

Minutes
Orange Beach Planning Commission
December 9, 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.

B. INVOCATION

Vice Chairman Lindsey 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
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, CDD Director & Building Official
Jamie Logan, City Attorney
Woody Speed, Coastal Regulatory Manager

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 November 12, 2024.

H. PUBLIC HEARINGS

1. Case No.1102-SD-24, Abby Road PUD Subdivision

KO Investments LLC, on behalf of Mitchell G. Lattof, Jr., requests approval of **Preliminary Major Subdivision** to subdivide 3.7 acres into a single-family residential subdivision containing 33 lots in accordance with the Abbey Road Planned Unit Development Master Plan. The property is located at the southwest corner of the intersection of Canal Road and Captain Trent Lane. *Deferred from the Regular Meeting on November 12, 2024.*

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

Chairman Stuart opened the Public Hearing.

Andrew Hodges of Rowe Engineering & Surveying stated he was there to answer any questions the Planning Commission may have about the project. There were no questions.

Chairman Stuart closed the Public Hearing.

There were no comments or questions from the Planning Commission.

Chairman Stuart called for a motion and vote.

Motion to approve Preliminary Major Subdivision subject to staff comments.

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

Approved (6-0).

I. SITE PLAN REVIEW

1. Case No. 1201-SP-24, City of Orange Beach Shooting Sports Complex

The City of Orange Beach requests approval of **Site Plan Review** for the Shooting Sports Complex facility that will consist of shooting ranges, a 4,000-SF clubhouse, a 1,200-SF equipment shed, and a 5,000-SF first responders safe room. The property is located at 23173 Russian Road.

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

Chairman Stuart opened the floor for comments.

Henry Peters, resident, stated that he resides on Russian Road near the shooting range. When the shooting range was constructed, he explained there were no notifications to inform the residents on Russian Road. He expressed his concerns about the amount of noise that has been generated thus far at the shooting range. He further stated that Russian Road is a dirt road and no road improvements have been made to handle the traffic. Chairman Stuart confirmed that Russian Road is a county road.

Mr. Peters stated he and his neighbors have lived peacefully on Russian Road for many years and are now dealing with the traffic and noise from the shooting range. He was critical of the noise occurring in the early morning hours. Chairman Stuart agreed about the shooting in the early morning hours being a concern and stated that it would be handled. Mr. Peters stated he would like to see start and end times established.

David Stewart, resident, stated that he resides on Russian Road and has the same concerns as Mr. Peters. He stated the skeet shooting range was already constructed and did not understand why there were no notifications before any development on the property occurred. Chairman Stuart stated the skeet shooting range never came before the Planning Commission, and this application is the first time they have reviewed any development on the property.

Mr. Stewart stated he had spoken to a member of the Baldwin County Commission, who indicated that a permit had been pulled but the scope of work was vague. He felt there has been a disregard for the nearby residents. He stated a plan is needed to remediate the noise. He also expressed concerns about the conditions of the dirt road and the added traffic. He concluded nothing has been done to address their concerns, and there will be future complaints about the shooting range.

Chairman Stuart stated the role of the Planning Commission is to review and approve development applications that have been vetted by staff, and in some cases, to recommend development applications to the City Council. He stated the City Council will be a good start for expressing concerns about the shooting range. Commissioner Mitchell, who is on the City Council, stated she would carry the concerns forward. She informed the audience the City Council meets on the first and thirds Tuesdays of the month at 5:00 p.m. and that Mayor Kennon always opens the floor for public comments.

Will Ward, resident, stated that he resides on Russian Road near the shooting range. He indicated the noise level at his front door is between 100 and 110 decibel, which is detrimental to hearing and health. He expressed concerns about no notifications being given about the shooting range when it was built and also about people shooting in the early morning hours. He asked why the safe room building could not be built at the Public Works facility on Roscoe Road because Russian Road would not be passable during a major storm event.

Mr. Peters inquired if there would be water service to this property.

Commissioner Robertson stated that he is a board member for the Orange Beach Water Authority and indicated water would be provided to this property along with sewer services. According to him, utility lines have been moved on Russian Road because the County indicates plans to pave the road. Chairman Stuart stated that he had heard the road was going to be paved.

Chairman Stuart closed the floor for comments.

Chairman Stuart informed the audience that the Planning Commission is only approving the submitted site plan review application. He asked the Planning Commission if they had any questions or comments.

Commissioner Bauer asked if this property is currently un-zoned and has no land use designation on the future land use map. Mr. Powell stated yes.

Vice Chairman Lindsey asked if the County had a noise ordinance. Mr. Powell stated he was not aware of such.

Chairman Stuart called for a motion and vote.

Motion to approve Site Plan Review subject to staff comments.

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

Approved (6-0).

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

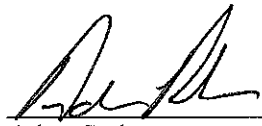
K. OTHER BUSINESS

1. Griffin Powell stated there were four new applications for the January meeting.

L. PUBLIC COMMENT

M. ADJOURN

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



Adam Roberson,
Community Development Director



Robert Stuart,
Chairman