

Minutes
Orange Beach Planning Commission
September 8, 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

Commissioner Mitchell gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

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

Staff Present:

Griffin Powell, City Planner
Sherri Descalzo, Planning Coordinator
Sean Brumley, GIS Specialist
Woody Speed, Coastal Regulatory Manager
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 August 11, 2025
2. Approval of Minutes from the Regular Meeting on August 11, 2025.

H. PUBLIC HEARINGS

1. **Case No. 0412-SD-25, The Wharf Landing Villas PUD Subdivision**
Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC and Intracoastal Investments LLC, requests approval of **Preliminary Major Subdivision** to subdivide Lot 3 of The Wharf Landing Phase 2 Subdivision into a gated single-family residential subdivision containing 12 lots. The property is located to the east of the proposed Margaritaville resort and is presently zoned General Business (GB).

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 Major Subdivision subject to staff comments.

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

Approved (8-0).

2. Case No. 0901-SD-25, Subdivision of Lot 1, Resubdivision of Lot 2-A, Matthews Estate Subdivision

Matthews Development requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 1 of the Resubdivision of Lot 2-A, Matthews Estate Subdivision into two lots. The property is located at the end of Oak Ridge Drive West in the Mobile Home Subdivision (MHS) 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.

Chairman Stuart asked if this subdivision would affect drainage in the Wood Glen Subdivision to the west. Chris Pappas, City Engineer, stated that it would not.

Vice Chairman Lindsey asked about the extension of Oak Ridge Drive West and who would be responsible for it. Mr. Pappas stated that the extension would be on the developer.

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

Approved (8-0).

3. Case No. 0904-SD-25, Mark Smith Plat #2, Lots 417 & 418, Bear Point Estates Subdivision

Lucido Engineering & Surveying LLC, on behalf of Mark Smith, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot A of Mark Smith Plat #1 Subdivision back into two lots. The property is located at 5473 Pensacola 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 (Mitchell/Harry) Commissioner Mitchell, yes; Commissioner Harry, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner G. Smith, yes; Commissioner Robertson, yes; Commissioner Roberson, yes; Chairman Stuart, yes.

Approved (8-0).

4. Case No. 0905-PUD-25, Turquoise Village PUD

Overstreet & Associates Consulting Engineers, on behalf of Rodney Jones, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 6.2 beachfront acres from Single-Family Residential (RS-1) to Planned Unit Development (PUD) for a residential subdivision containing 23 lots. The property is located at 26504, 26536 and 26558 Perdido Beach Boulevard.

Griffin Powell stated the request needed to be deferred to the next meeting. After second deadline submission, it was determined that the request was a major modification of the Jones Duplexes PUD Master Plan.

Chairman Stuart called for a motion and vote.

Motion to defer to the October Planning Commission meeting on October 13, 2025, due to staff comments concerning the applicant's second deadline submittal.

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

Approved (8-0).

I. SITE PLAN REVIEW

1. Case No. 0902-SP-25, Intracoastal Storage Area

BC Bayview Investments LLC requests approval of **Site Plan Review** for a contractor laydown yard and outside storage area on 3.3 acres. The property is located at 22321 Canal Road in the Industrial (I-1) zoning district.

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

Chairman Stuart opened the floor for comments. There were none.

Commissioner Mitchell asked for clarification on the entrance to the Beaver Creek Subdivision in relationship to this project. Mr. Powell stated the subdivision's entrance is located to the east of the project.

Chris Pappas, City Engineer, stated the traffic management study on Canal Road from ALDOT would eliminate traffic issues near this area by having two lanes on each side with a turn lane in the middle.

Commissioner Stuart expressed his concerns about the future of the laydown yard.

Commissioner Mitchell asked if the privacy fence surrounded the property and how tall it could be. Mr. Powell stated the fence will enclose the storage area and the minimum height required is 8 feet. It was asked if the fence height could be increased to 10 feet to match the appeared height of the privacy fences to the east. Mr. Powell stated the requested height will need to be a condition on the motion for approval.

Chairman Stuart asked the Fire Department about the storage of boats and equipment with flammable liquids. Zachary Black, Deputy Fire Marshal, stated the project will meet code requirements and the Fire Department had no issues.

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

Chairman Stuart called for a motion and vote.

Motion to approve Site Plan Review subject to staff comments and with the stipulation a 10-foot privacy fence being installed.

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

Approved (8-0).

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. Case No. 0903-PUD-25, AC Hotel Orange Beach PUD

Shiv Sagar Hospitality LLC requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 1.8 beachfront acres from Multi-Family Residential High Density (RM-2) to Planned Unit Development (PUD) for the purpose of converting an existing building into a hotel with 100 lodging rooms. The property is located at 23370 Perdido Beach Boulevard.

Motion to defer to the October Planning Commission meeting on October 13, 2025, due to the project not meeting second deadline.

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

Approved (8-0).

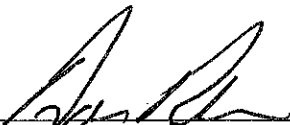
K. OTHER BUSINESS

1. Griffin Powell stated there were three new applications for the October 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
(for Robert Stuart)