

Minutes
Orange Beach Planning Commission
August 12, 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 4:00 PM.

Chairman Stuart recognized Mayor Tony Kennon, who briefly addressed the Planning Commission on the roles of the Planning Commission and City Council in the consideration of PUDs.

B. INVOCATION

Commissioner Bauer gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner Annette Mitchell
Commissioner Tim Harry
Commissioner Jack Robertson
Commissioner Glenn Smith
Commissioner Pat Simpson
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
Adam Roberson, CD Director/Building Official
Jamie Logan, City Attorney

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 July 8, 2024.

H. PUBLIC HEARINGS

1. 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 of the request from staff to defer the consideration of the application to the next regular meeting due to numerous outstanding issues with the request. This will be the second deferral. There were no questions from the Planning Commission.

Chairman Stuart called for a motion and vote.

Motion to defer to the September 9, 2024, meeting.

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

Approved (9-0).

2. Case No. 0801-CU-24, Keel Storage, Phase 4 Addition

Lieb Engineering Company, on behalf of FM Holdings LLC, requests recommendation to the City Council for **Conditional Use Approval** to construct two mini-warehouse buildings. 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.

Chairman Stuart opened the floor for comments.

Noah Byrd from Lieb Engineering introduced himself and stated he was present to answer any questions.

Commissioner Simpson asked Mr. Powell if the buildings were going to be the same as the other mini-warehouses to the west. Mr. Powell answered yes.

Vice Chairman Lindsey mentioned that the one of the mini-warehouses to the west had a CrossFit gym and asked if any use other than storage would be allowed in the proposed mini-warehouses in this phase. Mr. Powell stated that any changes from storage would have to be brought to the Planning Commission for approval.

There were no further comments or questions.

Chairman Stuart called for a motion and vote.

Motion to send a favorable recommendation to City Council subject to staff comments and the approval of gravel in the drive spaces.

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

Approved (9-0).

I. SITE PLAN REVIEW

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

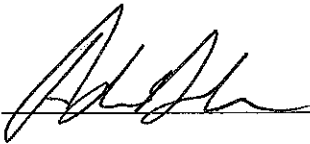
K. OTHER BUSINESS

1. Griffin Powell indicated no new applications were submitted for the September meeting. The September agenda will include the Oak Shores Subdivision application (Case No. 0705-SD-24) and the ICW Marina application (Case No. 0403-PUD-24) that was deferred during the May 2024 meeting. Mr. Powell stated staff was awaiting the status of the ICW Marina project.
2. Staff briefed the Planning Commission on the proposal to have application submissions through the Citizenserve online portal. The Planning Commission expressed no concerns.

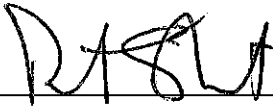
L. PUBLIC COMMENT

M. ADJOURN

With no further business, the meeting was adjourned at 4:19 PM.



Adam Roberson,
Community Development Director



Robert Stuart,
Chairman