

Minutes

Orange Beach Planning Commission Work Session

November 14, 2022 3:00 PM

Council Chambers - Orange Beach Municipal

Complex 4099 Orange Beach Boulevard

**A. CALL TO ORDER**

Chairman Stuart called the meeting to order at 3:02 PM.

**B. ROLL CALL**

Board Members Present:

Commissioner Bill Jeffries  
Commissioner Annette Mitchell  
Commissioner Pat Simpson  
Commissioner Jack Robertson  
Commissioner Glenn Smith  
Commissioner Matt Wilson  
Commissioner Nelson Bauer  
Vice-Chairman Kathy Lindsey  
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

**C. DISCUSSION ITEMS**

**1. Case No. 1101-SD-22, Phoenix Key, Phase One Subdivision**

Phoenix Key LLC requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 4, 5, 6 and 7 of East Perdido Key, Phase One Subdivision into one lot. The property is located at 29040, 29050, 29060 and 29070 Perdido Beach Boulevard in the Multi-Family Residential High Density (RM-2) and Single-Family Residential (RS-1) zoning districts. Griffin Powell presented to Planning Commission.

Commissioner Lindsey inquired lot 7 will be protected if Brett Robinson does not develop or sells the project. Griffin Powell stated that Lot 7 will be zoned RS-1 and protected.

**2. Case No. 1105-ZT-22, Zoning Text Amendments, Articles 4, 5, 8, 10, 12 and 15**

The Community Development Department requests recommendation to City Council for approval of **Zoning Text Amendments** to modify Sections 4.02 (Requirements for Lot Area, Lot Width, and Other Factors), 4.03 (Minimum Setbacks), 5.06 (Number of Principal Buildings on Lot), 8.01 (Required Off-Street Parking), 10.0305 (Considerations in Reviewing Site Plans), 10.0306 (Beach Overlay District), 12.06 (Enforcement), and 15.0902 (Temporary Signs and Standards) of the Zoning Ordinance. Griffin Powell presented to the Planning Commission.

Chairman Stuart asked staff why these text amendments are being presented. Kit Alexander stated that staff continually reviews the zoning ordinance and the proposed changes are to clean up inconsistencies and eliminate ambiguity.

Kit Alexander discussed the subjective nature of the patio/garden home land use and why it is more appropriate to handle under a PUD rezoning.

Kit Alexander stated that the proposed change to the minimum lot size for a property zoned marine resort is due to the allowable marine resort minimum lot size not providing staff the ability to require a single-family residential use on the subject property.

Kit Alexander stated that the Article 10 language that is being struck is ambiguous and subjective. The development criteria for properties are clearly defined in Articles 4 and 5.

Kit Alexander said that the requirement to have hotel and multi-family parking housed within a parking garage below the building was initially intended for beachfront property, not properties located on the north side of Perdido Beach Boulevard. The Article 10 amendments include applying this enclosed parking requirement to beachfront properties only.

Kit Alexander said the change to article 12 is the removal of the requirement to post a zoning sign on properties in violation. Signs are expensive and often disappear. In addition, it is difficult to keep a sufficient number in-house to handle all zoning violations. No other land development regulation violations require the posting of a sign onsite.

Kit Alexander stated that there have been complaints about the size of real estate signage and the proposed article 15 amendment will reduce the allowable size of real estate signage. Commissioner Jeffries asked that code enforcement makes sure election signs are removed now that the election is over.

Chairman Stuart asked if the Planning Commission should vote on each amendment or the proposed amendments as a whole. Kit Alexander said the Commission can vote either way.

**3. Case No. 1104-SP-22, Orange Beach Water Authority Conference Room Expansion**

Mark D. Pavey, on behalf of the Orange Beach Water Authority, requests approval of **Site Plan Review** to add 700+ square feet to the existing building to expand the existing conference room. The property is located at 25097 Canal Road in the General Business (GB) zoning district. Griffin Powell presented to the Planning Commission and there were no questions.

**4. Case No. 1102-SD-22, Bickers Acres, Resubdivision of Lot 4 of the Resubdivision of Bickers Acres**

KO Investments LLC requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 4, Resubdivision of Bickers Acres, into two lots. The property is located at 5211 Carleton Lane North in the Single-Family Residential (RS-1) zoning district. Griffin Powell stated that this case did not meet the required deadline and the applicant is asking this item to be deferred.

**5. Case No. 1103-CU-22, Coastal Storage Suites**

Engineering Design Group, on behalf of Coastal Storage Solutions, requests recommendation to City Council for approval of **Conditional Use** for a self-service storage facility consisting of two buildings covering 12,500 square feet and 10 units. The property is located at the southwest corner of Money Bayou Drive and Sweetwater Drive in the General Business (GB) zoning district. Griffin Powell stated that this case did not meet the required deadline and the applicant is asking this item to be deferred.

**D. ADJOURN**

Adjourned at 3:34 PM



Kit Alexander



Robert Stuart, Chairman