

Minutes  
Orange Beach Planning Commission  
October 9, 2023 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**

Commissioner Jeffries gave the invocation.

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

Board Members Present:

Commissioner Bill Jeffries  
Commissioner Pat Simpson  
Commissioner Glenn Smith  
Commissioner Jack Robertson  
Commissioner Lannie Smith  
Commissioner Nelson Bauer  
Chairman Robert Stuart

Staff Present:

Kit Alexander, Community Development Director  
Griffin Powell, City Planner  
Sherri Descalzo, Planning & Zoning 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 September 11, 2023.

**H. PUBLIC HEARINGS**

1. **Case No. 1001-SD-23, Bickers Acres, Resubdivision of Lot 4 of Resubdivision of Bickers Acres**

KO Investments LLC requests approval of a **Final Major Subdivision** to subdivide Lot 4, Resubdivision of Bickers Acres, into two lots. The property is located at 5203 and 5211 Carleton 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. Chairman Stuart closed the public hearing.

Motion to approve Final Major Subdivision subject to staff comments

Motion made and seconded (Simpson/Jeffries) Commissioner Jeffries, yes; Commissioner Simpson, yes; Commissioner G. Smith, yes; Commissioner Robertson, yes; Commissioner L. Smith, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

**Approved (7-0)**

**2. Case No. 1002-SD-23, Stegelman Subdivision, Replat of Lots 20,21 and 22, Block "D", Second Addition of Chicago Gulf Beach Subdivision**

CAC Builders, on behalf of Sherri Stegelman, requests approval of a **Preliminary and Final Minor Subdivision** to combine Lots 20, 21 and 22, Block "D", Second Addition of Chicago Gulf Beach Subdivision into one lot. The property is located on the west side of Jubilee Point Drive, 575 feet south of the intersection of Jubilee Point Road and Marina Road in the Single-Family Residential (RS-3) zoning district. Griffin Powell presented to the Planning Commission. Chairman Stuart opened the public hearing and no one spoke. Chairman Stuart closed the public hearing.

Motion to approve Preliminary and Final Minor Subdivision subject to staff comments

Motion made and seconded (L.Smith/Bauer) Commissioner Jeffries, yes; Commissioner Simpson, yes; Commissioner G. Smith, yes; Commissioner Robertson, yes; Commissioner L. Smith, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

**Approved (7-0)**

**3. Case No. 1003-SD-23, Pratt Subdivision, Replat of Lots 87 and 88, Unit 2, Burkart Estates Subdivision**

Smith Clark & Associates LLC, on behalf of Nicholas Pratt, requests approval of a **Preliminary and Final Minor Subdivision** to combine Lots 87 and 88 of Unit 2, Burkart Estates Subdivision into one lot. The property is located at 4617 and 4621 Burkart 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. Chairman Stuart closed the public hearing.

Motion to approve Preliminary and Final Minor Subdivision subject to staff comments

Motion made and seconded (Robertson/G. Smith) Commissioner Jeffries, yes; Commissioner Simpson, yes; Commissioner G. Smith, yes; Commissioner Robertson, yes; Commissioner L. Smith, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

**Approved (7-0)**

**4. Case No. 1004-SD-23, Harrison Subdivision, Replat of Lots 1 and 2, Harrison Subdivision**

Smith Clark & Associates LLC, on behalf of McInnis Company LLC, requests approval of a **Preliminary and Final Minor Subdivision** to combine Lots 1 and 2 of Harrison Subdivision into one lot. The property is located at 26830 and 26846 Canal Road in the General Business (GB) zoning district. Griffin Powell presented to the Planning Commission. Chairman Stuart opened the public hearing and no one spoke. Chairman Stuart closed the public hearing.

Motion to approve Preliminary and Final Minor Subdivision subject to staff comments

Motion made and seconded (Bauer/Simpson) Commissioner Jeffries, yes; Commissioner Simpson, yes; Commissioner G. Smith, yes; Commissioner Robertson, yes; Commissioner L. Smith, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

**Approved (7-0)**

**5. Case No. 1005-SD-23, Bear Point Estates Subdivision, Replat of Lots 1009, 1010, 1011 and 1015, Bear Point Estates Subdivision**

Smith Clark & Associates LLC, on behalf Theresa Davidson, James Phifer, Jamie St. John, and Ethan and Hayley Williams, requests approval of a **Preliminary and Final Minor Subdivision** to replat Lots 1009, 1010, 1011 and 1015 of Bear Point Estates into two lots. The property is located 5624 Virginia Street and 29758 Low Drive in the Single-Family Residential (RS-2) zoning district. Griffin Powell presented to the Planning Commission. Chairman Stuart opened the public hearing and no one spoke. Chairman Stuart closed the public hearing.

