

Minutes  
Orange Beach Planning Commission  
December 8, 2025 – 4:00 PM  
Council Chamber – Orange Beach Municipal Complex  
4099 Orange Beach Boulevard

**A. CALL TO ORDER**

Chairman Smith called the meeting to order at 4:02 PM.

**B. INVOCATION**

Vice Chairman Simpson gave the invocation.

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

Board Members Present:

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

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**

**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 November 10, 2025.
2. Approval of minutes from the Regular Meeting on November 10, 2025.

**H. PUBLIC HEARINGS**

1. **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. The 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 November 10, 2025.*

Griffin Powell indicated the application had been pulled.

Jamie Logan, City Attorney, stated the development had been subdivided illegally with the units being sold fee simple. She added that the request was nonconforming with the subdivision regulations and could not be handled by the Planning Commission.

2. **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. *Deferred from the Regular Meeting on November 10, 2025.*

Griffin Powell asked that the public hearing and consideration of this application be deferred to the next regular meeting on January 12, 2026.

Chairman Smith called for a motion and vote.

*Motion to defer to the January 12, 2026, Planning Commission Meeting.*

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

**Approved (9-0)**

3. **Case No. 1202-SD-25, Baudier Resubdivision, Resubdivision of Lots 6 and 7, Block D, Second Addition, Chicago Gulf Beach Subdivision:** Reese Harpel, on behalf of Albert Baudier, requests approval of preliminary and final minor subdivision to combine Lots 6 and 7, Block D, Second Addition, Chicago Gulf Beach Subdivision into one lot. The property is located at 26910 Moses Road in the Single-Family Residential (RS-3) zoning district.

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

Chairman Smith opened the Public Hearing. With none registered to speak, the Public Hearing was closed.

There were no questions or comments from the Planning Commission.

Chairman Smith called for a motion and vote.

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

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

**Approved (9-0)**

4. **Case No. 1203-SD-25, Crider Subdivision, Replat of Lot 1022, Bear Point Estates Subdivision:** Reese Harpel, on behalf of Joey Crider, requests approval of preliminary and final

minor subdivision to subdivide Lot 1022 of Bear Point Estates Subdivision into two lots. The property is located at 5614 Georgia Street in the Single-Family Residential (RS-2) zoning district.

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

Chairman Smith opened the Public Hearing. With none registered to speak, the Public Hearing was closed.

Commissioner Roberson stated he had done a drawing on the irregular lot and determined that a house could be built meeting the setback requirements and without the need for a variance.

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

Chairman Smith called for a motion and vote.

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

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

**Approved (9-0)**

## **I. SITE PLAN REVIEW**

- 1. Case No. 1201-SP-25, Shaver Complex:** SPI Properties LLC requests approval of site plan review to construct a 4,800-SF\_office/service building. The property is located at 4400 Money Bayou Drive in the General Business (GB) zoning district.

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

Chairman Smith opened the floor for comments.

The applicant was not present. Mr. Powell stated the applicant had a scheduling conflict. He stated that he had spoken with the applicant prior to the meeting, and the applicant agreed to comply with staff conditions.

Vice Chairman Simpson asked if the building could be used as a laundry facility. Mr. Powell stated the applicant did not indicate laundry use on the plans, and the facility would be for storage and office use.

Commissioner Harrelson asked if the units could be rented. Mr. Powell stated rentals were a possibility. Commissioner Mitchell stated the property was zoned General Business and it would be allowed.

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

Chairman Smith called for a motion and vote.

Motion to approve Site Plan Review subject to staff comments.

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

Approved (9-0)

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


**K. OTHER BUSINESS**

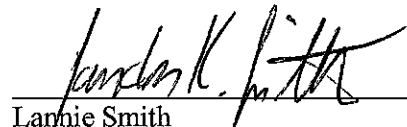
1. Chairman Smith stated he had met with staff to discuss possible tweaks to the agenda and meeting procedures that may be presented to the Planning Commission in the future after staff and the Legal Department have done more research.

**L. PUBLIC COMMENT**

**M. ADJOURN**

With no further business, the meeting was adjourned at 4:19 PM.

  
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Adam Roberson,  
Community Development Director

  
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Larnie Smith  
Chairman