

Minutes  
Orange Beach Planning Commission Work Session  
February 13, 2023 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 Annette Mitchell  
Commissioner Jack Robertson  
Commissioner Glenn Smith  
Commissioner Matt Wilson  
Commissioner Nelson Bauer  
Vice Chairman Kathy Lindsey  
Chairman Robert Stuart

Staff Present:

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 a **Preliminary Major 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 the January 9, 2023 Planning Commission meeting.* Griffin Powell presented to the Planning Commission. Chairman Stuart asked where the hammerhead would be located. Griffin Powell said it will be between the houses. Vice Chairman Lindsey asked about the future plan for the existing house and the zoning of the property. Griffin Powell said the house will be demolished and the property is zoned RS-1.

**2. 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 a **Preliminary and Final PUD** to rezone 1.8 acres from Single-Family Residential (RS-1) to Planned Unit Development (PUD) for a residential development containing five duplexes. The property is located at 26480 Perdido Beach Boulevard. *Deferred from the January 9, 2023 Planning Commission meeting.* Griffin Powell presented to the Planning Commission. Taylor Bryant, Fire Marshall, said all the homes will have fire sprinkler systems. Chairman Stuart asked about the number of bedrooms. Griffin Powell stated there are a total of 31 bedrooms. Commissioner Bauer expressed concerned about the location of the dumpster.

**3. Case No. 0201-SD-23, Lost Bay Townhomes, A Subdivision of Parcel A and Parcel C**

Engineering Design Group, on behalf of Alva Gordon Barnhill, requests approval of a **Preliminary and Final Minor Subdivision** to combine two lots into one lot. The property is located south of the Brett/Robinson Laundry Facility and Posh Interiors and west of The

Island Church in the General Business (GB) zoning district. Griffin Powell presented to the Planning Commission. Chairman Stuart asked if there were any questions and there were none.

4. **Case No. 0202-CU-23, JPEM Duplex at 29110 Perdido Beach Blvd**

JPEM LLC requests recommendation to the City Council for approval of a **Conditional Use** to construct a duplex on a beachfront lot located at 29110 Perdido Beach Boulevard in the Single-Family Residential (RS-1) zoning district. Griffin Powell presented to the Planning Commission. Commissioner Mitchell asked how the fire department will service this location. Taylor Bryant stated that a turnaround is not required.

5. **Case No. 0204-CPA-23, Comprehensive Plan Amendment, PIN 589388 & PIN 47431**

The Community Development Department requests approval of a **Comprehensive Plan Amendment** to change the Future Land Use Map (FLUM) designations for property PIN 58938 and PIN 47431 from *Commercial High Intensity* to *Residential Mixed*. Griffin Powell presented to the Planning Commission and there were no questions.

6. **Case No. 0107-SP-23, Orange Beach Board of Education Central Office**

Sawgrass Consulting, on behalf of the City of Orange Beach, requests approval of a **Site Plan Review** to construct a 6,400-SF office building for the Orange Beach Board of Education. The property is located at 4544 and 4550 Orange Beach Boulevard in the General Business (GB) zoning district. Griffin Powell presented to the Planning Commission. Commissioner Robertson asked about the future use of the existing building. Griffin Powell said that it had not been decided.

7. **Case No. 0203-SP-23, Abaco Orange Beach**

Abaco Orange Beach LLC requests approval of a **Site Plan Review** for a condominium development consisting of 9 buildings and 259 total dwelling units along with a marina on Terry Cove. The development will be constructed in four phases. The property is located at the southern end of Griffith Marina Road and Captain Trent Lane at 4443 and 4459 Captain Trent Lane in the MR (Marine Resort) zoning district. Griffin Powell presented to the Planning Commission. Chairman Stuart asked if this project will be built in phases. Griffin said yes and the first phase is located at the south end of Griffin Marina Road. Griffin Powell stated that Phase 2 needed two additional parking spaces. Griffin Powell said that Captain Trent Lane is a private drive and will be gated for emergency use only. Commissioner Bauer asked about trash receptacles.

**D. ADJOURN**

Adjourned at 3:39 PM

  
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Griffin Powell, City Planner

  
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Robert Stuart, Chairman