

Minutes

Orange Beach Planning Commission Work Session

December 12, 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 3:01 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. 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. *Deferred from Regular Meeting on November 14, 2022.* Griffin Powell explained the applicant submitted the proposed final plat prior to the deadline but additional information is needed. The applicant is requesting the item to be deferred to the January 9, 2023 Planning Commission meeting.
2. **Case No. 1201-SD-22, Saltwater Cottages Resubdivision**  
Jim Brown, on behalf of JWB Bruckmann, requests approval of **Preliminary and Final Minor Subdivision** to combine three lots into one lot in accordance with the approved master plan for the Saltwater Cottages Planned Unit Development. The property is located at 23518, 23524 and 23530 Perdido Beach Boulevard. Griffin Powell presented to the Planning Commission.
3. **Case No. 1202-2-SD-22, Cotton Bayou Cottages Subdivision**  
Hercules Investments LLC requests approval of **Preliminary and Final Minor Subdivision** to subdivide a 1.62-acre lot into two lots. The property is located at 26400 Cotton Bayou Drive in the RS-1 (Single-Family Residential) zoning district. Griffin Powell presented to the Planning Commission. The name of the subdivision has been changed to Bayou Sunrise Subdivision.  
Commissioner Mitchell asked if the project is proposing a single driveway for both lots and Griffin Powell confirmed that one driveway is to be provided for both lots.  
Vice Chairman Lindsey stated that each lot will have a pier. Kit Alexander stated that each pier will be allowed six boat slips.
4. **Case No. 1203-PUD-22, Romar Beach Hotel PUD**  
ANR Group, on behalf of Shiv Sugar Hospitality LLC, requests approval of **Preliminary and Final PUD**

to rezone 1.8 acres from RM-2 (Multi-Family Residential High Density) to PUD (Planned Unit Development) for the purpose of converting the existing building into a hotel. The property is located at 23370 Perdido Beach Boulevard. Griffin Powell presented to the Planning Commission.

Craig Johnson, representing the applicant, said the roof top will be an outdoor bar. They have redesigned the building to incorporate shutters and awnings, adding more coastal elements. Commissioner Mitchell suggested utilization of gooseneck lighting on the building façade.

Craig Johnson said the pool has been eliminated from the project due to concerns about impacts to the neighboring property to the west.

5. **Case No. 1204-SD-22, Port Washington Subdivision**

Dewberry, on behalf of 68V Port Washington 2021 LLC, requests approval of **Final Major Subdivision** for a subdivision containing 16 lots and a common area on 9.14 acres. Lots 1 through 15 will be a single-family residential subdivision, while Lot 16 will contain a multi-family residential development. Lots 1 through 15 will be on the northerly part of the property zoned RS-1 (Single-Family Residential), and Lot 16 will be on the southerly part zoned GB (General Business). The property is located on the east side of Washington Boulevard north of the intersection of Washington Boulevard and Magnolia Avenue. Griffin Powell presented to the Planning Commission.

Commissioner Bauer expressed concerns about the fortitude of the grassed hammerhead on the multi-family parcel and the visibility obstruction caused by trees at the northerly subdivision access onto Washington Boulevard. Kit Alexander stated that staff will address the hammerhead during site permitting of the multi-family parcel. She stated that staff will verify the visibility obstruction in the field and follow-up with Public Works.

6. **Case No. 1206-SD-22, Ray's Subdivision Plat #1**

Lucido Engineering & Surveying LLC, on behalf of Donald W. Ray, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 872 and 881 of Bear Point Estates Subdivision into one lot. The property is located at 29373 and 29741 Bayshore Drive South in the RS-2 (Single-Family Residential) zoning district. Griffin Powell presented to the Planning Commission.

7. **Case No. 1207-ZT-22, Zoning Text Amendment, Article 15, Section 15.0902, Temporary Signs and Standards**

The Community Development Department requests recommendation to City Council for approval of **Zoning Text Amendment** to modify Section 15.0902, Temporary Signs and Standards, with regard to the size of temporary real estate signs. Griffin Powell asked for this item to be deferred to the January 9, 2023 Planning Commission meeting.

8. **Case No. 1205-PUD-22, Jones Duplexes PUD**

Lucido Engineering & Surveying LLC, on behalf of Rodney C. Jones, requests recommendation to City Council for approval of **Preliminary and Final PUD** to rezone 1.8 acres from RS-1 (Single-Family Residential) to PUD (Planned Unit Development) for a residential development containing five duplexes. The property is located at 26480 Perdido Beach Boulevard. Griffin Powell stated this item did not make deadline and the applicant is asking for this item to be deferred to the January 9, 2023 Planning Commission meeting.

**D. ADJOURN**

Adjourned at 3:40 PM



Kit Alexander



Robert Stuart, Chairman