

Minutes
Orange Beach Planning Commission
July 8, 2024 – 4:00 PM
Council Chamber – Orange Beach Municipal Complex
4099 Orange Beach Boulevard

A. CALL TO ORDER

Chairman Stuart called the meeting to order at 3:59 PM.

B. INVOCATION

Chairman Stuart gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner Annette Mitchell
Commissioner Jack Robertson
Commissioner Glenn Smith
Commissioner Nelson Bauer
Commissioner Lannie Smith
Vice Chairman Kathy Lindsey
Chairman Robert Stuart

Staff Present:

Griffin Powell, City Planner
Sherri Descalzo, Planning Coordinator
Sean Brumley, GIS Specialist
Chris Pappas, City Engineer
Jamie Logan, City Attorney
Adam Roberson, Community Development Director/
Building Official

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 the Planning Commission regular meeting on June 10, 2024.

H. PUBLIC HEARINGS

1. **Case No.0701-SD-24, Ditta Family Replat, Resubdivision of Lots 21-23, Block B, Second Subdivision of Chicago Gulf Beach Company**

Lucido Engineering & Surveying LLC, on behalf of Victor Ditta, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 21, 22 and 23, Block B, Second Subdivision of Chicago Gulf Beach Company into one lot. The property is located at 3781 Hideaway Street in the Single-Family Residential (RS-3) zoning district.

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

Chairman Stuart opened the Public Hearing.

Jimmy Boyd, resident, resides at 3791 Illinois Street to the west of this lot and had concerns about how development on the subject lot would affect stormwater drainage in the neighborhood. He said the subject lot has been holding the neighborhood's drainage for the last 25 years and wanted to make sure that swales are installed when the house is built to ensure proper drainage.

Commissioner Mitchell asked about the sand that is already placed on the lot. Chris Pappas, City Engineer, stated he would go to the site and inspect. He added that the drainage concerns expressed by Mr. Boyd would be reviewed during site permitting for the house.

There were no further comments or questions, and Chairman Stuart closed the Public Hearing.

Chairman Stuart called for a motion and vote.

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

Motion made and seconded (L.Smith/Bauer) Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Glen Smith, yes; Commissioner Robertson, yes; Commissioner Lannie Smith, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

Approved (7-0).

2. Case No.0704-SD-24, Wade Point Replat

The Woodlands Group, on behalf of Robert Wade, requests approval of **Preliminary and Final Minor Subdivision** to combine Property PIN 30854 and Lots 8 and 9 of the Dr. Gilchrist Subdivision into one lot. The property is located at 27422 Marina Road in the Single-Family Residential (RS-1) zoning district.

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

Chairman Stuart opened the Public Hearing. With no persons registered to speak, Chairman Stuart closed the Public Hearing.

Commissioner Mitchell asked about the sand on the vacant lot. Adam Roberson, Community Development Director, stated that a house had been on the lot when permits were issued for the dredging and marine accessory structures.

There were no further questions or comments from the Planning Commission.

Chairman Stuart called for a motion and vote.

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

Motion made and seconded (G.Smith/Robertson) Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Glen Smith, yes; Commissioner Robertson, yes; Commissioner Lannie Smith, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

Approved (7-0).

3. **Case No. 0705-SD-24, Oak Shores Subdivision**

Lucido Engineering & Surveying LLC, on behalf of Daniel G. Blackburn, requests approval of **Preliminary Major Subdivision** to subdivide Lot 4-A of Blackburn Family Division Plat #2 Subdivision and Lots 1, 4 and 5 of Jamaica Estates Subdivision into a single-family residential subdivision containing 76 lots. The property is located at the northwest corner of the intersection of Canal Road and Sampson Avenue in the Single-Family Residential (RS-1) zoning district.

Griffin Powell informed the Planning Commission that staff requests a deferral to the next regular meeting due to numerous outstanding issues with the application.

Chairman Stuart called for a motion and vote.

Motion to defer to August 12, 2024, meeting.

Motion made and seconded (Mitchell/Lindsey) Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Glen Smith, yes; Commissioner Robertson, yes; Commissioner Lannie Smith, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

Approved (7-0).