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

Motion made and seconded (Jeffries/L.Smith) Commissioner Jeffries, yes; Commissioner Simpson, yes; Commissioner G. Smith, yes; Commissioner Robertson, yes; Commissioner L. Smith, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

**Approved (7-0)**

**6. Case No. 1008-SD-23, Wharf Landing Phase 1 Subdivision**

Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC, requests approval of a **Preliminary and Final Minor Subdivision** to replat 92.6 acres into two lots. The property is located on Brown Lane, east of the Foley Beach Express, in the former Bama Bayou Planned Unit Development (PUD). Griffin Powell stated the applicant is requesting this item to be deferred.

*Motion to defer the item to the November 13, 2023 Planning Commission meeting*

Motion made and seconded (L. Smith/Jeffries) Commissioner Jeffries, yes; Commissioner Simpson, yes; Commissioner G. Smith, yes; Commissioner Robertson, yes; Commissioner L. Smith, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

**Approved (7-0)**

**I. SITE PLAN REVIEWS**

**1. Case No. 1006-SP-23, Palm Pointe Additional Parking**

AGLC LLC requests approval of a **Site Plan Review** to construct additional parking spaces at The Shoppes at Palm Pointe located at 25601 Perdido Beach Boulevard in the General Business (GB) zoning district. Griffin Powell presented to the Planning Commission.

Steve Snodgrass, Mariner Lakes POA representative, expressed concerns about drainage to the north of this project. He has walked the Palm Pointe property with the owner, John Pilcher, and hired an engineer to perform a drainage study. Don Rowe said this project will expand the storage in the retention pond and will not increase drainage flow from the pond to the wetlands. Kit Alexander stated that the expansion of the volume of the pond will offset the minimal increase of drainage caused by the new impervious area. She said the city will follow up with Mr. Pilcher and Mr. Snodgrass to address the Windward Lakes drainage concerns. Kit Alexander said the Palm Pointe proposal is in compliance with land development regulations.

*Motion to approve Site Plan subject to staff comments*

Motion made and seconded (L.Smith/Jeffries) Commissioner Jeffries, yes; Commissioner Simpson, yes; Commissioner G. Smith, yes; Commissioner Robertson, yes; Commissioner L. Smith, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

**Approved (7-0)**

**2. Case No. 1007-SP-23, Grander Marine Expansion**

Lieb Engineering, on behalf of Grander Marine, requests approval of a **Site Plan Review** for an enclosed storage building, multiple non-enclosed covered storage structures, and an outdoor storage and vehicular use area located behind the existing commercial building. The property is located at 26754 Canal Road in the General Business (GB) zoning district. Griffin Powell presented to the Planning Commission. Kit Alexander stated that the buildings and site improvements were built without permits.

Chris Bazor, owner, stated they knew they needed permits but they went ahead with construction to fulfill the expectations of their customers.

Commissioner Lannie Smith asked if the buildings were pre-engineered. Chris Bazor replied yes. Commissioner Jeffries asked if the site is in a flood zone. Kit Alexander said the site is not in a flood zone.

Motion to approve Site Plan subject to staff comments and the approval of the gravel storage and vehicular use area area

Motion made and seconded (Jeffries/Robertson) Commissioner Jeffries, yes; Commissioner Simpson, yes; Commissioner G. Smith, yes; Commissioner Robertson, yes; Commissioner L. Smith, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

**Approved (7-0)**

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

**K. OTHER BUSINESS**

Griffin Powell indicated that the November Planning Commission meeting will have three new cases and one deferred item from the September meeting. There will also be three proposed zoning text amendments.

**L. PUBLIC COMMENTS**

**M. ADJOURN**

Adjourned at 4:49PM



Kit Alexander



Robert Stuart, Chairman