

Minutes
Orange Beach Planning Commission
August 9, 2021 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

Chairman Stuart gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries
Commissioner Annette Mitchell
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
John Lawler 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 July 12, 2021.

H. PUBLIC HEARINGS

1. **Case No. 0802-PUDA-21, summer Salt PUD Modification, Addition of 7 lots to Phase 2**
Dewberry, on behalf of Summer Salt 2019 LLC, requests recommendation to City Council for approval of **Major PUD Modification** to the Summer Salt PUD Master Plan to add seven lots to the second phase of the Summer Salt residential development. The addition will increase the number of total lots from 112 to 119 lots. The Summer Salt PUD is located at the northern terminus of Slipper Boulevard.

Griffin Powell presented staff comments to the Planning Commission. The modification will increase the phase 2 lots from 27 to 34 and the overall PUD master plan will increase from 112 to 119 lots. Each cottage will have 4 bedrooms and will require 54 parking spaces; three will be under the structure. Chairman Stuart asked about the whether the drive aisle over the wetlands will be a bridge. Kit Alexander, Community Development Director, stated it will accommodate storm water with a culvert. Chairman Stuart asked how wide the proposed roadway will be. Cherise Brannon, Dewberry, stated it is proposed to be 22 feet wide with a shoulder and sidewalk. She stated that the Army Corps of Engineers has given permission to fill the wetlands. Overflow parking will be provided north of the wetlands. Police Chief Steve Brown stated he has no issues with the proposed modification. Commissioner Mitchell asked about the seven additional homes affecting project green space. Kit Alexander brought to the attention of the Commission that, by right, this site could be developed as a multi-family project. Chairman Stuart asked about beach access for the development. Kit Alexander said the Romar Beach access is a little over 1000 feet to the east of the project.

Motion to recommend approval of PUD Modification subject to staff comments.

Motion made and seconded (Jeffries/Smith) Jeffries, yes; Mitchell, yes; Vice Chairman Lindsey, yes; Smith, yes; Robertson, yes; Bauer, yes; Chairman Stuart, yes. **Approved (7-0)**

I. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. **Case No. 0801-SD-21, Davidson Subdivision**

Weygand Wilson Surveyors, on behalf of Thomas and Rhonda Davidson, requests approval of **Preliminary and Final Minor Subdivision** to resubdivide Lot 7 of Emerald Point Subdivision and Lots 1-6, Block 1 of East Orange Beach Subdivision into four lots. The properties are located at 5411 and 5413 Magnolia Circle in the RS-2 (Single-Family Residential) zoning district. Griffin Powell presented staff comments to the Planning Commission.

Motion to defer to September 13 Planning Commission Meeting.

Motion made and seconded (Lindsey/Smith) Jeffries, yes; Mitchell, yes; Vice Chairman Lindsey, yes; Smith, yes; Robertson, yes; Bauer, yes; Chairman Stuart, yes. **Approved (7-0)**

J. OTHER BUSINESS

1. Discussion and consideration of the agreement among the Baldwin County Commission, the City of Orange Beach, and the Planning Commission of the City of Orange Beach regarding the city exercise of subdivision regulations within the City of Orange Beach planning jurisdiction. Kit Alexander stated that this agreement is the result of recently approved state legislation and staff is recommending that the City agree to have the city

planning jurisdiction be the same as the municipal corporate limits. She stated that Baldwin County and Orange Beach have similar subdivision regulations and city staff has confidence in the Baldwin County Planning staff to properly enforce the county subdivision regulations. City staff considers the past requirement of having a property owner submit a request for subdivision to both the Baldwin County and Orange Beach Planning Commission to be a hardship. If the Orange Beach Planning Commission supports this agreement, the agreement will be considered by City Council for approval.

Motion to approve the agreement presented by staff

Motion made and seconded (Lindsey/Bauer) Jeffries, yes; Mitchell, yes; Vice Chairman Lindsey, yes; Smith, yes; Robertson, yes; Bauer, yes; Chairman Stuart, yes. **Approved (7-0)**

K. PUBLIC COMMENTS

L. ADJOURN

Adjourned at 4:37 **PM**



Kit Alexander



Robert Stuart, Chairman