

Minutes
Orange Beach Planning Commission Work Session
May 13, 2024 – 3:00 PM
Council Chamber – Orange Beach Municipal Complex
4099 Orange Beach Boulevard

A. CALL TO ORDER

Chairman Stuart called the meeting to order at 3:01 PM.

B. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries
Commissioner Annette Mitchell
Commissioner Jack Robertson
Commissioner Glenn Smith
Commissioner Lannie Smith
Commissioner Pat Simpson
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

C. DISCUSSION ITEMS

1. Case No. 0403-PUD-24, ICW Marina

Lieb Engineering 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. *Deferred from the Regular Meeting on April 8, 2024.*

Griffin Powell explained that the applicant has requested a deferral to the regular meeting on September 9, 2024, to give the applicant time to obtain the marina and driveway approvals as requested by the Planning Commission at the previous meeting.

2. Case No. 0501-SD-24, Dickens-Langley Replat of Lots 3 & 4 and Conservation Area 1 of Lauder Pelican Subdivision

Lucido Engineering & Surveying LLC, on behalf of Christopher Dickens and Eric Langley, requests approval of **Preliminary and Final Minor Subdivision** to replat and adjust the lot lines among Lots 3 and 4 and Conservation Area 1 of Lauder Pelican Subdivision. The properties are located at 4309 and 4311 Lauder Lane in the Single-Family Residential (RS-1), General Business (GB), and Multi-Family Residential High Density (RM-2) zoning districts.

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

Commissioner Mitchell inquired about the ownership of the wetland lot behind Lots 3 and 4 and the purpose of the replat. Mr. Powell stated that the owner of Lot 4 also owns the wetland lot and

explained the purpose of the replat was to shift lot area from the wetland lot to the rear sides of Lots 3 and 4 to increase the rear yard area of those lots.

There were no further questions or comments.

3. **Case No. 0502-SD-24, Replat of Lots "B", "C", 4-9 & 16-18, Walker's Subdivision, and Lots "A", 6, 7 & 18, Durant Subdivision**

Sawgrass Consulting LLC, on behalf of Alan and Donna Burns and Silver Shaft LLC, requests approval of **Preliminary and Final Minor Subdivision** to relocate the shared lot line between Lots "A", 6, 7, and 18 and Lots "B" 5, 8, and 17. The properties are located at 28633 and 28675 Sampson Avenue in the Single-Family Residential (RS-1) zoning district.

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

There were no questions or comments.

4. **Case No. 0503-PUD-24, Abbey Road PUD**

Greg Kennedy, on behalf of Mitchell G. Lattof, Jr., requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 3.7 acres from Marine Resort (MR) to Planned Unit Development (PUD) for a single-family residential subdivision containing 33 lots. The property is located at the southwest corner of the intersection of Canal Road and Captain Trent Lane.

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

Commissioner Bauer asked about overflow parking. Mr. Powell stated that each house is required to have three spaces and will be providing four spaces underneath the structure. Commissioner Bauer also asked about buffering between the proposed development and Terry Cove Motorcoach Resort to the west. Mr. Powell stated that no land use buffering is required or is being provided by this project. Commissioner Simpson stated there is an existing fence along the east side of the resort.

Vice-Chairman Lindsey expressed concerns about the requested setback deviations. Commissioner Simpson asked if all lot would have side setbacks of 5 feet. Mr. Powell stated yes but explained that the proposed houses would have a buildable width of 28 feet and a buildable depth of 38 feet, making the side and rear setbacks actually greater than what is listed on the master plan.

Vice-Chairman Lindsey asked about the gravel surface of the road within the subdivision and whether or not the road could handle 75,000 pounds for a fire truck. Zachary Black, Fire Inspector, stated the Fire Department would need confirmation from an engineer that the proposed road could support the weight.

Commissioner Simpson asked about the status of the Abaco development to the south of this site. Chairman Stuart stated that the developer is selling units.

There were no further questions or comments.

5. **Case No. 0504-PUD-24, Oak Shores PUD**

Lucido Engineering & Surveying LLC, on behalf of Daniel G. Blackburn, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 45+

acres from Single-Family Residential (RS-1) to Planned Unit Development (PUD) for a single-family residential subdivision containing 76 lots along with common area and piers and slips on Bay La Launch for the subdivision residents. The property is located at the northwest corner of the intersection of Canal Road and Sampson Avenue.

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

Commissioner Mitchell asked about the by-right plan under RS-1 and the wetlands. Mr. Powell stated that the by-right plan shows some of the rights-of-way encroaching into the wetlands that would be allowable with wetland mitigation. Mr. Powell also stated the setback areas of some lots are in the wetlands, but it was no issue since the setback areas are unbuildable.

Commissioner Lannie Smith asked about the easement on the neighboring lots being used to access the waterfront lots on this project. Mr. Powell stated that utilizing an easement may require a subdivision waiver.

Vice-Chairman Lindsey stated that a single-family residential subdivision could be built on the property without the marina and 64 boat slips under the current RS-1 zoning. With a PUD, she added that the development could come back in the future and modify the PUD plan.

Commissioner Bauer expressed concerns about the parking near the marina and the potential for vehicles, trailers, and golf carts parking on the side of the street.

There were no further questions or comments.

6. Case No. 0505-SD-24, Subdivision of the Replat of Lots 3, 4 & 5, Cool Breeze Commercial Park Subdivision

Weygand Wilson Surveying, on behalf of Canal Road Lot LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide the Replat of Lots 3, 4 and 5, Cool Breeze Commercial Park Subdivision into two lots. The property is located at 24826 Canal Road and 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.


There were no questions or comments.

D. ADJOURN

The meeting was adjourned at 3:35 PM.



Griffin Powell, City Planner



Robert Stuart, Chairman