

Minutes
Orange Beach Planning Commission
July 11, 2022 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 4:00 PM.

B. INVOCATION

Pat Simpson gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries
Commissioner Annette Mitchell
Commissioner Pat Simpson
Commissioner Matt Wilson
Commissioner Jack Robertson
Commissioner Glenn Smith
Commissioner Nelson Bauer
Chairman Robert Stuart

Staff Present:

Kit Alexander, Community Development Director
Griffin Powell, City Planner
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 regular Planning Commission meeting on, 2022.

H. PUBLIC HEARINGS

1. Case No. 0702-SD-22, Buck Subdivision, A Replat of Lots 2 and 3, Block 1, Buena Vista Subdivision

Smith Clark & Associates LLC, on behalf of Jason Buck, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 2 and 3, Block 1, Buena Vista Subdivision into one lot.

The property is located at 28819 Sampson Avenue in the Single-Family Residential (RS-1) zoning district. Griffin Powell presented to the Planning Commission. Chairman Stuart opened the public hearing and no one spoke. Commissioners had no questions or comments. A vote was called for.

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

Motion made and seconded (Simpson/Mitchell) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Commissioner Simpson; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Wilson; yes, Commissioner Bauer; yes, Chairman Stuart; yes. **Approved (8-0)**

2. **Case No. 0703-PUDA-22, The Wharf PUD Modification, Cobblestone Hotel at The Wharf**

Sawgrass Consulting LLC, on behalf of Wharf Entertainment Properties LLC, requests recommendation to the City Council for approval of **Major PUD Modification** to The Wharf PUD Master Plan for the construction of a 4-story, 63-room hotel. The property is located at 23299 Wharf Lane. Griffin Powell presented to the Planning Commission. Chairman Stuart opened the public hearing and no one spoke.

Commissioner Mitchell asked the applicant if the parking shown on the site plan is designated or shared parking with the Wharf. Ercil Godwin stated the majority of the parking is designated for the hotel and all the newly created parking is for the hotel.

Commissioner Mitchell mentioned that the Cobblestone elevations do not represent a coastal look and encourage the incorporation of a cobblestone patio. Ercil Godwin stated that the concept of the Cobblestone brand is usually comprised of more stone but the colors have been changed to be lighter to blend with the Wharf. Chairman Stuart asked if they could incorporate shutters.

Jeremy Giesbach, hotel owner representative, stated the lobby will display local artist works.

Commissioner Bauer asked if the restaurant will be strictly for guests or open to the public. Mr. Giesbach said the Chop House will be marketed for both guests and the community.

Commissioner Bauer expressed concern about the location of the Wharf fireworks with relation to this site. Jim Bibby, Wharf representative, stated the fireworks will be relocated due to the location of this hotel. Chairman Stuart called for a vote.

Motion to approve Major PUD Modification subject to staff comments.

Motion made and seconded (Jeffries/Wilson) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Commissioner Simpson; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Wilson; yes, Commissioner Bauer; yes, Chairman Stuart; yes. **Approved (8-0)**

3. **Case No. 0705-SD-22, The Pearls Subdivision**

Weygand Wilson Surveyors LLC, on behalf of David A. Lindsey, Lindsey & Associates LLC, and Seahaven Farms LLC, requests approval of **Preliminary and Final Minor Subdivision** to shift the lot line between a 100-foot and 40-foot lot. The property is located at 23666 Perdido Beach Boulevard in the Single-Family Residential (RS-1) zoning district. Griffin Powell presented to the Planning Commission. Stuart opened the public hearing and no one spoke. The Commissioners had no comments. Chairman Stuart called for a vote.

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

Motion made and seconded (Bauer/Smith) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Commissioner Simpson; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Wilson; yes, Commissioner Bauer; yes, Chairman Stuart; yes. **Approved (8-0)**

4. **Case No. 0710-CPA-22, Comprehensive Plan Amendment, PIN 43423 and 4003**

The Community Development Department requests approval of a **Comprehensive Plan Amendment** to amend the Future Land Use Map (FLUM) designation for Property PIN 43423 and 4003 located at 26456 and 26468 Perdido Beach Boulevard, respectively, from Residential Mixed to Resort High Intensity. Griffin Powell presented to the Planning Commission. Stuart opened the public hearing and no one spoke.

Commissioner Robertson asked for an explanation of the CPA, Future Land Use Map. Kit Alexander said the land use map is used for the planning of city development. It is a guide representing the components of the comprehensive plan. The zoning districts provide the specific allowable development criteria. Chairman Stuart called for a vote.

Motion to approve Comprehensive Plan Amendment subject to staff comments.

Motion made and seconded (Mitchell/Bauer) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Commissioner Simpson; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Wilson; yes, Commissioner Bauer; yes, Chairman Stuart; yes. **Approved (8-0)**

I. SITE PLAN REVIEWS

1. Case No. 0704-SP-22, Keel Storage Addition

Lieb Engineering Company, on behalf of FM Holdings LLC, requests approval of **Site Plan Review** to expand the existing storage business to the lot to the east and use this lot as an outdoor storage area. The property is located at 27103 Canal Road in the General Business (GB) zoning district. Griffin Powell presented to the Planning Commission. There were no comments or questions from the Planning Commission. Chairman Stuart called for a vote.

Motion to approve Site Plan subject to staff comments.

Motion made and seconded (Wilson/Simpson) Commissioner Jeffries; yes, Commissioner Mitchell; yes, Commissioner Simpson; yes, Commissioner Smith; yes, Commissioner Robertson; yes, Commissioner Wilson; yes, Commissioner Bauer; yes, Chairman Stuart; yes. **Approved (8-0)**

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. Case No. 0701-SP-22, Caruana Commercial Building (Building Modification)

Rainbow Nicole Investments LLP requests approval of **Site Plan Review** to modify the proposed commercial building to add a second level with two apartment units. The property is located at 4391 William Silvers Parkway in the General Business (GB) zoning district. Deferred to August 8, 2022 Planning Commission meeting.

K. OTHER BUSINESS

Kit Alexander brought up the need for a zoning text committee meeting to discuss proposed amendments to zoning ordinance articles 4 and 10. A meeting is set for August 9, 2022 at 10:00AM in the E&E conference room.

Griffin Powell stated that we have a total of four cases coming before the Planning Commission in August. There may be a need for a Work Session.

L. PUBLIC COMMENTS

M. ADJOURN

Adjourned at 4:47 PM



Kit Alexander



Robert Stuart, Chairman