

Minutes
Orange Beach Board of Adjustment
December 18, 2024 – 4:00 PM
Council Chamber – Orange Beach Municipal Complex
4099 Orange Beach Boulevard

A. CALL TO ORDER

Chairman Linda Bradley called the meeting to order at 4:00 PM.

B. ROLL CALL

Members Present: Ryan Beebe, Greg Kennedy, David Dichiaro, Linda Bradley, Ryan Long

Staff Present: Sean Brumley, GIS Specialist; Sherri Descalzo, Planning Coordinator; Griffin Powell, City Planner; Adam Roberson, Community Development Director/Building Official

C. APPROVAL OF MINUTES

Approval of minutes from the Regular Meeting on October 16, 2024.

Motion was made and seconded by (Beebe/Kennedy). Vice Chairman Ryan Beebe, yes; Greg Kennedy, yes; David Dichiaro, yes; Ryan Long, yes; Chairman Linda Bradley, yes.

Approved (5-0)

D. VARIANCE

1. Case No. 1101-V-24, 24826 Canal Road

Tyler Hendon, on behalf of Liquid Life Operations Center LLC, requests approval of a variance to Section 8.0101, m., Minimum Off-Street Parking Spaces Required, to reduce the required parking for a proposed automotive service center from 40 spaces to 27 spaces. The property is located at 24826 Canal Road in the General Business (GB) zoning district.

Tyler Hendon, applicant, presented the request to the Board. Compared to the previous site layout, he explained the rear service building had turned 90 degrees to allow for a parking area on the south side of the said building. Overall, the new parking area increases the parking provided to 27 spaces compared to the 20 spaces in the previous site layout. He felt this site layout would be more efficient for the proposed Express Oil Change (“Express Oil”).

Nicholas Ostrye, project engineer, added that this site layout is within the landscaping threshold and requires no landscaping variances.

Chairman Bradley clarified that 40 spaces are required, and the variance request is to reduce the parking to 27 spaces. She asked about the 3 parallel spaces on the west side of the rear service building and the distance between these spaces and the building. She indicated it appears to be about 25 feet. Mr. Ostrye confirmed the distance is 23 feet, but it increases to 28 feet if the at-grade sidewalk in front of the building is included. Mr. Hendon added that the 3 parallel spaces will be the last spaces used.

Chairman Bradley stated the proposed site layout shows no connectivity between the new parking area and the building, and a vehicle would have to use the street to get from the new parking area to the building. Mr. Hendon felt the proposed site layout will help with the traffic flow and indicated employees will park in the new parking area.

Vice Chairman Beebe stated his appreciation for the changes in the site layout, but he was having a hard time determining a hardship in this case.

BOA Member Long asked if the bays could be counted spaces for parking. Griffin Powell, City Planner, stated it could not.

BOA Kennedy stated he did not see a hardship with the property and felt the applicant was trying to put too much in a limited space.

Mr. Ostrye stated the hardship is with the zoning ordinance requiring 5 spaces per bay. Mr. Hendon added the zoning ordinance does not address businesses such as Express Oil, which do not require a high parking demand.

BOA Member Dichiara asked if the applicant had considered reducing the number of bays. He felt they could go from 8 to 6 bays and get the additional spaces needed to meet the required parking.

Mr. Hendon responded he was doubtful corporate would go for that. He stated the oil change service is the primary driver for this business. However, he felt more service bays will eventually be needed as electric vehicles become more prevalent. They wanted the option of having more service bays.

Mr. Ostrye stated the Express Oil in Foley has 3 service bays, and the traffic problems at that location are due to not having enough service bays to meet demand. Mr. Hendon added that this site layout has 2.5 times more parking than the Foley location.

Chairman Bradley opened the Public Hearing. With no participants, the Public Hearing was closed.

Chairman Bradley asked if there were any additional comments. There were none.

Chairman Bradley asked for a motion and vote.

Motion was made and seconded by (Kennedy/Beebe). Vice Chairman Ryan Beebe, no; Ryan Long, no; Greg Kennedy, no; David Dichiara, no; Chairman Linda Bradley, no.

Not Approved (5-0)

E. APPEALS

F. NEW BUSINESS

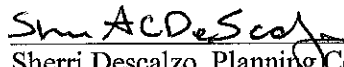
G. OLD BUSINESS

H. ADJOURN


The meeting was adjourned at 4:17 PM.

Respectfully submitted,

Approved,



Sherri Descalzo, Planning Coordinator



Linda Bradley, Chairman