



PLANNING & ZONING
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 2432
ORANGE BEACH, ALABAMA 36561



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, October 10, 2022, 4:00 PM
City Council Chamber
4099 Orange Beach Boulevard**

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. APPROVAL OF AGENDA

F. CONFLICTS OF INTEREST

G. APPROVAL OF MINUTES AND CERTIFIED RECORDS

1. Approval of minutes from the Work Session on September 12, 2022.
2. Approval of minutes from the Regular Meeting on September 12, 2022.

H. PUBLIC HEARINGS

1. Case No. 0906-PUD-22, Cotton Bayou Cottages PUD

Hercules Investments LLC requests recommendation to the City Council for approval of **Preliminary and Final PUD** to rezone 1.6 acres from Single-Family Residential (RS-1) to Planned Unit Development (PUD) for a residential development consisting of four single-family residences with a shared single driveway and a single access pier on Cotton Bayou. The property is located at 26400 Cotton Bayou Drive. *Deferred from the Regular Meeting on September 12, 2022.*

2. Case No. 1002-SD-22, Harrell Subdivision Plat #1, A Resubdivision of Lots 899, 924, 925 & 926, Bear Point Estates Subdivision

Joseph Harrell requests approval of **Preliminary and Final Minor Subdivision** to replat Lots 899, 924, 925 and 926, Bear Point Estates Subdivision into two lots. The property is located at 5365 Mississippi Avenue at the northwest corner of the intersection of Mississippi Avenue and Baker Drive in the Single-Family Residential (RS-2) zoning district.

3. Case No. 1003-SD-22, Everhart Subdivision

Sawgrass Consulting LLC, on behalf of Marissa Everhart, requests approval of **Preliminary and Final Minor Subdivision** to replat 2.6 acres from four lots into three lots. The property is located at 26135 Canal Road and 4706 Raley Lane at the northwest corner of the intersection of Canal Road and Callaway Lane in the Marine Resort (MR) zoning district.

4. **Case No. 1006-PUD-22, Top Tier Water Sports PUD**

Engineering Design Group, on behalf of Top Tier Water Sports, requests recommendation to the City Council for approval of **Preliminary and Final PUD** to rezone 1.5 acres from Multi-Family Residential Medium to Low Density (RM-1) to Planned Unit Development (PUD) for a parking area with 50+ spaces, an office building, and docks for Top Tier Water Sports boat rentals and dolphin cruises. The property is located at 26023 Perdido Beach Boulevard and is behind Cotton's Restaurant.

5. **Case No. 1008-PUDA-22, Pandion Ridge PUD Modification – Pandion Ridge Water Park**

Sawgrass Consulting LLC, on behalf of Sun Pandion Ridge Commercial RV LLC, requests recommendation to the City Council for approval of **Major PUD Modification** to the Pandion Ridge Planned Unit Development Master Plan for a water park recreation area on 4.3 acres. The property is located at 22820 Canal Road at the southeast corner of Canal Road and Eagle Way.

I. **SITE PLAN REVIEWS**

1. **Case No. 1004-SP-22, Beech RV Park**

KP RV-02 LLC, on behalf of Beech Campers & Mobile Home Park Inc., requests approval of **Site Plan Review** to upgrade the current 24.2-acre recreational vehicle park and to construct additional amenities. The park will have 167 recreational vehicle sites. The property is located at 4224 Orange Beach Boulevard in the Mobile Home Park (MHP) and Neighborhood Business (NB) zoning districts.

2. **Case No. 1007-SP-22, Lost Bay Townhomes**

Engineering Design Group, on behalf of Alva Gordon Barnhill, requests approval of **Site Plan Review** to construct a multi-family residential development consisting of 82 units on 27.8 acres. The property is located south of the Brett/Robinson Laundry Facility and Posh Interiors and west of The Island Church in the General Business (GB) zoning district.

J. **ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE**

1. **Case No. 0802-SP-22, MMM III Enterprises Warehouse Addition**

Lucido Engineering & Surveying LLC, on behalf of MMM III Enterprises LLC, requests approval of **Site Plan Review** to construct a 2,000-SF warehouse and storage addition to the south side of Melanie Martin Interiors. The property is located at 24820 Canal Road in the General Business (GB) zoning district. *Deferred from the Regular Meeting on September 12, 2022.*

2. **Case No. 0909-CU-22, All About Storage Expansion**

Engineering Design Group, on behalf of All About Storage, requests recommendation to the City Council for approval of **Conditional Use** to construct four additional mini warehouse buildings south of the existing buildings. The property is located at 24140 Canal Road in the General Business (GB) zoning district. *Deferred from the Regular Meeting on September 12, 2022.*

K. **OTHER BUSINESS**

L. **PUBLIC COMMENTS**

M. **ADJOURN**