

Minutes  
Orange Beach Planning Commission  
June 13, 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**

Nelson Bauer gave the invocation.

**C. PLEDGE OF ALLEGIANCE**

**D. 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  
Chairman Robert Stuart

Staff Present:

Kit Alexander, Community Development Director  
Griffin Powell, Planner II  
Sherri Descalzo, P&Z Coordinator  
Sean Brumley, GIS Specialist  
Wanda Cochran 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 May 9, 2022.

**H. PUBLIC HEARINGS**

1. Case No. 0601-SD-22, Matthews Estate Subdivision, A Resubdivision of Lot 2 Hall Subdivision  
First Baptist Church Incorporated requests approval of Preliminary and Final Minor Subdivision

to subdivide 27.5 acres into two lots. The property is located at the end of Oak Ridge Drive West and is west and northwest of Oak Ridge Subdivision Unit 2 in the MHS (Mobile Home Subdivision) zoning district. Griffin Powell presented staff comments to the Planning Commission. Chairman Stuart opened the public hearing and there was no one to speak. The Planning Commission had no questions.

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

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

**2. Case No.0603-SD-22, Resubdivision of Lot 3 The Wharf East Side Subdivision Phase 2**

Sawgrass Consulting LLC, on behalf of Wharf Entertainment Properties LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide 25.1 acres into two lots. The property is located at the northwest corner of the intersection of Canal Road and Wharf Parkway East in The Wharf PUD (Planned Unit Development) Master Plan. Griffin Powell presented staff comments to the Planning Commission. Chairman Stuart opened the public hearing and there was no one to speak. The Planning Commission had no questions.

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

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

**I. SITE PLAN REVIEWS**

**1. Case No. 0602-SP-22, Solis Condominium**

Forrest Daniell and Associates, on behalf of SB Property Holdings LLC, requests approval of **Site Plan Review** to construct a 24-story condominium containing 132 units. The property is located at 25802 Perdido Beach Boulevard in the BR-2 (Beach Resort High Density) zoning district. Griffin Powell presented staff comments to the Planning Commission. Chairman Stuart opened the public hearing.

Commissioner Mitchell asked for the west setback dimension and Griffin Powell stated it is 20 feet.

Steve Cluck, Grand Caribbean unit owner, stated that Orange Beach is looking like Destin. Traffic is congested at the Perdido Beach Boulevard turnaround, there are no cross walks, and now a 24-story building will be blocking the view. He stated there is a black film on his condominium's balconies, pool and cars. Grand Caribbean has hired security to keep people from parking in their parking lot and grass areas. Chairman Stuart acknowledged that unauthorized parking is a problem in Orange Beach but this proposal is a site plan review and allowed to be built "by-right". Commissioner Mitchell asked about the black film. Adam Roberson, Orange Beach Building Official, stated he conducted an inspection of pile installations on the beach and was unable to determine the source of the black film. Chairman Stuart asked when the black film was first observed on the Grand Caribbean site. Steve Cluck said it began when construction for the CoastAL development started. Mr. Cluck also said the noise level at the pool is unbearable due to the traffic on the road and the lines on Perdido Beach Boulevard need to be restriped.

Commissioner Bauer stated the Summer Chase Condominium driveway is steep and hinders fire

access and asked if the proposed driveway will be graded to accommodate fire apparatus access. Forrest Daniell stated the Solis driveway will be graded to minimize the slope and allow fire access.

Commissioner Mitchell asked if they had received the concurrence from the Alabama Department of Transportation. Forrest Daniell stated they had acquired ALDOT approval.

Commissioner Robertson asked if a decel lane is going to be constructed and Forrest Daniell stated a decel lane is not required for this project.

Commissioner Simpson asked about the location of equipment and materials staging. Forrest Daniell said that parking and staging will be in the 30-foot buffer area and the contractor will have to secure an offsite laydown area.

Chairman Stuart asked if the fire and police departments had any concerns regarding this development and Fire Marshal Taylor and Chief Brown said they had no concerns.

Motion to approve **Site Plan** subject to staff comments.

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

**J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE**

**K. OTHER BUSINESS**

Griffin Powell mentioned there are five applications for the July Planning Commission meeting. Kit Alexander requested a Zoning Text Committee meeting to discuss amendments to article 10. The Zoning Text Committee consists Chairman Stuart, Commissioner Mitchell, Commissioner Jeffries, and Vice Chairman Lindsey.

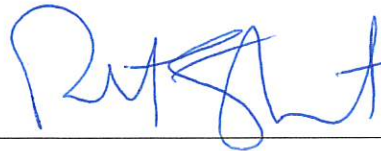
**L. PUBLIC COMMENTS**

**M. ADJOURN**

Adjourned at 4:34 PM



Kit Alexander



Robert Stuart, Chairman