

Orange Beach Planning Commission
April 13, 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 4:00 PM.

B. INVOCATION

Commissioner Mitchell gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner Ryan Beebe
Commissioner Greg Kennedy
Commissioner Annette Mitchell
Vice Chairman Pat Simpson
Commissioner Glenn Smith
Chairman Lannie Smith

Staff Present:

Griffin Powell, City Planner
Sherri Descalzo, Administrative Assistant
Sean Brumley, GIS Specialist
Jamie Logan, City Attorney
Chris Pappas, City Engineer

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 March 9, 2026.

H. PUBLIC HEARINGS

1. **Case No. 0411-PUD-25, The Wharf Landing Residential District PUD:** Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 28+ acres from General Business (GB) to Planned Unit Development (PUD) for a single-family residential development containing 142 lots. The property is located on Brown Lane and Margaritaville Way.

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

Ercil Godwin, Sawgrass Consulting, stated the proposed lot sizes with reduced setbacks were smaller than what it normally required for residential lots to allow for more common area. He stated individuals would own the residential lots, but the resort would own the common area to ensure that the grounds and landscaping are maintained to a high standard. He also stated the

Steven Carter, Bayside Orange Beach LLC, stated they are in the process of relocating the utilities for the road improvements. He stated they will build the road improvements first before constructing the driveway to the project site.

Chairman Smith and Vice Chairman Simpson asked that extra precautions be taken to ensure safety and noise because the project site is surrounded by residential neighborhoods.

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

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

Chairman Smith called for a motion and vote.

A motion to approve subject to staff comments was made by Commissioner Kennedy and seconded by Commissioner Beebe.

Commissioner Kennedy, yes; Commissioner Beebe, yes; Commissioner Mitchell, yes; Vice Chairman Simpson, yes; Commissioner G.Smith, yes; Chairman L.Smith, yes.

Approved (6-0).

3. **Case No. 0404-SD-26, Resubdivision of The Wharf Landing Phase 3:** Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC, requests approval of **Preliminary and Final Minor Subdivision** to reconfigure the boundary between the existing Lot 1 and Lot 2 of The Wharf Landing Phase 3 Subdivision. The property is located on Brown Lane and Margaritaville Way in the General Business (GB) 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.

A motion to approve subject to staff comments was made by Commissioner Kennedy and seconded by Commissioner Harrelson. The motion was approved unanimously.

I. SITE PLAN REVIEW

1. **Case No. 0402-SP-26, Orange Beach Church Pavilion:** Walcott Adams Verneuille Architects, on behalf of Orange Beach Methodist Church, requests approval of **Site Plan Review** to construct an open-air pavilion on the church campus. The property is located at 28751 Canal Road in the Single-Family Residential (RS-1) zoning district.

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

Chairman Smith asked if there were any questions from the Planning Commission or if the applicant had any comments.

Commissioner Mitchell asked when the project would be completed. Clay Adams, Walcott Adams Verneuille Architects, stated the project would be completed within a year.

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

Chairman Smith called for a motion and vote.

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

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. **Case No. 0304-SP-26, Terrell Office Building:** Lieb Engineering, on behalf of Jim Terrell, requests approval of **Site Plan Review** to construct a 7,500-SF multi-tenant commercial building. The property is located at 24190 Canal Road in the General Business (GB) zoning district.

Griffin Powell stated the applicant requested a deferral to the May meeting.

Chairman Smith called for a motion and vote.

A motion to defer was made by Commissioner Harrelson and seconded by Commissioner Kennedy. The motion was approved unanimously.

2. **Case No. 0403-PUD-26, Pirates Voyage PUD:** Kadre Engineering, on behalf of Beech Campers & Mobile Home Park Inc., requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 24+ acres from Mobile Home Park (MHP) and Neighborhood Business (NB) to Planned Unit Development (PUD) with the initial phase on 13+ acres featuring a 59,000-SF dinner theater. The property is located at 4224 Orange Beach Boulevard.

Griffin Powell stated the applicant requested a deferral to the May meeting.

Chairman Smith called for a motion and vote.

A motion to defer was made by Commissioner Harrelson and seconded by Commissioner Kennedy. The motion was approved unanimously.

3. **Case No. 0405-SP-26, Wind Drift Condominium Parking Area:** Wind Drift Owners Association requests approval of **Site Plan Review** to repurpose an existing parking area to create supplemental overflow parking. The property is located at 28735 and 28783 Perdido Beach Boulevard in the Multi-Family Residential High Density (RM-2) zoning district.

Griffin Powell stated the applicant requested a deferral to the May meeting.

Chairman Smith called for a motion and vote.

A motion to defer was made by Commissioner Harrelson and seconded by Commissioner Kennedy. The motion was approved unanimously.

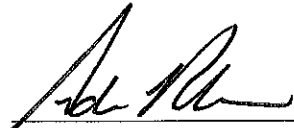
K. OTHER BUSINESS

1. Griffin Powell gave an update on the Comprehensive Plan. He stated the draft plan had been emailed to the Planning Commission members for review and comments. He stated the consultants would give a presentation during the work session before the June regular meeting.
2. Griffin Powell stated there were five new applications for the May meeting.

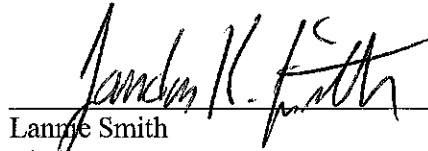
L. PUBLIC COMMENT

M. ADJOURN

With no further business, the meeting was adjourned at 4:22 PM.



Adam Roberson,
Community Development Director



Lanne Smith
Chairman