

Minutes  
Orange Beach Planning Commission Work Session  
May 11, 2026 – 3:00 PM  
Council Chamber – Orange Beach Municipal Complex  
4099 Orange Beach Boulevard

**A. CALL TO ORDER**

Vice Chairman Simpson called the meeting to order at 3:06 PM.

**B. ROLL CALL**

Board Members Present:

Commissioner Ginger Harrelson  
Commissioner Tim Harry  
Commissioner Greg Kennedy  
Commissioner Annette Mitchell  
Commissioner Ryan Beebe  
Vice Chairman Pat Simpson  
Commissioner Glenn Smith  
Chairman Lannie Smith (3:15)

Staff Present:

Griffin Powell, City Planner  
Sherri Descalzo, Planning Coordinator  
Sean Brumley, GIS Specialist  
Woody Speed, Coastal Regulatory Manager

**C. DISCUSSION ITEMS**

1. **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. *Deferred from the Regular Meeting on April 13, 2026.*

Griffin Powell stated that the applicant had asked for a deferral to the June meeting.

There were no comments or questions.

2. **Case No. 0502-SD-26, Bridewell/Plash Plat #1:** Lucido Engineering & Surveying LLC, on behalf of David G. & Sarah H. Bridewell and Paige B. Plash and Carolyn L. Plash, requests approval of **Preliminary and Final Minor Subdivision** to replat the vacated 30 feet of Michigan Street and Lots 1-5, Block C, Second Addition, Chicago Gulf Beach Subdivision into two lots. The properties are located at 26830 and 26850 Moses Road in the Single-Family Residential (RS-3) zoning district.

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

Commissioner Harry asked about the vacated 30 feet and if a variance for a house would have to go before the Board of Adjustment. Mr. Powell stated this section of right-of-way (“ROW”) had been vacated in 1974, and the property owner was combining the vacated part with the other lots for the purpose of eventually building a house.

There were no further comments or questions.

3. **Case No. 0503-PUD-26, Bubba's Mini Golf PUD:** 411 OBA LLC requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 3+ acres from General Business (GB) to Planned Unit Development (PUD) to permit a bumper car facility on a portion of Bubba's Mini Golf located at 24621 and 24645 Perdido Beach Boulevard.

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

Mr. Powell stated the purpose of the PUD is to allow a bumper car facility on the premises since the current zoning does not allow it. He stated that amusement and recreation involving bumper cars were only allowed in industrial zoning.

There were no comments or questions.

4. **Case No. 0504-SD-26, Subdivision of Lot 1, Unit 2, Terry Cove Subdivision:** H&J Investments LLC requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 1, Unit 2, Terry Cove Subdivision into two lots. The property is located at 26063 Marina Road in the Single-Family Residential (RS-1) zoning district.

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

There were no comments or questions.

5. **Case No. 0505-SD-26, Bay Circle South Subdivision:** Lieb Engineering, on behalf of Cotton Bayou Holdings, requests approval of **Preliminary Major Subdivision** to subdivide 2 acres into a single-family residential subdivision containing six lots. The property is located at 26486 Canal Road in the Single-Family Residential (RS-1) zoning district.

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

Vice Chairman Simpson asked about tree preservation.

Woody Speed, Coastal Regulatory Manager, stated the project will preserve two heritage oaks and will mediate the replacement of the smaller trees. He stated a tree removal permit will be required at the time of site permitting.

Chairman Smith asked if the hammerhead at the end of the street had to be moved. Mr. Powell stated that he and the Fire Department had requested the hammerhead to be moved off Lot 6. He stated the civil engineer had revised the plans showing such.

Chairman Smith stated it seemed the sidewalk could be in the ROW instead of on the private lots since there was enough room in the 40-foot ROW. Mr. Powell stated the roadway within the ROW would have a width of 24 feet, leaving 8 feet on each side. He stated one side would be a swale for drainage, while the other side would be a sloped shoulder.

There were no further comments or questions.

6. **Case No. 0304-SP-26, Terrell Office Building:** Lieb Engineering, on behalf of Jim Terrell, requests approval of **Site Plan Review** to construct a multi-tenant commercial building. The

property is located at 24190 Canal Road in the General Business (GB) zoning district. *Deferred from the Regular Meeting on April 13, 2026.*

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

There were no comments or questions.

7. **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 28735-28783 Perdido Beach Boulevard in the Multi-Family Residential High Density (RM-2) zoning district. *Deferred from the Regular Meeting on April 13, 2026.*

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

Chairman Smith asked if the parking area was going to be curbed or fenced. Mr. Powell stated curbing or fencing would be used to separate the parking area from other areas.

Commissioner Mitchell asked about the current parking at the condominium. Mr. Powell stated the additional parking would supplement the existing parking.

There were no further comments or questions.

8. **Case No. 0501-SP-26, Orange Beach Community Church Parking Area:** Orange Beach Community Church requests approval of **Site Plan Review** to amend the parking area from the previously approved site plan review for the new church. The property is located at 4773 Bay Circle in the Single-Family Residential (RS-1) zoning district.

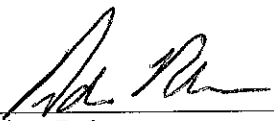
Griffin Powell presented the request and staff comments to the Planning Commission.

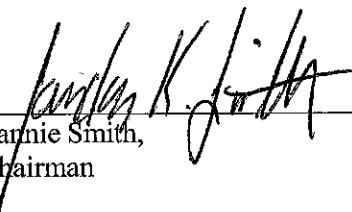
Chairman Smith asked about the parking area composition. Jeremy Taylor, MTTR Engineers, stated the drive aisles would be paved, with the parking spaces being either grass or gravel.

There were no further comments or questions.

#### **D. ADJOURN**

With no further business, the meeting was adjourned at 3:46 PM.

  
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Adam Roberson,  
Community Development Director

  
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Larnie Smith,  
Chairman