

Minutes
Orange Beach Planning Commission Work Session
April 8, 2024 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 3:00 PM.

B. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries
Commissioner Annette Mitchell
Commissioner Glenn Smith
Commissioner Pat Simpson
Commissioner Lannie Smith
Commissioner Nelson Bauer
Vice-Chairman Kathy Lindsey
Chairman Robert Stuart

Staff Present:

Griffin Powell, City Planner
Jamie Logan, City Attorney
Sherri Descalzo, Planning Coordinator
Sean Brumley, GIS Specialist
Adam Roberson, Community Development Director &
Building Official
Chris Pappas, City Engineer
Woody Speed, Environmental 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). *Deferred from the Regular Meeting on March 11, 2024.*

Griffin Powell presented the request to the Planning Commission. Commissioner Lannie Smith asked if all the buildings would be demolished. Jamie Logan, City Attorney, said all building have been demolished except the barn building.

2. 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, requests 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. *Deferred from the Regular Meeting on March 11, 2024.*

Griffin Powell presented the request and staff comments to the Planning Commission. There were no questions.

3. **Case No. 0401-SD-24, Burdette Replat, Resubdivision of Lots 21 & 22, Azalea Village Subdivision**

Smith Clark & Associates, on behalf of Lisa Burdette, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 21 & 22 of Azalea Village Subdivision into one lot. The property is located at 4282 and 4284 Azalea Street in the Azalea Village Planned Unit Development.

Griffin Powell presented the request and staff comments to the Planning Commission. There were no questions.

4. **Case No. 0403-PUD-24 ICW Marina**

LiebEngineering Company, on behalf of BC Bayview Investments 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 26-slip marina on the Intracoastal Waterway. The property is located at 22321 Canal Road.

Griffin Powell presented the request and staff comments to the Planning Commission.

Commissioner Mitchell asked so if the project will have 22 slips for pontoon rental, holding 12 people or 264 total people a few times a day. She asked about the flood zone. Mr. Powell said that the site is in the AE-9 flood zone, and the finished floor elevation of the proposed building would have to be 2 feet above the base flood elevation. Adam Roberson, Community Development Director & Building Official, stated that the proposed building could have flood proof doors, which would meet the flood zone requirements. Commissioner Mitchell asked the Orange Beach Fire Department about the required standpipe system. Zachary Black, Fire Inspector, stated that the south side of the marina will have a 150 feet Class 1 standpipe to carry the fire hoses.

Commissioner Lannie Smith said this is a busy site plan and asked about the amount of common open space. Mr. Powell said there was about 40 percent open area with the remaining being developed. Commissioner Lannie Smith asked if the U.S. Army Corps of Engineers (USACE) had approved the permits for the marina. Woody Speed, Environmental Specialist, stated that no permit approvals had been given yet. Mr. Powell said that the Planning Commission could ask the project to be deferred until the USACE and the Alabama Department of Transportation (ALDOT) have given approvals and permits. Commissioner Lannie Smith had concerns about driveway onto Canal Road and preferred ALDOT give its approval for the driveway location. Commissioner Mitchell agreed.

Commissioner Bauer asked if the four extra slips were to be public and if fueling would be available on the site. Mr. Powell stated no to both questions.

Chris Pappas, City Engineer, stated that there is 40 percent of unusable land north of the ICW easement.

5. **Case No. 0406-ZT-24, Zoning Text Amendment, Section 4.01, Table 4.01, Water Recreational Rentals**

The Community Development Department requests recommendation to the City Council for approval of **Zoning Text Amendment** to modify the language in Table 4.01 regarding water recreational rentals.

Griffin Powell presented the request to the Planning Commission. There were no

questions.

6. **Case No. 0407-ZT-24, Zoning Text Amendment, Section 4.06, Alabama Highway 180 Frontage Roadway Requirements**

The Community Development Department requests recommendation to the City Council for approval of **Zoning Text Amendment** to modify the language in Section 4.06 regarding the requirements for the highway frontage roadway on the north side of Alabama Highway 180 between Oak Street and William Silvers Parkway.

Griffin Powell presented the request to the Planning Commission. There were no questions.

7. **Case No. 0408-ZT-24, Zoning Text Amendment, Section 15.1003, Sign Permit Fees**

The Community Development Department requests recommendation to the City Council for approval of **Zoning Text Amendment** to modify the language in Section 15.1003 to make the sign fees stated in the said section consistent with the sign fees stated in Ordinance No. 2018-1295.

Griffin Powell requested that this request be deferred to the May meeting. Staff is working on the language for the amendment.

8. **Case No. 0404-SP-24, Liquid Life Operations Center**

Lieb Engineering Company, on behalf of Canal Road Lot LLC, requests approval of **Site Plan Review** to construct a 22,100-SF operations facility for Liquid Life. The property is located at 4404 and 4422 Canal Square Lane in the General Business (GB) zoning district.

Griffin Powell presented the request and staff comments to the Planning Commission.

Commissioner Simpson asked if this building would have dormitory space like the previous building that approved. Mr. Powell stated that this building would not have such space.

9. **Case No. 0405-SP-24, Keel Storage Building Addition**

Lieb Engineering Company, on behalf of FM Holdings LLC, requests approval of **Site Plan Review** to construct a 4,500-SF storage building at Keel Storage. The property is located at 27103 Canal Road in the General Business (GB) zoning district.

Griffin Powell presented the request and staff comments to the Planning Commission. There were no questions.

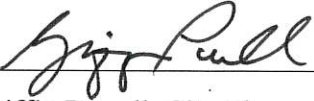
10. **Case No. 0201-SD-24, Sampson Replat, Resubdivision of Parcel Four**

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 lots are located at 28633 and 28675 Sampson Avenue in the Single-Family Residential (RS-1) zoning district. *Deferred from the Regular Meeting on March 11, 2024.*

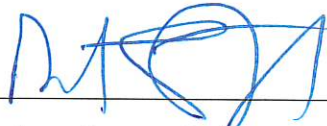
Griffin Powell informed the Planning Commission that the applicant is asking for a deferral.

D. ADJOURN

The meeting was adjourned at 3:34 PM.



Griffin Powell, City Planner



Robert Stuart, Chairman