

Minutes
Orange Beach Planning Commission
November 10, 2025 – 4:00 PM
Council Chamber – Orange Beach Municipal Complex
4099 Orange Beach Boulevard

A. CALL TO ORDER

Vice Chairman Lindsey 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 Ginger Harrelson
Commissioner Tim Harry
Commissioner Greg Kennedy
Commissioner Annette Mitchell
Commissioner Adam Roberson
Commissioner Pat Simpson
Commissioner Glenn Smith
Commissioner Lannie Smith
Vice Chairman Kathy Lindsey

Staff Present:

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

E. APPROVAL OF AGENDA

F. CONFLICTS OF INTEREST

Greg Kennedy stated that he will abstain from discussion and voting on the requested 12-month extension for Abbey Road PUD Subdivision, Case No. 1102-SD-24.

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 October 13, 2025.
2. Approval of minutes from the Regular Meeting on October 13, 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 October 13, 2025.*

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

Vice Chairman Lindsey opened the Public Hearing.

Ben Boles, the neighbor to the west, expressed his concerns about the rooftop bar, with the noise levels and proximity to the bedrooms at Beach Music and trash that could be thrown onto his property.

Vice Chairman Lindsey asked about a noise barrier. Zach Hoyt, applicant, stated there would be no live music at the rooftop bar, and the venue would be for before/after dinner drinks for hotel guests. He added that it would not promote a party atmosphere. He concluded that a wall would be constructed on the property line between the hotel and Beach Music, and 24-hour security would take care of any issues.

With no further comments, Vice Chairman Lindsey closed the Public Hearing.

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

Vice Chairman Lindsey called for a motion and vote.

Motion for favorable recommendation to move on to City Council.

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

Approved (7-2).

2. 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. *Deferred from the Regular Meeting on October 13, 2025.*

Griffin Powell requested a deferral of the application to the next regular meeting on December 8, 2025.

Vice Chairman Lindsey called for a motion and vote.

Motion to defer to the December 8, 2025, Planning Commission Meeting.

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

Approved (9-0).

3. Case No. 1101-SD-25, Moondance Subdivision, Replat of Lots 11, 12, Common Area 1, Common Area 2

Engineering Design Group, on behalf of Two Fish Properties LLC and Ben Walker, requests approval of Preliminary and Final Minor Subdivision to replat the lot lines among Lots 11, 12, Common Area 1, and Common Area 2 in the Moondance Planned Unit Development (PUD) Subdivision. The properties are located on Moondance Loop in the said subdivision.

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

Vice Chairman Lindsey 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.

Vice Chairman Lindsey called for a motion and vote.

Motion to approve Preliminary and Final Minor Subdivision subject to staff comments.

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

Approved (9-0).

4. Case No. 1102-SD-25, Replat of Lot 906 and West Half of Lot 907, Bear Point Estates Subdivision

Smith Clark & Associates LLC, on behalf of Coby and Maryanne Smith, requests approval of **Preliminary and Final Minor Subdivision** to combine Lot 906 and the West Half of Lot 907 into one lot. The property is located at 29734 Bayshore Drive South in the Single-Family Residential (RS-2) zoning district.

Griffin Powell requested a deferral of the application to the next regular meeting on December 8, 2025.

Vice Chairman Lindsey called for a motion and vote.

Motion to defer to the December 8, 2025, Planning Commission Meeting.

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

Approved (9-0)

I. SITE PLAN REVIEW

1. Case No. 1103-SP-25, Emerald Coast Carpet Cleaning

Jamison Haber requests approval of Site Plan Review to construct a 3,600+ SF building that will serve as the office for Emerald Coast Carpet Cleaning. The property is located at 4395 Canal Square Lane in the General Business (GB) zoning district.

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

Vice Chairman Lindsey opened the floor for comments.

Commissioner Mitchell asked if there would be exterior lighting and what impact it would have on the Gulf Stream townhouse development to the south. It was determined the exterior lighting would be mounted on the building and properly shielded to prevent any negative impacts on Gulf Stream.

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

Vice Chairman Lindsey called for a vote.

Motion to approve Site Plan subject to staff comments.

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

Approved (9-0)

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

K. OTHER BUSINESS

1. Request for a 12-month extension for Abbey Road PUD Subdivision Preliminary Major Subdivision Approval, Case No. 1102-SD-24.

Commissioner Kennedy left the meeting.

Motion to approve extension.

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

Approved (8-0)

Commissioner Kennedy returned to the meeting.

2. Election of Officers.

Pat Simpson nominated Lannie Smith for the position of Chairman.

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

Approved (8-0)

Lannie Smith was elected to the position of Chairman.

For the position of Vice Chairman, there were two nominations. Tim Harry nominated Kathy Lindsey. Greg Kennedy nominated Pat Simpson.

Motion made and seconded to elect Kathy Lindsey to the position of Vice Chairman.

Motion made and seconded (Harry/Simpson) Commissioner Harrelson, no; Commissioner Harry, yes; Commissioner Kennedy, no; Commissioner Mitchell, yes; Commissioner Roberson, no; Commissioner Simpson, yes; Commissioner G. Smith, no; Commissioner L. Smith, yes.
Not Approved (4-4)

Motion made and seconded to elect Pat Simpson to the position of Vice Chairman.


Motion made and seconded (Kennedy/Harrelson) Commissioner Harrelson, yes; Commissioner Harry, no; Commissioner Kennedy, yes; Commissioner Mitchell, no; Commissioner Roberson, yes; Commissioner G. Smith, yes; Commissioner L. Smith, no; Vice Chairman Lindsey, yes.
Approved (5-3)

Pat Simpson was elected to the position of Vice Chairman.

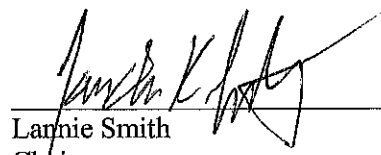
L. PUBLIC COMMENT

M. ADJOURN

With no further business, the meeting was adjourned at 4:37 PM.



Adam Roberson,
Community Development Director



Lannie Smith
Chairman