

Work Session Minutes
Orange Beach Planning Commission
Monday, January 13, 2020 – 2:30 P.M.
Council Chambers – Orange Beach Municipal Complex
4099 Orange Beach Blvd.

A. CALL TO ORDER

Chairman Robert Stuart called the meeting to order at 2:30 p.m.

B. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries
Commissioner Kathy Lindsey
Commissioner Annette Mitchell
Commissioner Pat Simpson
Commissioner Glenn Smith
Commissioner Lannie Smith – arrived at 2:51 p.m.
Commissioner Matt Wilson
Vice Chairman Ralph Moore
Chairman Robert Stuart

Staff Present:

John Lawler, City Attorney
Kit Alexander, Director
Griffin Powell, Planner II
Paulette Taylor, Planner I

C. DISCUSSION ITEMS

1. Discussion on the Update to the Comprehensive Plan.

Diane Burnett, SARPA, presented the first draft of the revised Comprehensive Plan. New ALDOT traffic counts for 2018 are on page 33. Kit Alexander stated these counts are a daily average for the year. There will be a public hearing open for public comments at today's Planning Commission meeting at 4:00 p.m.

Griffin Powell gave a brief description of the items to be presented at the December 9, 2019 Planning Commission meeting.

2. Case No. 0101-SD-20, Gravlee Subdivision

Goodwyn, Mills & Cawood, Inc., on behalf of Macon Gravlee, requests approval of **Preliminary and Final Minor Subdivision** to subdivide 11.8 acres into three lots. The property is located at 25010 CANAL ROAD in the GB (General Business) zoning district. The plat meets the minimum GB zoning and complies with the Subdivision Regulations.

3. Case No. 0102-SD-20, Lot 2, Resubdivision of Lots 2A and 2B, A Resubdivision of Lot 2, Twin Lakes II Subdivision

Smith, Clark & Associates, on behalf of Nevada Holdings LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine two lots into one lot. The property is located at 24190 CANAL ROAD at the southwest corner of the intersection of Canal Road and Lindsey Lane in the GB (General Business) zoning district. The plat meets the GB zoning and complies with the Subdivision Regulations.

4. **Case No. 0103-SD-20, Resubdivision of Parcel S of Bear Point Estates Subdivision**

Smith, Clark & Associates, on behalf of Reel Property LLC, requests approval of **Preliminary and Final Minor Subdivision** to resubdivide Parcel S of Bear Point Estates Subdivision into six lots. The property is located at 29350 CANAL ROAD between Bay La Launch Avenue and Bayou St. John Avenue in the RS-2 (Single-Family Residential) zoning district. The plat meets the RS-1 zoning and complies with the Subdivision Regulations.

5. **Case No. 0106-SD-20, Replat of Lots 31, 32 and 33 of Block 4, Chicago Gulf Beach Subdivision**

Rainbow Nichole Estates Limited LLP requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 31, 32 and 33 of Block 4, Chicago Gulf Beach Subdivision into one lot. The property is located on Cotton Bayou Lane in the RS-3 (Single-Family Residential) zoning district. The plat meets the RS-3 zoning and complies with the Subdivision Regulations. Kit Alexander stated that Tim Tucker contacted her when the owner applied for a right-of-way permit. Legally the City cannot deny improvements to the right-of-way when denial would prevent access to and development of property. She stated that the roadway was allowed to be constructed of gravel in response to a request made by the owners of the property to the east and that the City had concerns about the high water table in that area. Gravel will help with drainage in light of the high water table elevation. The roadway will become a City street.

6. **Case No. 0108-SD-20, Giles Inlet Resubdivision**

Lucido Engineering & Surveying, on behalf of CSC Canal Rd 2019 LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine twelve lots into one lot. The property is located at 22657 CANAL ROAD in the I-1 (Industrial) zoning district. The plat meets the I-1 zoning and complies with the Subdivision Regulations.

7. **Case No. 0104-SP-20, Legacy Key Storage Building**

Lucido Engineering & Surveying, on behalf of Legacy Key COA, requests approval of **Site Plan Review** to construct a 15' by 58' (870 SF) storage building at Legacy Key Condominium. The property is located at 29235 PERDIDO BEACH BOULEVARD in the GB (General Business) zoning district. Chairman Robert Stuart stated he will recuse himself from the public hearing. Commissioner Annette Mitchell voiced concerns about the noise from the Legacy Key generator, located directly west of the River Run single-family residential PUD development. There needs to be buffering to address the noise concerns. She is also concerned about the site being deficient one parking space after the construction of the storage building. The generator has been located on Legacy Key property since 2001 and the slatted fence does not sufficiently buffer the noise. Chuck Smith, Code Enforcement Officer, has met with Legacy Key Condominium owners. He indicated that the Legacy Key Condominium Association intends to address the generator noise with landscaping.

8. **Case No. 0105-SP-20, Sweat Tire**

Lucido Engineering & Surveying, on behalf of Merrill Thomas, requests approval of **Site Plan Review** to construct a 4,960-SF building for a tire store. The property is located at the southeast corner of the intersection of Canal Road and Cypress Street South in the GB (General Business) zoning district. The revised site plan shows the roadway to the west being expanded for a turn lane into the tire store. Kit Alexander stated the applicant has filed an appeal before the City Council for the previous site plan, which was denied by the Planning Commission. The appeal has been tabled pending Planning Commission consideration of the

revised site plan. Kit Alexander stated the revised site plan adds a lane to address the concern of queuing on Canal Road. The left turn lane into the tire store is large enough to handle semi-trucks making deliveries to the site. Staff stated that this roadway redesign addresses the life safety issue raised in the last Planning Commission meeting.

9. Case No. 0107-SP-20, C-Sharpe Office Renovation

CSC Canal Rd 2019 LLC requests approval of **Site Plan Review** to renovate the existing office building and to construct a 30' by 50' (1,500-SF) addition to the rear side of the existing office building. The property is located at 22657 CANAL ROAD in the I-1 (Industrial) zoning district. The existing building and addition will have metal siding. The project will have 29 parking spaces. Planning Commission will need to approve the parking lot to be gravel as an alternative vehicular use area material.

D. ADJOURN

Adjourned at 3:07 p.m.

Kit Alexander, Director

Robert Stuart, Chairman