

Minutes
Orange Beach Planning Commission
May 11, 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

Vice Chairman Simpson gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner Ginger Harrelson
Commissioner Tim Harry
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, Planning Coordinator
Sean Brumley, GIS Specialist
Jamie Logan, City Attorney
Woody Speed, Coastal Regulatory Manager

E. APPROVAL OF AGENDA

F. CONFLICTS OF INTEREST

Commissioner Harrelson stated that she would excuse herself from the public hearing and consideration of Case No. 0505-SD-26, Bay Circle South Subdivision.

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 April 13, 2026.

H. PUBLIC HEARINGS

1. **Case No. 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 from the Planning Commission.

Chairman Smith called for a motion and vote.

A motion to defer the case to the June 8, 2026, meeting was made by Vice Chairman Simpson and seconded by Commissioner Kennedy. The motion was approved unanimously.

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.

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

Chairman Smith asked if there were any comments or questions from the Planning Commission. There were none.

Chairman Smith called for a motion and vote.

A motion to approve the preliminary and final minor subdivision subject to staff comments was made by Commissioner Kennedy and seconded by Commissioner Harrelson. The motion was approved unanimously.

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.

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

Chairman Smith asked if there were any comments or questions from the Planning Commission. There were none.

Chairman Smith called for a motion and vote.

A motion for favorable recommendation to City Council for preliminary and final PUD approval subject to staff comments was made by Commissioner Kennedy and seconded by Vice Chairman Simpson.

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

Approved (8-0).

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.

Chairman Smith opened the Public Hearing.

John Cloutier, the neighbor to the north, expressed concerns about the new construction causing drainage problems.

Commissioner Kennedy stated that new construction would be subject to drainage reviews during permitting.

Chairman Smith closed the Public Hearing.

Chairman Smith asked if there were any comments or questions from the Planning Commission. There were none.

Chairman Smith called for a motion and vote.

A motion to approve the preliminary and final minor subdivision subject to staff conditions and with the demolition of house on the lot before the plat is signed and recorded was made by Commissioner Kennedy and seconded by Commissioner Beebe. The motion was approved unanimously.

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.

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

Chairman Smith asked why the sidewalk was proposed to be placed on the private lots instead of the right-of-way ("ROW"). Chris Lieb, Lieb Engineering, stated that swales were needed in the ROW to handle the stormwater drainage from the road. He stated that either the sidewalk or the swale would have to be on the private lots. He added that easements would be provided on the private lots for the sidewalk.

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

Chairman Smith called for a motion and vote.

A motion to approve preliminary major subdivision subject to staff comments, including the waiver to the subdivision regulation requirement of the sidewalk placement in the ROW, was made by Commissioner Mitchell and seconded by Vice Chairman Simpson.

Commissioner Harrelson, abstain; Commissioner Harry, yes; Commissioner Kennedy, yes; Commissioner Beebe, yes; Commissioner Mitchell, yes; Vice Chairman Simpson, yes; Commissioner G. Smith, yes; Chairman Smith, yes.

Approved (7-0).

I. SITE PLAN REVIEW

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 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.

Chairman Smith asked if the building would abide with the coastal design elements. Chris Lieb, Lieb Engineering, stated it would.

Chairman Smith asked if there were any further comments or questions from the Planning Commission or if the applicant had any additional comments. There were none.

Chairman Smith called for a motion and vote.

A motion to approve site plan review subject to staff comments was made by Commissioner Harrelson and seconded by Commissioner Beebe.

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

Approved (8-0).

2. **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 presented the request and staff comments to the Planning Commission.

Chairman Smith asked if there were any comments or questions from the Planning Commission or if the applicant had any comments. There were none.

Chairman Smith called for a motion and vote.

A motion to approve site plan review subject to staff comments and allowing the use of gravel in the vehicular use area was made by Vice Chairman Simpson and seconded by Commissioner Harry.

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

Approved (8-0).

3. **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 if there were any comments or questions from the Planning Commission or if the applicant had any comments. There were none.

Chairman Smith called for a motion and vote.

A motion to approve site plan review subject to staff comments and allowing gravel and grass in the vehicular use area was made by Commissioner Kennedy and seconded by Commissioner Harrelson.

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

Approved (8-0).

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

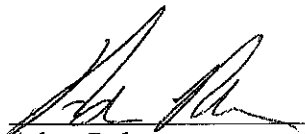
K. OTHER BUSINESS

1. Griffin Powell stated there were four new applications for the June meeting. He stated there would be a work session prior to the regular meeting for the purpose of presenting and discussing the Comprehensive Plan.

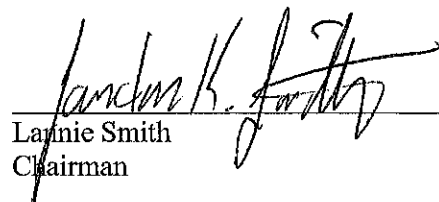
L. PUBLIC COMMENT

M. ADJOURN

With no further business, the meeting was adjourned at 4:43 PM.



Adam Roberson,
Community Development Director



Lannie Smith
Chairman