

Minutes
Orange Beach Board of Adjustment
January 21, 2026 – 4:00 PM
Council Chamber – Orange Beach Municipal Complex
4099 Orange Beach Boulevard

A. CALL TO ORDER

Chairman Linda Bradley called the meeting to order at 4:01 PM.

B. ROLL CALL

Members Present: McGee Scarbrough, David Dichiarra, Linda Bradley, Ryan Long, Grant Nichols, Paul McGhee

Members Absent: Ryan Beebe

Staff Present: Sean Brumley, GIS Specialist; Griffin Powell, City Planner; Adam Roberson, Community Development Director/Building Official; Sherri Descalzo, Administrative Assistant II; Jamie Logan, City Attorney

C. APPROVAL OF MINUTES

Approval of minutes from the Regular Meeting on April 16, 2025.

Motion was made and seconded by (Long/Dichiarra). McGhee, yes; Scarbrough, yes; Ryan Long, yes; David Dichiarra, yes; Grant Nichols, yes; Chairman Linda Bradley, yes.

Approved (5-0)

D. VARIANCE

- 1. Case No. 0101-V-26, 26787 Canal Road:** LH Partners Hoffman LLC, on behalf of SAI Estate LLC, requests approval of a variance to Section 10.0305, B. 1., Appearance of Site and Structures, regarding the color and image of the fuel canopy and allowing it to be in accordance with Shell's branding and image standards. The property is located at 26787 Canal Road in the General Business (GB) zoning district.

Mike Hoffman, representing the applicant, stated that Shell required the colors and specifications for the fuel canopy in question at all their gas stations.

Michael Triplett, project architect, concurred that the color bands on the fuel canopy were of Shell's branding requirements. He asked if the fuel canopy colors could remain since the building has coastal element colors. He also mentioned other gas stations in Orange Beach that had fuel canopies with corporate branding colors.

BOA Member Dichiarra asked if the fuel canopy had been submitted to the City prior to construction. Mr. Hoffman stated the elevations and renderings were part of the site plan review to the Planning Commission, but the plans did not show the branding colors. BOA Member Dichiarra stated he did not see a hardship, and it seemed there had been miscommunication between the builder and the City.

BOA Member Long stated he realized there would be a cost to get the fuel canopy in compliance, but the Planning Commission had not approved the branding.

Chairman Bradley answered the earlier question about the fuel canopies at other gas stations. She stated this gas station was in a low-density residential area, while the other gas stations were located on arterial roads and in commercialized areas.

Chairman Bradley asked about Shell gas stations in other communities that did not have the corporate branding on the fuel canopies. Mr. Hoffman stated that it only occurs when a newly acquired gas station is being rebranded to Shell.

Mr. Hoffman stated this is the first time he has had a request to remove corporate branding from a fuel canopy. He concluded that this is the property owner's first new build.

Mr. Triplett asked if there had been any complaints. Chairman Bradley stated several complaints had been made about the colors on the fuel canopy.

Chairman Bradley asked if there were any additional comments or questions. There were none.

Chairman Bradley asked for a motion and vote.

Motion to approve the requested variance as submitted.

Motion was made and seconded by (Long/Dichiara). McGee Scarbrough, no; Ryan Long, no; David Dichiara, no; Grant Nichols, no; Chairman Linda Bradley, no.

Not Approved (5-0)

E. APPEALS

F. NEW BUSINESS

G. OTHER BUSINESS

1. Election of Officers.

A motion was made by BOA Member Long and seconded by BOA Member Dichiara to have Ryan Beebe serve as Vice Chairman. There were no other nominations for the position of Vice Chairman. The motion passed unanimously.

A motion was made by BOA Member Dichiara and seconded by BOA Member Scarbrough to have Linda Bradley serve as Chairman. There were no other nominations for the position of Chairman. The motion passed unanimously.

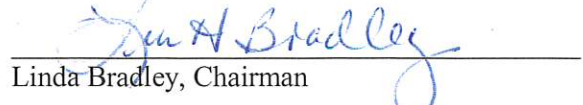
H. ADJOURN

The meeting was adjourned at 4:20 PM.

Respectfully submitted,

Approved,


Sherri Descalzo, Planning Coordinator


Linda Bradley, Chairman