

Minutes  
Orange Beach Planning Commission  
June 12, 2023, 4:00 PM  
Orange Beach Community Center  
27235 Canal Road

**A. CALL TO ORDER**

Chairman Stuart called the meeting to order at 3:58 PM.

**B. INVOCATION**

Commissioner Simpson gave the invocation.

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

Board Members Present:

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

Staff Present:

Kit Alexander, Community Development Director  
Griffin Powell, Planner II  
Sherri Descalzo, P&Z Coordinator  
Sean Brumley, GIS Specialist

**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 8, 2023.

## H. PUBLIC HEARINGS

### 1. Case No. 0604-SD-23, Council Subdivision

Camrey Council, on behalf of Steven and Camrey Council, requests approval of a **Preliminary and Final Minor Subdivision** to combine Lots 3 and 4, Block 1, of the Amel Callaway Subdivision into one lot. The property is located at 25920 Rose Lane in the Single-Family Residential (RS-1) zoning district. Griffin Powell presented to the Planning Commission. Chairman Stuart opened the public hearing and no one spoke.

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

Motion made and seconded (Jeffries/Lindsey) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner Smith, yes; Commissioner Robertson, yes; Commissioner Wilson, yes; Commissioner Bauer, yes; Chairman Stuart, yes. **Approved (9-0).**

## I. SITE PLAN REVIEWS

### 1. Case No.0402-SP-23, Beach Getaways Operation Building )

Canal Road 25 LLC requests approval of a **Site Plan Review** to construct a 5,000-SF building for Beach Getaways. The property is located at 24420 Canal Road in the General Business (GB) zoning district. *Deferred from the Regular Meeting on May 8, 2023.* Griffin Powell presented to the Planning Commission.

Ken Furlong, applicant, and Josh Bonner, Engineer, were present to speak. Josh Bonner stated that the concern about the fire apparatus movement on the site can be addressed by moving the dumpster and eliminating two parking spaces.

Kit Alexander, Community Development Director, asked whether the elimination of parking spaces would cause noncompliance with the zoning ordinance. Griffin confirmed that the parking reduction would result in zoning ordinance noncompliance.

Taylor Bryant, Fire Marshal, stated the current plan does not accommodate a fire truck turnaround. Chairman Stuart advised the Commission that this is a life safety concern and the item should be deferred to the July Planning Commission meeting if desired by the applicant.

*Motion to defer the item to the July 10, 2023 Planning Commission meeting.*

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 Wilson, yes; Commissioner Bauer, yes; Chairman Stuart, yes. **Approved (9-0).**

### 2. Case No. 0409-SP-23, OBL Parking Lot

Orange Beach Land, on behalf of Petron LLC, requests approval of a **Site Plan Review** to construct a private gravel parking lot for employees of the CoastAL restaurant complex. The property is located at 3150 Orange Beach Boulevard, north of Walgreens, in the General Business (GB) zoning district. *Deferred from the Regular Meeting on May 8, 2023.* Griffin Powell presented to the Planning Commission.

Trey Jinright, Jade Engineering, and Alex Edgeworth, owner's representative, stated they are waiting for US Army Corp of Engineers and Alabama Department of Transportation approvals. Alex Edgeworth said the parking lot will have turtle lighting.

Commissioner Bauer asked if the parking lot will have a gated access and Alex Edgeworth said the lot will be gated and the driveway will be restricted to right-in, right-out movements.

Vice Chairman Lindsey asked if the employees will be shuttled. Alex Edgeworth said that is being considered.

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

Motion made and seconded (Jeffries/Lindsey) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner Smith, yes; Commissioner Robertson, yes; Commissioner Wilson, yes; Commissioner Bauer, yes; Chairman Stuart, yes. **Approved (9-0).**

3. Case No. 0601-SP-23, Orange Beach City hall-Finance Department Addition

Sawgrass Consulting LLC, on behalf of the City of Orange Beach, requests approval of a **Site Plan Review** to construct a 6,300-SF addition to the south side of City Hall that will serve as offices for the Finance Department. The property is located at 4099 Orange Beach Boulevard in the Governmental Use (GOV) zoning district. Griffin Powell presented to the Planning Commission.

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

Motion made and seconded (Bauer/Robertson) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner Smith, yes; Commissioner Robertson, yes; Commissioner Wilson, yes; Commissioner Bauer, yes; Chairman Stuart, yes. **Approved (9-0).**

4. Case No. 0602-SP-23, Orange Beach High School Field House & Batting Cages

Sawgrass Consulting LLC, on behalf of the City of Orange Beach, requests approval of a **Site Plan Review** to construct a 4,700-SF field house and 13,000-SF covered batting cages for the Orange Beach High School baseball and softball teams at the Orange Beach Sportsplex. The property is located at 4389 William Silvers Parkway in the Governmental Use (GOV) zoning district. Griffin Powell presented to the Planning Commission.

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

Motion made and seconded (Mitchell/Lindsey) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner Smith, yes; Commissioner Robertson, yes; Commissioner Wilson, yes; Commissioner Bauer, yes; Chairman Stuart, yes. **Approved (9-0).**

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

1. Case No. 0301-SD-23, Matthews Estate Subdivision, Resubdivision of Lot 2-A

Matthews Development LLC requests approval of a **Preliminary and Final Minor Subdivision** to subdivide 5.2 acres into two lots. The property is located at the end of Oak Ridge Drive West in the Mobile Home Subdivision (MHS) zoning district. *Deferred from the Regular Meeting on May 8, 2023.* Griffin Powell stated that this case has been deferred three times due to a variance request to the Board of Adjustment.

*Motion made to defer the item to the July 10, 2023 Planning Commission meeting.*

Motion made and seconded (Bauer/Jeffries) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner Smith, yes;

Commissioner Robertson, yes; Commissioner Wilson, yes; Commissioner Bauer, yes; Chairman Stuart, yes. **Approved (9-0).**

**2. Case No. 0603-SD-23, Moondance at Perdido Bay Subdivision**

Engineering Design Group, on behalf of Two Fishes Properties LLC, requests approval of a **Final Major Subdivision** to subdivide 9.8 acres into a single-family residential subdivision containing 27 lots along with common area in accordance with the Moondance/Mississippi Avenue Planned Unit Development Master Plan. The property is located at 5362 Mississippi Avenue. Griffin Powell explained that the applicant missed the deadline and they are asking to be deferred.

*Motion made to defer the item to the July 10, 2023 Planning Commission meeting.*

Motion made and seconded (Lindsey/Simpson) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner Smith, yes; Commissioner Robertson, yes; Commissioner Wilson, yes; Commissioner Bauer, yes; Chairman Stuart, yes. **Approved (9-0).**

**K. OTHER BUSINESS**

Griffin Powell indicated that we have five new cases and three deferred items scheduled for the July Planning Commission meeting.

**L. PUBLIC COMMENTS**

**M. ADJOURN**

Adjourned at 4:45PM



Kit Alexander



Robert Stuart, Chairman