

Minutes
Orange Beach Planning Commission
May 12, 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
Commissioner Lannie Smith
Commissioner Glenn Smith
Commissioner Adam Roberson
Commissioner Jack Robertson
Commissioner Pat Simpson (4:05)
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 April 14, 2025
2. Approval of minutes from the Regular Meeting on April 14, 2025.

H. PUBLIC HEARINGS

1. Case No. 0501-SD-25, Pelican Business Park Subdivision

S.E. Civil Engineering & Surveying, on behalf of DMC Enterprises Inc., requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 1 of Lauder Pelican Subdivision into three lots. The property is located on the south side of Canal Road, west of Melanie Martin Interiors (24820 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 Public Hearing.

The following residents expressed concerns on the drainage issues in the Wood Glenn subdivision and how the proposed development would impact them: Tammi Wamstad, Kim & David Parson, Donald & Amber Pennington, Danny Kinard, and Loretta Woods.

Chairman Stuart asked about the zoning of the three lots. Mr. Powell stated the lots were zoned General Business.

Chris Pappas, City Engineer, indicated that any development on these lots would require a review to determine how each lot would handle its drainage.

Commissioner Roberson added that any development would require a site plan review application to the Planning Commission.

Chairman Stuart asked if the State of Alabama ("State") was aware of the drainage issues on this lot and on the lots to the south. Mr. Pappas stated the City has met with the State to discuss drainage issues.

David Parson, resident, stated his family has been living at 24516 Wood Glen Drive for more than four years. He stated there were no drainage problems until the Broken Sound Subdivision was built. He added the subdivision's retention pond has overflowed numerous times. Mr. Pappas stated that he had flown a drone over the retention ponds at Broken Sound and Gulf Stream before and after storms in 2024 to see how the retention ponds were responding. He indicated there were no issues.

Tammi Wamstad, resident, stated that the flooding at her house is at a point where she is constantly using sandbags and pumping water from her lot.

Commissioner Simpson asked about the State's response to the drainage discussions. Mr. Pappas stated that constructing a berm behind Ms. Wamstad's lot could divert the flow, but the berm would be on State property and would require approval from Montgomery. He stated that finding a solution to the drainage issues is a top priority.

Chairman Stuart closed the Public Hearing.

There were no further 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 (L.Smith/G.Smith) Commissioner Mitchell, yes; Commissioner Harry, yes; Commissioner Simpson, yes; Commissioner G.Smith, yes; Commissioner Robertson, yes; Commissioner L.Smith, yes; Commissioner Roberson, yes; Chairman Stuart, yes.

Approved (8-0).

2. **Case No. 0502-CU-25, Bayside Garages at Orange Beach**

Lucido Engineering & Surveying LLC, on behalf of Steven Carter, requests a recommendation to the City Council for **Conditional Use Approval** to construct an enclosed storage facility consisting of two buildings covering 28,600 total square feet and containing 26 total units. The property is Lot 1 of Mango Place Subdivision on Pelican Place in the General Business (GB) zoning district.

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

Chairman Stuart opened the Public Hearing.

Tammi Wamstad, resident, expressed concerns about the development draining directly onto her lot that is already flooding.

Kim Parson, president of the Wood Glen Homeowners Association, stated Pelican Place will have to be reconstructed and the drainage concerns along this roadway fixed.

Loretta Wood, resident, expressed concerns about the construction impact on the Wood Glen Subdivision and the drainage issues effect on property values.

Anthony Grigsby, president of the Broken Sound Homeowners Association, stated the families in their subdivision were concerned about neighborhood safety. He added that the proposed development would create issues with traffic, noise and lighting. He also stated that Pelican Place was not constructed to handle this type of business.

Commissioner Roberson stated that the Pelican Place improvements would have to meet subdivision regulations.

Mr. Grigsby asked if a buffer and fence could be added on the west side of this development like the south side. Mr. Powell stated the buffer and fence were required on the south side because it directly abuts a lot with a single-family house, and the west side of this lot abuts a conservation area.

Steven Barnett, resident, asked about commercial zoning being around residential subdivisions.

Phil Clemons, resident, expressed concerns about access to his lot on Pelican Place when the roadway is being improved. He was assured that he would still have access.

David Parson, resident, stated his concerns about the traffic at the Lauder Lane and Canal Road intersection.

Commissioner Lannie Smith stated that Pelican Place would have to be improved to meet all code requirements and have all the drainage infrastructure in place before construction on this project could begin.

Commissioner Harry stated that the Wood Glen Subdivision has historically had flooding issues. He recalled the two lots he owned in the subdivision back in 2003 would usually have between 2 and 4 inches of water after it rained.

Commissioner Lannie Smith stated that the Wood Glen Subdivision and parts of the Lauder Place Subdivision could not be built today because the flood maps have changed.

Commissioner Robertson asked if a traffic light could be approved for the Lauder Lane and Canal Road intersection. Mr. Pappas stated that studies have not warranted a traffic light for this intersection.

Chairman Stuart closed the Public Hearing.

Vince Lucido, Lucido Engineering & Surveying, stated that the project would address drainage, and the stormwater management area would be built to handle a 100-year storm event instead of only a 25-year storm event.

Commissioner Roberson stated the drainage plans would have to address both phases of this development at the time of permitting for the first phase and the entire site will have the meet current code requirements.

Commissioner Lannie Smith asked if the retention pond would have to be bigger. Mr. Lucido stated yes.

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

Chairman Stuart called for a motion and vote.

Motion to give a favorable recommendation of Conditional Use to City Council subject to staff comments.

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

Approved (8-0).

I. SITE PLAN REVIEW

1. 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. *Deferred from the Regular Meeting on April 14, 2025.*

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

Chairman Stuart opened the floor for comments.

Juanita Motley, resident, stated that she represented the Bayside Estates mobile home park. She asked for clarification about the fence being proposed instead of the wall and the composition of the barrier. She also asked if the fence would be constructed on the lot line and who would maintain the drainage ditch along the eastern boundary of this property.

Mr. Powell stated the solid fence would be 8 feet in height and constructed of wood since this project is going with a land use buffer of 30 feet instead of 15 feet in the previous plan. He also indicated the fence would be constructed on the lot line and this project would be responsible for the drainage ditch.

Chairman Stuart stated the drainage from this project should be going to the proposed detention ponds. Austin Lutz, Engineering Design Group, stated that the drainage from this project will be piped to the detention ponds, which will create less drainage from this project going to the drainage ditch.

Commissioner Lannie Smith added that the drainage ditch would have to be moved if a concrete wall were built instead of a fence because of the required footers.

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

Chairman Stuart called for a motion and vote.

Motion to approve Site Plan Review subject to staff comments.

Motion made and seconded (Jack Robertson/Adam Roberson) Commissioner Mitchell, yes; Commissioner Harry, yes; Commissioner Simpson, yes; Commissioner G.Smith, yes; Commissioner Jack Robertson, yes; Commissioner L.Smith, yes; Commissioner Adam Roberson, yes; Chairman Stuart, yes.

Approved (8-0).

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

K. OTHER BUSINESS

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

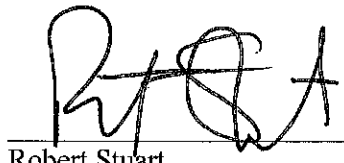
L. PUBLIC COMMENT

M. ADJOURN

With no further business, the meeting was adjourned at 5:55 PM.



Adam Roberson,
Community Development Director



Robert Stuart,
Chairman