, Community Development Director
Griffin Powell, Planner II
Sherri Descalzo, P&Z Coordinator
Sean Brumley, GIS Specialist
Jamie Logan City Attorney

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 April 10, 2023.
2. Approval of minutes from Regular Meeting on April 10, 2023.

H. PUBLIC HEARINGS

1. 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 replat 39+ acres into two parcels, the upland parcel to be a proposed townhome development and the larger parcel a dedicated 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. *Deferred from the Regular Meeting on April 10, 2023.* Griffin Powell presented to the Planning Commission. Chairman Stuart opened the public hearing.

Joseph Yarborough, project owner representative, was present and available for questions. There was no discussion and Chairman Stuart closed the public hearing.

Motion to approve the Preliminary and Final Minor Subdivision subject to staff comments.

Motion made and seconded (Bauer/Jeffries) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice-Chairman Lindsey, yes; Commissioner Robertson, yes; Commissioner Wilson, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

Approved (7-0).

2. Case No. 0501-SD-23, Money Bayou Facilities Expansion, A subdivision of Lot 24 and Lot 25 of Sweetwater Bayou Subdivision

Engineering Design Group LLC, on behalf of Lower Alabama LLC, requests approval of a **Preliminary and Final Minor Subdivision** to combine Lot 24 and Lot 25 of Sweetwater Bayou Subdivision into one lot. The property is located at 4383 and 4385 Money Bayou Drive in the General Business (GB) zoning district. Griffin Powell presented to the Planning Commission. Chairman Stuart opened the public hearing.

Jarrod Jordan was present representing the owners of the property. No one spoke and Chairman Stuart closed the public hearing.

Kit Alexander, Community Development Director, spoke about the need for Barnhill property access through the right-of-way to the east of the subject property and stated that Tim Tucker, Public Works Director, will be removing the existing gate.

Motion to approve the Preliminary and Final Minor Subdivision subject to staff comments.

Motion made and seconded (Mitchell/Lindsey) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice-Chairman Lindsey, yes; Commissioner Robertson, yes; Commissioner Wilson, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

Approved (7-0).

I. SITE PLAN REVIEWS

1. 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. *Deferred from the Regular Meeting on April 10, 2023.* Griffin Powell presented to the Planning Commission.

Calli Sirils, owner representative, presented to the Planning Commission. She stated that the apartment complex will have onsite management and will handle all the parking issues and address safety concerns. A color coded sticker system will be implemented to ensure the garage parking space will be utilized for vehicular parking. She ensured that parking will be monitored by the management company and noncompliant vehicles will be towed.

Commissioner Mitchell asked about the lease terms and how trash will be addressed considering the remote location of the dumpsters.

Calli Sirils said the minimum lease term will be six months. A trash valet service will be

provided that will pick up trash at each unit five days a week.

Commissioner Bauer stated the project provides 124 parking spaces and 45% are garage spaces. He voiced concern that there will be insufficient parking due to the garages being used for storage. Calli Sirils said the onsite manager will ensure there is no parking in the drive aisles.

Commissioner Jeffries asked for the distance from building 9 to the associated required surface parking space. Chris Lieb, Project Engineer, said it is 300 feet away from the building.

Taylor Bryant, Orange Beach Fire Marshal, stated the Fire Department has concerns about parking in the drive aisles and obstruction of emergency access.

Chief Brown, Orange Beach Police Chief, said he has concerns about the lack of onsite complex management during night hours.

Kit Alexander stated the Commission has the right to not approve a site plan based on life safety concerns.

Motion to approve the Site Plan Review subject to staff comments.

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

Not Approved (7-0) due to the following Life Safety Concerns:

- 1. The remote location of the parking spaces relative to the units.**
- 2. Vehicle parking blocking fire and emergency vehicle access due to the proposed parking layout.**
- 3. The location of the trash dumpster area and it being located a considerable distance from most of the buildings in the development.**
- 4. The lack of sidewalks in the development causing residents to walk within the drive aisles.**

2. 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. *Deferred from the Regular Meeting on April 10, 2023.* Griffin Powell presented to the Planning Commission.

Motion 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 Robertson, yes; Commissioner Wilson, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

Approved (7-0).

3. Case No. 0502-SP-23, Money Bayou Facilities Expansion

Engineering Design Group LLC, on behalf of Lower Alabama LLC, requests approval of a **Site Plan Review** to construct an outside storage area on 0.98 acres. The property is located at 4383 and 4385 Money Bayou Drive in the General Business (GB) zoning district. Griffin Powell presented to the Planning Commission.

Motion to approve the Site Plan Review subject to staff comments.

Motion made and seconded (Wilson/Robertson) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Robertson, yes; Commissioner Wilson, yes; Commissioner Bauer, yes; Chairman Stuart, 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 Oak Ridge Drive West in the Mobile Home Subdivision (MHS) zoning district. *Deferred from the Regular Meeting on April 10, 2023.* Griffin Powell stated this will be the third deferral.

Motion to defer the item to the June 12, 2023, Planning Commission Meeting.

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

Approved (7-0).

2. 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. *Deferred from the Regular Meeting on April 10, 2023.*

Motion to defer the item to the June 12, 2023, Planning Commission Meeting.

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

Approved (7-0).

3. 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 private gravel parking lot for employees of the CoastAL restaurant complex. The property is located at 3150 Orange Beach Boulevard, north of Walgreens, in the General Business (GB) zoning district. *Deferred from the Regular Meeting on April 10, 2023.*

Motion to defer the item to the June 12, 2023, Planning Commission Meeting.

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

Approved (7-0).

K. OTHER BUSINESS

Griffin Powell stated that we will have four new cases and three deferred items at the next Planning Commission meeting.

L. PUBLIC COMMENTS

M. ADJOURN

Adjourned at 5:06PM



Kit Alexander



Robert Stuart, Chairman