

Minutes
Orange Beach Planning Commission
October 13, 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 Simpson 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 Lannie Smith
Commissioner Adam Roberson
Chairman Robert Stuart

Staff Present:

Griffin Powell, City Planner
Sherri Descalzo, Planning Coordinator
Sean Brumley, GIS Specialist
Chris Pappas, City Engineer
Jamie Logan, City Attorney

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 September 8, 2025.

H. PUBLIC HEARINGS

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. *Deferred from the Regular Meeting on September 8, 2025.*

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

Chairman Stuart opened the Public Hearing.

Ben Boles, Beach Music, expressed concerns about the wall on the west lot line. He had questions about the height and if it was sufficient to prevent hotel guests from trespassing onto his property. He also conveyed concerns about the noise from the proposed rooftop bar. Chairman Stuart asked if an 8-foot wall was in the previous submissions. Mr. Boles stated yes.

Zach Hoyt, A&R Group, stated the previous submissions had 76 lodging rooms. He stated their team has explored various plans to see what will work for this property. He added they are working with federal and state regulatory agencies to ensure all codes are being met. Regarding the parking deficiency, he stated 106 spaces will be provided. According to him, the hotel will cater to couples instead of large families.

George Gounares, Village of Tannin, stated his support for the project.

Chairman Stuart and Commissioner Lannie Smith stated the parking deficiency was a problem.

Mr. Hoyt stated they have explored all possibilities and feel the parking will be sufficient considering the demographics of the hotel guests. He added that the hotel will not be at full capacity most of the time.

Commissioner Mitchell felt the proposed density was too great.

Chris Pappas, City Engineer, stated the number of lodging rooms could be reduced from 100 to 84 to accommodate 106 spaces and meet the parking requirements.

Chairman Stuart asked if an 8-foot wall would be considered along the west lot line. Mr. Hoyt stated yes.

Vice Chairman Lindsey asked about security at the hotel. Mr. Hoyt stated there will be 24-hour security. He stated the hotel has a particular brand and only hotel guests will be at the facility.

Commissioner Harry expressed concerns about hotel guests potentially parking across the street in the Tannin development.

Chairman Stuart asked Mr. Hoyt if they would consider deferring the project to the next meeting to see if they could amend the project to address the concerns about parking. Mr. Hoyt stated yes.

With no further comments, 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 defer the case to the November 10, 2025, meeting.

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 L. Smith, yes; Commissioner Roberson, yes; Chairman Stuart, yes.

Approved (9-0).

2. Case No. 0905-PUDA-25, Jones Duplexes PUD Modification, Turquoise Village

Overstreet & Associates Consulting Engineers, on behalf of Rodney Jones, requests recommendation to the City Council for approval of **Major PUD Modification** to the Jones Duplexes Planned Unit Development (PUD) Master Plan to rezone 7.9 acres from Single-Family Residential (RS-1) to PUD for inclusion into the Jones Duplexes PUD Master Plan and to amend the development into a residential development containing 18 single-family houses and 10 duplexes for 38 total dwelling units. The property is located at 26504, 26536 and 26558 Perdido Beach Boulevard. *Deferred from the Regular Meeting on September 8, 2025.*

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

Chairman Stuart opened the Public Hearing.

Forrest Daniell, representing Rodney Jones, stated he was present to answer any questions. He stated the civil and landscape plans were correct in showing the pedestrian-oriented area sidewalk being removed from the project.

With no further comments, Chairman Stuart closed the Public Hearing.

Commissioner Lannie Smith asked about the dividing wall for the duplexes. It appears the duplex units are not the regular side by side. The dividing wall is on the second floor with one unit being below on the first floor and the other unit above on the third floor. The second floor is divided between the units. Mr. Daniell confirmed that was correct.

Commissioner Simpson asked about the beach access and the trash pickup. Mr. Daniell stated boardwalks to the beach would be provided in the duplex area. Regarding trash pickup, he stated each unit would have a rollout bin in front of the unit, but the inner units would have its bins in a centralized location.

Commissioner Roberson asked what could be constructed on the property by-right. Mr. Powell stated the property could be replatted into five 100-foot lots, with each lot having two 19-bedroom houses and each lot having 38 parking spaces.

Chairman Stuart asked about overflow parking. Mr. Powell stated the surface parking spaces would have unit designations. He added the duplexes had extra parking in the grass paved area between the units.

Commissioner Mitchell asked if the units could be reduced to increase the spacing between the buildings. Mr. Daniell stated it could be possible.

Rodney Jones, property owner, stated when he purchased the three lots to the east of the original PUD it was discussed that the City desired to keep this 800-foot stretch of beach more residential.

Chairman Stuart stated the project looked better than a multi-story condominium. He expressed concerns about safety on Perdido Beach Boulevard and the need for ALDOT to place safety measures in this stretch. Mr. Jones stated the development would have two driveways onto Perdido Beach Boulevard.

