

Minutes
Orange Beach Planning Commission
January 12, 2026 – 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 Tim Harry
Commissioner Annette Mitchell
Commissioner Adam Roberson
Vice Chairman Pat Simpson
Commissioner Glenn Smith
Chairman Lannie Smith

Staff Present:

Griffin Powell, City Planner
Sherri Descalzo, Administrative Assistant
Sean Brumley, GIS Specialist
Chris Pappas, City Engineer
Jamie Logan, City Attorney
Woody Speed, Coastal Regulatory Manager

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 Regular Meeting on December 8, 2025.

H. PUBLIC HEARINGS

1. 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 December 8, 2025.*

Griffin Powell asked that the public hearing and consideration of this application be deferred to the next regular meeting on February 9, 2026. He stated the application and plat will be amended to include the neighboring property to the east and will need to be readvertised.

Chairman Smith called for a motion and vote.

A motion to defer was made by Commissioner Mitchell and seconded by Vice Chairman Simpson. The motion was approved unanimously.

2. **Case No. 0101-SD-26, Roscoe Road Townhouses PUD Subdivision (The Row at Northshore)**
Lieb Engineering Company LLC, on behalf of Bailey Shivers, requests approval of **Final Major Subdivision** to subdivide 7+ acres into a townhouse subdivision with 60 lots in accordance with the Roscoe Road Townhouses Planned Unit Development (PUD) Master Plan. The property is located more than 700 feet north of the intersection of Roscoe Road and the Foley Beach Express.

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 Mitchell asked if this project was prior to the moratorium on multi-family residential developments. Mr. Powell stated that it had been approved prior to the passage.

Chairman Smith called for a motion and vote.

A motion to approve subject to staff comments was made by Vice Chairman Simpson and seconded by Commissioner Harry. The motion was approved unanimously.

I. SITE PLAN REVIEW

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. **Case No. 0102-SD-26, Reaves Resubdivision, Replat of Lot 908 and the East ½ of Lot 907, Bear Point Estates Subdivision**
Craig Reaves requests approval of **Preliminary and Final Minor Subdivision** to combine Lot 908 and the East Half of Lot 907 into one lot. The property is located at 29742 Bayshore Drive South in the Single-Family Residential (RS-2) zoning district.

Griffin Powell stated that this application was related to the first application on the agenda and no action from the Planning Commission was needed.

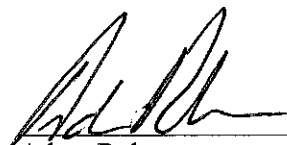
K. OTHER BUSINESS

1. Griffin Powell gave an update on the Comprehensive Plan and indicated there would be a charrette during the last week of January. He stated there would be a public workshop on Monday, January 26, from 5:00 to 7:30 p.m. at the Orange Beach Event Center, and a concept plan presentation on Thursday, January 29, from 5:00 to 6:30 p.m. in the City Council Chamber.

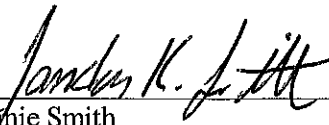
L. PUBLIC COMMENT

M. ADJOURN

With no further business, the meeting was adjourned at 4:10 PM.



Adam Roberson,
Community Development Director



Larnie Smith
Chairman