

Minutes
Orange Beach Planning Commission Work Session
January 13, 2025 – 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 3:02 PM.

B. ROLL CALL

Board Members Present:

Commissioner Tim Harry
Commissioner Annette Mitchell
Commissioner Pat Simpson
Commissioner Glenn Smith
Commissioner Lannie Smith
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 (3:23)
Woody Speed, Coastal Regulatory Manager

C. DISCUSSION ITEMS

1. Case No. 1204-PUD-21, Reversion of the Cactus Cantina 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. 1204-PUD-21 (Ordinance No. 2022-1405) to rescind the Planned Unit Development (PUD) zoning for PIN 230457 located at 4251 Orange Beach Boulevard. The zoning will return to the original classification of Neighborhood Business (NB).

Griffin Powell presented the request to the Planning Commission.

There were no questions or comments.

2. Case No. 0101-SD-25, Resubdivision of Lots B1, C1, 4A and 5A of the Resubdivision of Walker's Subdivision

Sawgrass Consulting LLC, on behalf of Chad Summerlin, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots B1, C1, 4A and 5A of the Resubdivision of Walker's Subdivision into one lot. The property is located at 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.

3. **Case No. 0102-SD-25, Water's Edge Subdivision**

Kadre Engineering LLC, on behalf of Alan & Donna Burns, requests approval of **Preliminary Major Subdivision** to subdivide 3+ acres into a single-family residential subdivision containing six lots. The property is located at 28633 Sampson Avenue in the Single-Family Residential (RS-1) zoning district.

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

Chairman Stuart inquired about the common area to the west of Lots 1 through 4. Mr. Powell stated this would be a drainage area for the subdivision. Chairman Stuart remarked that the proposed lots were a good size.

Commissioner Simpson asked about tree removal. Woody Speed, Coastal Regulatory Manager, stated that the only trees to be removed would be in the right-of-way for the street and any other tree removal would be done at permitting for the houses. He added the wetlands on the property would not be impacted.

Commissioner Mitchell asked if there were any shared amenities to the water. Mr. Powell stated only the two waterfront lots would be allowed to have boat slips and there would be no shared amenities on the water for the subdivision.

Vice Chairman Lindsey asked how many boat slips could be built. Mr. Powell stated each house is allowed up to 3 boat slips. He added the two waterfront lots could each have two houses, so up to 12 boat slips total could be built.

There were no more questions or comments.

4. **Case No. 0103-PUD-25, Lost Bay PUD**

DR Horton Inc. – Birmingham requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 27.8 acres from General Business (GB) to Planned Unit Development (PUD) for the purpose of converting a multi-family residential development with 82 units into a townhouse subdivision containing 82 lots. The property is located south of the Brett/Robinson Laundry Facility and Posh Interiors and west of The Island Church.

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

Mr. Powell stated the purpose of the request was to convert the development from a condominium as originally approved to a townhouse subdivision with fee-simple lots. He added there were no changes to the site layout and no road was proposed to the Oak Ridge Subdivision to the south.

Chairman Stuart stated there only seemed to be overflow parking at the mailbox site. Mr. Powell stated the development exceeded the parking requirements because each unit will have an extra parking space in the driveway in front of the unit.

Chairman Stuart mentioned the zero lot lines were similar to the Spyglass townhouses development. Adam Roberson, Community Development Director and Building Official, stated the fee-simple lots will allow the development to sell the units individually.

There were no more questions or comments.

5. **Case No. 0104-PUD-25, Coastal Cottages PUD**

Engineering Design Group, on behalf of Coastal Land Properties, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 25 acres from General Business (GB) to Planned Unit Development (PUD) for a townhouse subdivision containing 136 lots. The property is located west of the Foley Beach Express, north of Brown Lane, east of Roscoe Road, and south of Bradford Lane.

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

Mr. Powell emphasized that the development greatly exceeds the parking requirement by providing 648 spaces counting the garages and 460 spaces without counting the garages. The development requires 351 spaces.

Commissioner Lannie Smith asked about the land use designation on the future land use map. Mr. Powell stated the land use designation is mixed-use, low to medium intensity residential.

Commissioner Simpson said that the proposed building elevations looked similar to the Spyglass townhouses development.

There were no more questions or comments.

6. **Case No. 0105-ZT-25, Zoning Text Amendment, Section 10.0306, Pedestrian-Oriented Area Sidewalks**

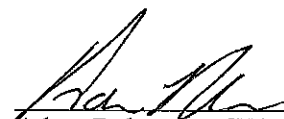
The Community Development Department requests recommendation to the City Council for approval of **Zoning Text Amendment** to amend Section 10.0306, Beach Overlay District, regarding the requirements for the pedestrian sidewalk in the pedestrian-oriented area in the Beach Overlay District.

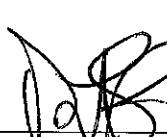
Griffin Powell presented the request to the Planning Commission.

There were no questions or comments.

D. ADJOURN

The meeting was adjourned at 3:38 PM.


Adam Roberson, CDD


Robert Stuart, Chairman