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

Chairman Stuart called for a motion and vote.

Motion for favorable recommendation to City Council subject to staff comments.

Motion made and seconded (L. Smith/Harry) Commissioner Mitchell, no; Commissioner Harry, no; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner G. Smith, yes; Commissioner Robertson, no; Commissioner L. Smith, no; Commissioner Roberson, no; Chairman Stuart, no.

Not Approved (6-3).

3. **Case No. 1001-SD-25, Allen Resubdivision, Replat of Lots 9 & 10, Block A, Second Addition to Chicago Gulf Beach Subdivision**

Charles and Amy Allen requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 9 and 10, Block A, Second Addition to Chicago Gulf Beach Subdivision into one lot. The property is located at 26750 Moses Road in the Single-Family Residential (RS-3) 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 (Lindsey/Harry) Commissioner Mitchell, yes; Commissioner Harry, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner G. Smith, yes; Commissioner Robertson, yes; Commissioner L. Smith, yes; Commissioner Roberson, yes; Chairman Stuart, yes.

Approved (9-0).

4. **Case No. 1002-SD-25, Water's Edge Subdivision**

Kadre Engineering LLC, on behalf of WEOB LLC, requests approval of **Final Major Subdivision** to subdivide 3+ acres into a single-family residential subdivision containing six lots. The property is located at 28633 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.

Nick Wilmott, property owner, stated the easement granting the subdivision residents access to the water has been removed, thus eliminating the need for the sidewalk within the subdivision. He stated the proposed sidewalk would be 400 feet long and there is not an existing sidewalk on

Sampson Avenue for connectivity. He mentioned other subdivisions in the area that did not have sidewalks.

Commissioner Mitchell stated she felt the proposed sidewalk is needed. She stated the sidewalk requirement is in the subdivision regulations for a reason, and sidewalks promote a neighborhood atmosphere.

Chairman Stuart stated he visited the site after the preliminary subdivision approval and felt the absence of a sidewalk in this subdivision would not be an issue.

Chairman Stuart asked if other subdivisions had received waivers to the sidewalk requirement. Mr. Powell stated there were others, but these subdivisions were PUDs.

Mr. Wilmott stated the nearby Bickers site had no sidewalk.

Commissioner Simpson mentioned sidewalks were absent in the Harbor Ridge and Terry Cove subdivisions. It was also mentioned that the Perdido Gate Subdivision did not have sidewalks.

Commissioner Robertson asked about the fire department access and if the hammerhead area was sufficient. Mr. Wilmott stated the design had been approved.

With no further comments, 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 Final Major Subdivision subject to staff comments, including the waiver to the sidewalk requirement.

Motion made and seconded (Robertson/Simpson) Commissioner Mitchell, no; Commissioner Harry, no; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner G. Smith, yes; Commissioner Robertson, yes; Commissioner L. Smith, yes; Commissioner Roberson, yes; Chairman Stuart, yes.

Approved (7-2).

5. Case No. 1003-SD-25, U-Own-It Boat & RV Storage Replat, Replat of a Portion of Lot 2, Allen Cox Jr. Subdivision

Smith, Clark & Associates LLC, on behalf of U-Own-It Boat & RV Storage POA Inc. and Coastal Storage Inc., requests approval of **Preliminary and Final Minor Subdivision** to replat the parcel and existing storage units into one lot. This property is located at 4387 William Silvers Parkway in the Pleasure Island RV & Boat Storage Planned Unit Development (PUD) Master Plan.

Griffin Powell asked that the public hearing and consideration of this application be deferred to the next meeting on November 10, 2025.

Motion to defer to the November 10, 2025, Planning Commission meeting.

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

yes; Commissioner Robertson, yes; Commissioner L. Smith, yes; Commissioner Roberson, yes; Chairman Stuart, yes.

Approved (9-0).

I. SITE PLAN REVIEW

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

K. OTHER BUSINESS

1. Request for a 12-month extension for Oak Shores Subdivision Preliminary Major Subdivision Approval, Case No. 0705-SD-25.

Motion to approve extension subject to staff comments.

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

Approved (9-0).

2. Griffin Powell stated there were three new applications for the November meeting.

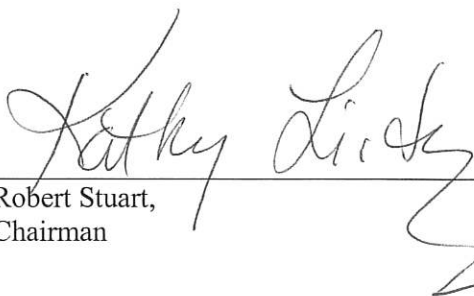
L. PUBLIC COMMENT

M. ADJOURN

With no further business, the meeting was adjourned at 5:34 PM.



Adam Roberson,
Community Development Director



Robert Stuart,
Chairman