

Minutes

Orange Beach Planning Commission Work Session

December 11, 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 Bill Jeffries

Commissioner Annette Mitchell

Commissioner Pat Simpson

Commissioner Jack Robertson

Commissioner Glenn Smith

Commissioner Lannie Smith

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. 1108-ZT-23, Zoning Text Amendment, Section 5.28, Storage on Vacant Residential Lots

The Community Development Department requests recommendation to the City Council for approval of a **Zoning Text Amendment** to add a new section to Article 5 of the Orange Beach Zoning Ordinance regarding the storage of vehicles, boats, trailers, recreational vehicles, materials, etc. on vacant residential lots. *Deferred from the Regular Meeting on November 13, 2023.* Griffin Powell requested that this item be deferred to the January 8, 2024, Planning Commission meeting.

2. Case No. 1201-SD-23, Replat of Lot 2 of F.B.C. Subdivision & Lots 99-103 of Oak Ridge Subdivision

First Baptist Church of Bay Minette, Lawson & Camelia Miller, Jeff & Lori Brumfield, James & Bertha Thompson, Aaron & Teresa Nicholson, and Zackery & Kimberly Ann Smith-Kalinauskas request approval of a **Preliminary and Final Minor Subdivision** to subdivide a portion of Lot 2 of F.B.C. Subdivision and add the subdivided portion to the rear sides of Lots 99 through 103 of Oak Ridge Subdivision. The properties are located at 25609, 25577, 25555, 25537, and 25511 Oak Ridge Drive West in the Mobile Home Subdivision (MHS) zoning district and Lot 2 of F.B.C. Subdivision in the Single-Family Residential (RS-1) zoning district. Griffin Powell presented to the Planning Commission.

Chairman Stuart asked whether wetlands are present on the property to be added to the Oak Ridge Drive lots. Griffin Powell stated that wetlands are present on the property.

3. Case No. 1203-PUD-23, Turquoise Place North PUD

Forrest Daniell & Associates PC, on behalf of October Investments LLC, requests a recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 18.5

acres located at 26303 and 26427 Perdido Beach Boulevard from Single-Family Residential (RS-1) to Planned Unit Development (PUD) for a 7-story, 90-unit condominium along with amenities and to rezone 1.2 acres located at 26302 Perdido Beach Boulevard to PUD for a 3-story, 2-unit condominium along with amenities and parking for beach access. Griffin Powell presented to the Planning Commission.

Commissioner Robertson asked if the condominium on the north side of the road will be six stories. Griffin Powell said the proposal is for a 6-story condominium above parking on the first level. Kit Alexander stated the condominium on the south side is two condominium units with amenities. Twenty-one parking spaces will be provided at the beach access for the condo on the north side of Perdido Beach Boulevard. Kit Alexander said the project includes a 15-foot access for first responders, beach management and beach services.

4. Case No. 1204-PUDA-23, Pandion Ridge PUD Modification, Manager's Mobile Home Unit

Sawgrass Consulting LLC, on behalf of Sun Pandion Ridge LLC, requests a recommendation to City Council for approval of a **Major PUD Modification** to the Pandion Ridge Planned Unit Development (PUD) to allow for one mobile home unit in Phase 3 of the resort to serve as a residence for the site manager. The site for the mobile home unit will be on Wild Boar Circle. Griffin Powell presented to the Planning Commission.

5. Case No. 1206-SD-23, Ammons Subdivision, Lots 31&32, Canal Place, Unit 2 Subdivision

Linder Surveying Consultants, on behalf of James & Laralei Ammons, requests approval of a **Preliminary and Final Minor Subdivision** to combine Lots 31 and 32 of Canal Place, Unit 2 Subdivision into one lot. The property is located on the south side of Canal Road, east of Alabama Credit Union, in the Single-Family Residential (RS-1) zoning district. Griffin Powell presented to the Planning Commission.

6. Case No. 1202-SP-23, Emerald Coast Carpet Cleaning

Engineering Design Group, on behalf of Jamison Haber, requests approval of a **Site Plan Review** to construct a 3,600+ SF building that will serve as the office for Emerald Coast Carpet Cleaning. The property is located at 4395 Canal Square Lane in the General Business (GB) zoning district. Griffin Powell presented to the Planning Commission.

7. Case No. 1205-SP-23, Canal Road Gas Station

Goodwyn Mills Cawood LLC, on behalf of Divyesh Patel, requests approval of a **Site Plan Review** to construct a 4,500+ SF gas station/convenience store. The property is located at 26787 Canal Road in the General Business (GB) zoning district. Griffin Powell presented to the Planning Commission.

Kit Alexander, CDD Director, stated Woody Speed, CDD Environmental Scientist, worked with the applicant to save the majority of the large trees onsite.

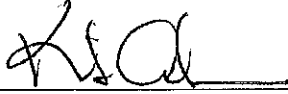
Commissioner Jeffries asked whether the gas pump spaces count toward the required parking and Griffin confirmed that they are counted as required parking spaces.

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

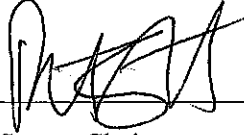
Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC, requests approval of a **Preliminary and Final Minor Subdivision** to replat 92.6 acres into three lots. The property is located on Brown Lane, east of the Foley Beach Express, in the former Bama Bayou Planned Unit Development (PUD). *Deferred from the Regular Meeting on November 13, 2023.* Griffin Powell said the applicant is requesting this item to be deferred to the January 8, 2024, Planning Commission meeting.

D. ADJOURN

Adjourned at 3:34 PM

A handwritten signature in cursive script, appearing to read 'K.A.', written above a horizontal line.

Kit Alexander

A handwritten signature in cursive script, appearing to read 'R. Stuart', written above a horizontal line.

Robert Stuart, Chairman