

Minutes
Orange Beach Planning Commission Work Session
April 10, 2023 3:00 PM
Council Chambers - Orange Beach Municipal Complex
4099 Orange Beach Boulevard

A. CALL TO ORDER

Vice-Chairman Lindsey called the meeting to order at 3:04 PM.

B. 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:

Griffin Powell, City Planner
Sherri Descalzo, P&Z Coordinator
Sean Brumley, GIS Specialist
Renee Smith, Paralegal

C. DISCUSSION ITEMS

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

Rockpoint Development requests recommendation to the 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 five single-family residential lots and a common amenities lot. The property is located at 2720 Rollins Road. Griffin Powell presented to the Planning Commission.

Taylor Bryant, Orange Beach Fire Marshal, stated his concerns about the substandard width of the street and the potential for fire apparatus obstruction.

Commissioner Bauer asked for the number of bedrooms per home. Griffin Powell stated each home has 3 bedrooms and 3 parking spots.

Commissioner Simpson stated the Seascape Condominium pool encroaches on the subject property.

Vice-Chairman Lindsey asked if the plan includes overflow parking and Griffin Powell said there is no overflow parking being provided. He said these homes will be rented as vacation rentals and there is concern that vehicles will park on the street and sidewalk.

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 for 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.

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 said the plan allows for semi-tractor trailers to turn around on the property and improve the safety on Canal Road.

4. 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 to the May 8, 2023 Planning Commission meeting as there are staff comments that need to be addressed prior to Planning Commission consideration.

5. 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 had asked for this case to be deferred to the May 8, 2023 Planning Commission meeting.

6. 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.

7. 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.

Commissioner Simpson asked about neighboring property owners' concerns regarding damage to Griffith Marina Road. Griffin Powell stated the road is private and Terry Cove Motor Coach Subdivision is located to the east and Spyglass Townhomes to the west of the roadway. The developer will be required to repair any damage to the roadway prior to city final approval of the project following completion.

8. 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

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 needs to be deferred to the May 8, 2023 Planning Commission meeting.

9. 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 needs to be deferred to the May 8, 2023 Planning Commission meeting.

D. ADJOURN

Adjourned at 3:34 PM



Griffin Powell



Kathy Lindsey, Vice-Chairman