

Minutes

Orange Beach Planning Commission Work Session

February 12, 2024 3:00 PM

Council Chambers - Orange Beach Municipal Complex

4099 Orange Beach Boulevard

A. CALL TO ORDER

Vice-Chairman Lindsey called the meeting to order at 3:05 PM.

B. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries

Commissioner Annette Mitchell

Commissioner Jack Robertson (3:28)

Commissioner Glenn Smith

Commissioner Nelson Bauer (3:10)

Vice-Chairman Kathy Lindsey

Chairman Robert Stuart (3:08)

Staff Present:

Griffin Powell, City Planner

Jamie Logan, City Attorney

Sherri Descalzo, P&Z Coordinator

Sean Brumley, GIS Specialist

C. DISCUSSION ITEMS

1. Case No. 0103-PUD-04 and 0704-PUD-04, Reversion of the Bama Bayou Planned Unit Development Master Plan

Pursuant to Section 7.08 of the Orange Beach Zoning Ordinance, the Community Development Department requests recommendation to the City Council to repeal Case No. 0103-PUD-04 (Ordinance No. 2004-792) and Case No. 0707-PUD-04 (Ordinance No. 2004-818) to rescind the Planned Unit Development zoning for the Bama Bayou PUD and parcel PINS 228840, 300713, 69654, 234423, 285653, 232649, and 285612. The zoning will return to the original zoning classification of General Business (GB). Griffin Powell stated applicant asking to defer to the March Planning Commission Meeting.

2. 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 **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 January 8, 2024.* Griffin Powell stated this case will be pulled.

3. Case No. 0203-SD-24, The Wharf Landing, Phase 1 Subdivision

Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC and Intracoastal Investments LLC, request approval of **Preliminary and Final Minor Subdivision** to replat 105+ acres into three lots. The property is located on the east side of the Foley Beach Express and Brown Lane along the Intracoastal Waterway. Griffin Powell said the applicant would like to defer this until the March Planning Commission Meeting.

4. **Case No. 0204-PUD-24, Admiral Self Storage PUD**

Sawgrass Consulting LLC, on behalf of Collins Enterprises and Cactus Properties LLC, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 3.14 acres to Planned Unit Development (PUD) for an enclosed self-storage facility. The property is located at 4251 Orange Beach Boulevard at the northwest corner of the intersection of Orange Beach Boulevard and Rose Lane. Griffin Powell presented to the Planning Commission. Chairman Stuart asked about the west side of the building. Was there enough space for the fire department? Joel Jenkins, Fire Marshall, stated that there would be a FDC on the back side and turn around for the project was sufficient.

Vice-Chairman Lindsey asked about all the land surrounding the project. Griffin Powell stated that most of it was unusable as it was wetland. Commissioner Mitchell stated that the front facing State Road 161 was not very inviting it looked more clinical. Chairman Stuart agreed and said it needs shutters and some awnings. Commissioner Mitchell stated it did not seem to fit the zoning in this area.

5. **Case No. 0205—PUD-24, Mills's Row Beachside Cottage Community PUD**

Rockpoint Development LLC, on behalf of Isle of Wight Property Development LLC, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 0.89 acres from Neighborhood Business (NB) to Planned Unit Development (PUD) for a residential development containing 16 townhome units. The property is located at 25086, 25100 and 25122 Perdido Beach Boulevard. Griffin Powell presented to the Planning Commission. Vice-Chairman Lindsey asked if this project could be vacation rentals. Griffin Powell said yes as it is in the Beach Overlay District. Chairman Stuart asked about the build to right plan. Griffin Powell explained it would be eight duplexes and 16 total units. Chairman Stuart voice concerns about the parking and that 90% of garages are used for storage. Griffin Powell stated that each townhome would be required to have 2 parking spaces, 1 in the garage and 1 of the surface parking spaces. There are three overflow parking spaces. Commissioner Mitchell stated it would be a tight fit for the trash trucks. Commissioner Bauer was concerned about the reduction in the rear setback.

6. **Case No. 0201-SD-24, Sampson Replat, Resubdivision of Parcel Four**

Engineering Design Group, on behalf of Alan & Donna Burns and Silver Shaft LLC, requests approval of **Preliminary and Final Minor Subdivision** to relocate the lot line between Property PINS 14315 and 16085. The properties are located at 28633 and 28675 Sampson Avenue in the Single-Family Residential (RS-1) zoning district. Griffin Powell stated that applicant is asking for a deferral.

7. **Case No. 0206-PUD-24, Seaward Cottages PUD**

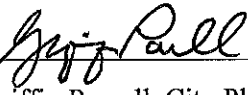
Lieb Engineering Company, on behalf of Intracoastal Land LLC, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 3.3 acres from Industrial (I-1) to Planned Unit Development (PUD) for a single-family residential subdivision containing nine lots. The property is located at 22321 Canal Road. Griffin Powell stated that applicant is asking for a deferral.

8. **Case No. 0207-PUD-24, OBA Boat Rental PUD**

Brandon Harris, on behalf of JSB OB 25991 & 25955 W Perdido Ave. LLC, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone Lots 1 and 2, Block 4, Gulf Bay Tracts Subdivision from Single-Family Residential (RS-2) to Planned Unit Development (PUD) for a proposed boat rental business. The property is located at 25991 and 25995 West Perdido Avenue. Griffin Powell stated this case had been pulled.

D. ADJOURN

Adjourned at 3:38 PM



Griffin Powell, City Planner



Robert Stuart, Chairman