

Minutes
Orange Beach Planning Commission Work Session
November 10, 2025 – 3:00 PM
Council Chamber – Orange Beach Municipal Complex
4099 Orange Beach Boulevard

A. CALL TO ORDER

Vice Chairman Lindsey called the meeting to order at 3:00 PM.

B. ROLL CALL

Board Members Present:

Staff 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

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

C. DISCUSSION ITEMS

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.

Commissioner Simpson asked if the height clearance met the Fire Departments standards. Joel Jenkins, Fire Marshal, stated it was sufficient and the Fire Department was good with the project.

Commissioner Kennedy expressed concerns about the parking platform lifts being near the beach and in a flood zone. Zack Hoyt, applicant, stated the parking platform lifts had been used in similar areas such as New Orleans.

Commissioner Harrelson asked how parking platform lifts would be able to handle hurricane conditions. Mr. Hoyt stated the system would be well maintained and felt there would be no issues. He emphasized the operational components of the system would be protected from the elements.

There were no further comments or questions.

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 stated that staff would be requesting a deferral of this application to the December meeting.

There were no comments or questions.

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.

There were no comments or questions.

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 stated that staff would be requesting a deferral of this application to the December meeting.

There were no comments or questions.

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

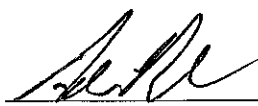
Jamison Haber requests approval of **Site Plan Review** to construct a 3,600+ SF building that will serve as the office for Emerald Coast Carpet Cleaning. The property is located at 4395 Canal Square Lane in the General Business (GB) zoning district.

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

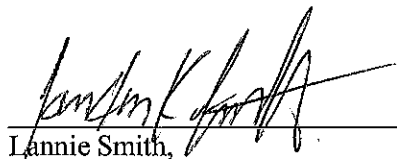
There were no comments or questions.

D. ADJOURN

With no further business, the meeting was adjourned at 3:20 PM.



Adam Roberson,
Community Development Director



Lannie Smith,
Chairman

