

Minutes  
Orange Beach Planning Commission  
April 14, 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 3:59 PM.

**B. INVOCATION**

Vice Chairman Lindsey 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 Jack Robertson  
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 Regular Meeting on March 10, 2025

**H. PUBLIC HEARINGS**

**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.

Chairman Stuart opened the Public Hearing.

Jim Brown, applicant, stated he was present to answer any questions. There were none.

Chairman Stuart closed the Public Hearing.

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 (Mitchell/Lindsey) Commissioner Mitchell, yes; Commissioner Harry, yes; Vice Chairman Lindsey, yes; Commissioner G.Smith, yes; Commissioner Robertson, yes; Commissioner Roberson, yes; Chairman Stuart, yes.

**Approved (7-0).**

**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.

Chairman Stuart opened the Public Hearing. With no persons registered to speak, the Public Hearing was closed.

Vice Chairman Lindsey stated that she was in favor of downzoning.

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 Rezoning to City Council subject to staff comments.

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

**Approved (7-0).**

**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.

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 the Preliminary and Final Minor Subdivision subject to staff comments.*

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

**Approved (7-0).**

**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.

Chairman Stuart opened the Public Hearing.

James Nicholson, developer, and Mark Taupeka, attorney, stated they were present to answer any questions.

Nick Patti, attorney, stated that he represented the Ferraras who own the two lots to the west of the proposed Oak Shores Subdivision. He stated there was litigation between the Ferraras and Oak Shores and recommended the vote on this application be delayed until the litigation was settled. Jamie Logan, City Attorney, stated the Planning Commission may go forward with consideration of this application.

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 the Final Minor Subdivision subject to staff comments.*

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

**Approved (7-0).**

**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.

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 the Preliminary and Final Minor Subdivision subject to staff comments.*

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

**Approved (7-0).**

**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.

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 the Preliminary and Final Minor Subdivision subject to staff comments.*

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

**Approved (7-0).**

**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 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 give a favorable recommendation of Zoning Text Amendment to City Council subject to staff comments.

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

**Approved (7-0).**

**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.

Chairman Stuart opened the Public Hearing.

Vince Lucido, Lucido Engineering & Surveying, spoke in opposition and felt the setbacks would make some lots unbuildable.

Commissioner Mitchell stated the setbacks were needed to protect the wetlands.

A question was asked on how the setback distance of 15 feet was determined. Commissioner Roberson stated that the 15 feet was decided upon after studying ordinances from other municipalities.

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 give a favorable recommendation of Zoning Text Amendment to City Council subject to staff comments.

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

**Approved (7-0).**

**I. SITE PLAN REVIEW**

**1. 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.

Chairman Stuart opened the floor for comments.

Charles Bordonaro, Adventure Island, stated that he initially had some concerns, but after speaking with the developer, those concerns were resolved.

Vince Lucido, Lucido Engineering & Surveying, mentioned there were wetlands on the property that the developer was hopefully taking into consideration.

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 (Robertson/Lindsey) Commissioner Mitchell, yes; Commissioner Harry, yes; Vice Chairman Lindsey, yes; Commissioner G.Smith, yes; Commissioner Robertson, yes; Commissioner Roberson, yes; Chairman Stuart, yes.

**Approved (7-0).**

**2. 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.

Chairman Stuart opened the floor for comments.

Vince Lucido, Lucido Engineering & Surveying, stated that he represented the Water Authority Board and had concerns about the toxic waste seeping into the ground.

Vice Chairman Lindsey asked about the control of the facility. Mr. Powell stated that the City would lease the property to the County who would be responsible for the operation and maintenance.

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 (Robertson/Harry) Commissioner Mitchell, yes; Commissioner Harry, yes; Vice Chairman Lindsey, yes; Commissioner G.Smith, yes; Commissioner Robertson, yes; Commissioner Roberson, yes; Chairman Stuart, yes.

**Approved (7-0).**

**3. 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.

Chairman Stuart opened the floor for comments.

Charlotte Motely, resident, expressed concerns about the project and the impacts the site lighting and dumpster location would have on the residences to the east. She also questioned if the solid wall would be built prior to the building construction.

Louie Barfield, resident, stated that the drainage ditch between Bayside Estates and this property is a necessity for drainage from Canal Road and Bayside Estates.

Austin Lutz, Engineering Design Group, stated that the dumpster could be moved to a more central location on the property. He stated the project had gone before the Board of Adjustment for a variance to construct a wooden fence instead of the solid wall on the east property boundary, but the Board denied the variance. He indicated the drainage ditch made constructing the solid wall difficult.

Chris Pappas, City Engineer, stated the applicant may have to move the drainage ditch to construct the solid wall.

Chairman Stuart stated that more information was needed regarding the drainage ditch and solid wall and felt the application needed to be deferred. Mr. Lutz agreed with the deferral.

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

Chairman Stuart called for a motion and vote.

*Motion to approve defer to May 12, 2025 meeting.*

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

**Approved (7-0).**

**J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE**

**K. OTHER BUSINESS**

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

**L. PUBLIC COMMENT**

**M. ADJOURN**

With no further business, the meeting was adjourned at 5:21 PM.



Adam Roberson,  
Community Development Director



Robert Stuart,  
Chairman