I. SITE PLAN REVIEW

1. **Case No. 0702-SP-24, Money Bayou Lot 18 Commercial Building**

Kadre Engineering, on behalf of Triple C's Properties LLC, requests approval of **Site Plan Review** to construct a 4-tenant office/storage. The property is located at 4397 Money Bayou Drive in the General Business (GB) zoning district.

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

Chairman Stuart opened the floor for comments.

Clint Miller, property owner, stated the exterior lighting would be LED wall mounted pack lights. Commissioner Mitchell requested the exterior lighting on the front of the building have more of a coastal theme since it will be located near the high school. It was agreed upon that gooseneck or coastal-themed lighting would be provided.

There were no further comments or questions.

Chairman Stuart called for a motion and vote.

Motion to approve Site Plan Review subject to staff comments and the exterior lighting facing Money Bayou Drive having a coastal theme.

Motion made and seconded (Lindsey/Bauer) Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Glen Smith, yes; Commissioner Robertson, yes; Commissioner Lannie Smith, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

Approved (7-0).

2. **Case No. 0703-SP-24, Auburn University Gulf Coast Engineering Research Station**

Auburn University Board of Trustees and the City of Orange Beach request approval of **Site Plan Review** to construct a 21,000+ SF facility that will be utilized for laboratory research, for a fieldwork base camp, and for meeting space for researchers and other project and community

partners. The property is located at 4697 Walker Avenue in the Marine Resort (MR) zoning district.

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

Chairman Stuart opened the floor for comments.

Roger Mainor from Architecture Works, project architect, introduced himself and indicated the project was at the end of the design development stage and staff comments would be worked into the construction plans.

Commissioner Robertson asked about the status of the dog park to the north. Chairman Stuart stated that the dog park will remain in its current location, with the proposed facility being located between the dog park and the Coastal Resources office.

Commissioner Mitchell asked about the type of research that will be conducted at the facility. Mr. Mainor stated the College of Engineering at Auburn University will be utilizing the facility to gather and analyze water samples from the Gulf and the inner estuaries. The facility will also allow for onsite analysis.

Vice Chairman Lindsey stated the application mentioned the facility will be a base camp and asked if there will be sleeping quarters. Mr. Mainor responded that there will be no sleeping quarter, and the base camp will provide a place for researchers to meet, to store equipment, and to do research. He added that Auburn will be docking a research boat at the Coastal Resources office.

Commissioner Bauer asked about the composition of the proposed parking areas. Mr. Powell confirmed the north parking area on the subject property will be gravel, and the existing parking area on the adjoining lot to the south is already graveled. Commissioner Bauer asked if there will be on-street parking on Walker Avenue. Mr. Mainor confirmed no on-street parking is proposed.

Commissioner Mitchell stated she hopes the building's architecture will match the Coastal Resources office to the south. Mr. Mainor stated the project will accomplish this and will have similar exterior cladding and roofing.

Chairman Stuart stated the facility is a welcome addition to Orange Beach and is much needed.

Commissioner Bauer felt the project is an exciting partnership between the City and Auburn and thanked Mr. Mainor for positioning the building to protect the onsite tree canopy.

There were no further comments or questions.

Chairman Stuart called for a motion and vote.

Motion to approve Site Plan Review subject to staff comments and allowing the vehicular use areas to be gravel.

Motion made and seconded (Mitchell/Bauer) Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Glen Smith, yes; Commissioner Robertson, yes; Commissioner Lannie Smith, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

Approved (7-0).

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

K. OTHER BUSINESS

1. Griffin Powell indicated one new application has been submitted for the August meeting and will be on the agenda along with the deferred application from this meeting.
2. Mr. Powell informed the Planning Commission that the Board of Adjustment had approved the variance requests from Sunliner Diner and Liquid Life to remove the doors on the building facades facing the street at its June 19 meeting.

L. PUBLIC COMMENT

M. ADJOURN

With no further business, the meeting was adjourned at 4:30 PM.



Griffin Powell, City Planner



Robert Stuart, Chairman