

Minutes
Orange Beach Planning Commission Work Session
April 14, 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 3:00 PM.

B. ROLL CALL

Board Members Present:

Commissioner Tim Harry
Commissioner Annette Mitchell
Vice Chairman Kathy Lindsey
Commissioner Glenn Smith (3:15)
Commissioner Jack Robertson
Commissioner Adam Roberson
Chairman Robert Stuart

Staff Present:

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

C. DISCUSSION ITEMS

1. 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. *Deferred from the Regular Meeting on March 10, 2025.*

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

There were no comments or questions.

2. Case No. 0401-RZ-25, Twilley Property Rezoning

Ron Twilley Builders, on behalf of Ron & Darlene Twilley, requests recommendation to the City Council for approval of **Rezoning** of Lot 44 of Emma Burkart Subdivision from General Business (GB) to Single-Family Residential (RS-1). The property is located at 28226 Canal Road.

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

There were no comments or questions.

3. Case No. 0402-SD-25, McNutt Resubdivision

Smith Clark & Associates LLC, on behalf of John & Leigh Ann McNutt requests approval of **Preliminary and Final Minor Subdivision** to combine two lots, PINS 791 and 28982, into one lot. The property is located north of the intersection of Canal Road and McNutt Lane in the Single-Family Residential (RS-1) zoning district.

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

There were no comments or questions.

4. **Case No. 0404-SD-25, Oak Shores Subdivision, Phase 1**

Lucido Engineering & Surveying LLC, on behalf of Oak Shores Development LLC, requests approval of **Final Minor Subdivision** for the first phase of the Oak Shores Subdivision consisting of Lots 23 through 28. These six lots will be located on the west side of Sampson Avenue in the Single-Family Residential (RS-1) zoning district.

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

Commissioner Mitchell asked if there would be a sidewalk. Mr. Powell indicated there would be no sidewalks in this part of the subdivision because the lots are located on Sampson Avenue.

Vice Chairman Lindsey clarified that the lots would be part of the Oak Shores Subdivision but would not pay dues. Mr. Powell stated the lots would have the subdivision's covenants and restrictions but would not pay property owners association dues because capital improvements are not required for these lots.

There were no further comments or questions.

5. **Case No. 0405-SD-25, Mazzarella Plat #1**

Lucido Engineering & Surveying LLC, on behalf of Paul & Carol Mazzarella, requests approval of **Preliminary and Final Minor Subdivision** to combine Lot 503 and the South 25 Feet of Lot 504 of Bear Point Estates Subdivision into one lot. The property is located on the west side of Armadillo Avenue, 250 feet north of the intersection of Armadillo Avenue and Carney Drive, in the Single-Family Residential (RS-2) zoning district.

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

There were no comments or questions.

6. **Case No. 0406-SD-25, B&H Subdivision Replat**

Lucido Engineering & Surveying LLC, on behalf of Gregory & Penny Hood, requests approval of **Preliminary and Final Minor Subdivision** to replat Lots 8C and 9B of B&H Subdivision for the purpose of moving the lot line between the two lots. The properties are located at 28595 and 28613 Lee 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 comments or questions.

7. **Case No. 0409-ZT-25, Zoning Text Amendment, Article 8, Parking Requirements for Automotive Repair and Service Centers and Car Wash**

The Community Development Department requests recommendation to the City Council for approval of **Zoning Text Amendment** to amend Section 8.01 of the Orange Beach Zoning Ordinance regarding the parking requirements for automotive repair and service centers and car wash establishments.

Griffin Powell presented the amendment to the Planning Commission.

Chairman Stuart asked about the reason for this amendment. Mr. Powell stated it was brought about because of a parking variance application to the Board of Adjustment for an automotive repair center and due to the changing nature of the industry for quick service.

There were no further comments or questions.

8. Case No. 0410-ZT-25, Zoning Text Amendment, Article 4, Density and Wetlands, Wetland Setbacks, Conservation Easement Areas

The Community Development Department requests recommendation to the City Council for approval of **Zoning Text Amendment** to Article 4 of the Orange Beach Zoning Ordinance regarding density calculations and wetlands, wetland setbacks, and conservation easement areas. Griffin Powell presented the request and staff comments to the Planning Commission.

Griffin Powell presented the amendments to the Planning Commission.

There were no comments or questions.

9. 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. *Deferred from the Regular Meeting on March 10, 2025.*

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

Commissioner Mitchell asked if the Fire Department concurred with the plan. Joel Jenkins, Fire Marshal, stated they would have full access to the site.

There were no further comments or questions.

10. Case No. 0403-SP-25, Orange Beach Recycling Center

The City of Orange Beach requests approval of **Site Plan Review** to construct a recycling center on part of 18 acres owned by the City on Russian Road. The property is located 0.60 miles east of the intersection of Russian Road and Roscoe Road.

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

There were no comments or questions.

11. Case No. 0407-SP-25, OBA Office Retail

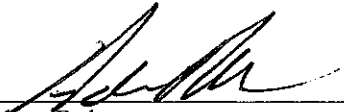
Engineering Design Group, on behalf of Shaver Investments LLC and PJV Holdings Inc., requests approval of **Site Plan Review** to construct a six-unit office and retail commercial building. The property is located at 25299 Canal Road between Canal Plaza and Bayside Estates in the General Business (GB) zoning district.

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

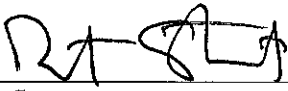
There were no comments or questions.

D. ADJOURN

The meeting was adjourned at 3:28 PM.



Adam Roberson,
Community Development Director



Robert Stuart,
Chairman