

Minutes
Orange Beach Planning Commission
March 10, 2025 – 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

Chairman Stuart gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner Tim Harry
Commissioner Annette Mitchell
Vice Chairman Kathy Lindsey
Commissioner Glenn Smith
Commissioner Adam Roberson
Commissioner Lannie Smith
Commissioner Pat Simpson
Chairman Robert Stuart

Staff Present:

Griffin Powell, City Planner
Sherri Descalzo, Planning Coordinator
Sean Brumley, GIS Specialist
Woody Speed, Coastal Regulatory Manager
Jamie Logan, City Attorney
Chris Pappas, City Engineer

E. APPROVAL OF AGENDA

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 Work Session on February 10, 2025.
2. Approval of minutes from the Regular Meeting on February 10, 2025

H. PUBLIC HEARINGS

1. **Case No. 0301-SD-25, Huggler Resubdivision, Resubdivision of Lots 592 and 600 of Bear Point Estates Subdivision**
Weygand Wilson Surveying LLC, on behalf of Chris Huggler, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 592 and 600 of Bear Point Estates Subdivision into a single lot. The property is located at 5408 Armadillo Avenue and 5407 Bear Point Avenue in the Single-Family Residential (RS-2) 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, the Public Hearing was closed.

There were no 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 (LSmith/GSmith) Commissioner Mitchell, yes; Commissioner Harry, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner G.Smith, yes; Commissioner L. Smith, yes; Commissioner A Roberson, yes; Chairman Stuart, yes.

Approved (8-0).

2. **Case No. 0304-SD-25, Roscoe Road Townhouses PUD Subdivision**

Lieb Engineering Company LLC, on behalf of Bailey Shivers, requests approval of **Preliminary Major Subdivision** to subdivide 7+ acres into a townhouse subdivision with 60 lots along with common area in accordance with the Roscoe Road Townhouses Planned Unit Development (PUD) Master Plan. The property is located on the west side of Roscoe Road, 700+ feet north of the intersection of Roscoe Road and the Foley Beach Express.

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

Chairman Stuart opened the Public Hearing.

Chris Lieb, Lieb Engineering, stated he was present to answer any questions.

Chairman Stuart closed the Public Hearing.

Chairman Stuart asked about overflow parking. Mr. Powell stated overflow parking would be located in different areas throughout the development.

There were no further questions or comments 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 (Lindsey/Harry) Commissioner Mitchell, yes; Commissioner Harry, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner G.Smith, yes; Commissioner L. Smith, yes; Commissioner A Roberson, yes; Chairman Stuart, yes.

Approved (8-0).

I. SITE PLAN REVIEW

1. Case No. 0302-SP-25, Orange Beach Community Church

Orange Beach Community Church requests approval of **Site Plan Review** to rebuild the church sanctuary that will cover more than 17,200 SF and to provide additional parking. The property is located at 4773 Bay Circle 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 floor for comments.

Jeremy Taylor, MTTR Engineers, stated he had received staff comments and had spoken with the Fire Department to address their concerns. Zachary Black, Deputy Fire Marshal, stated the Fire Department was good with the request. Mr. Taylor added that they will work to submit a subdivision plat for the lot combination and will revise the parking layout to provide the additional landscape island.

Brandon Moore, Pastor, Orange Beach Community Church, stated he was there to answer any questions.

George Astin, Trustee, Orange Beach Community Church, stated he was there to answer any questions.

Chairman Stuart closed the floor for comments.

Commissioner L. Smith asked about the combining of the lots. Mr. Powell stated that a minor plat would need to be filed and approved prior to the Certificate of Occupancy being issued.

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

Chairman Stuart called for a motion and vote.

Motion to approve Site Plan subject to staff comments.

Motion made and seconded (L.Smith/Simpson) Commissioner Mitchell, yes; Commissioner Harry, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner G.Smith, yes; Commissioner L. Smith, yes; Commissioner A Roberson, yes; Chairman Stuart, yes.

Approved (8-0).

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. Case No. 0205-SD-25, The Cove at Bear Point Heights Subdivision

Dewberry, on behalf of Jack & Caren Galetta, requests approval of **Preliminary Major Subdivision** to construct a single-family residential subdivision with seven lots and improvements to the Avenue C right-of-way (ROW). The property is located on the north side of Canal Road at the northeast corner of the intersection of Canal Road and Avenue C ROW in the Single-Family Residential (RS-2) zoning district. *Deferred from the Regular Meeting on February 10, 2025.*

Motion made and seconded to defer to the April 14, 2025 Planning Commission Meeting.

Motion made and seconded (Mitchell/Lindsey) Commissioner Mitchell, yes; Commissioner Harry, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner G.Smith, yes; Commissioner L. Smith, yes; Commissioner A Roberson, yes; Chairman Stuart, yes.
Approved (8-0).

2. Case No. 0306-SD-25, Loop Center Resubdivision

Loop Center Properties Inc. and Sunshine Land Company Inc. request approval of **Preliminary and Final Minor Subdivision** to combine five lots into one lot. The property is located at 24621 and 24645 Perdido Beach Boulevard in the General Business (GB) zoning district.

Motion made and seconded to defer to the April 14, 2025 Planning Commission Meeting.

Motion made and seconded (LSmith/Lindsey) Commissioner Mitchell, yes; Commissioner Harry, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner G.Smith, yes; Commissioner L. Smith, yes; Commissioner A Roberson, yes; Chairman Stuart, yes.
Approved (8-0).

3. Case No. 0305-SP-25, Loop Center Site Plan, Orange Beach Mini Golf

Loop Center Properties Inc. and Sunshine Land Company Inc. request approval of **Site Plan Review** to construct a miniature golf facility. The property is located at 24621 and 24645 Perdido Beach Boulevard in the General Business (GB) zoning district.

Motion made and seconded to defer to the April 14, 2025 Planning Commission Meeting.

Motion made and seconded (Simpson/LSmith) Commissioner Mitchell, yes; Commissioner Harry, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner G.Smith, yes; Commissioner L. Smith, yes; Commissioner A Roberson, yes; Chairman Stuart, yes.
Approved (8-0).


K. OTHER BUSINESS

1. Griffin Powell stated there were seven new applications for the April meeting.

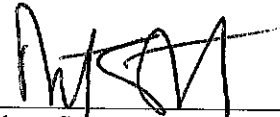
L. PUBLIC COMMENT

M. ADJOURN

With no further business, the meeting was adjourned at 4:20 PM.



Adam Roberson,
Community Development Director



Robert Stuart,
Chairman