



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, January 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 December 13, 2021.
 - 2. Approval of minutes from the Regular Meeting on December 13, 2021.
- H. PUBLIC HEARINGS
 - 1. **Case No. 0102-SD-22, Jones Subdivision, Resubdivision of Lots 3 and 4, Block D Bay Land Oaks Subdivision**
William R. and Ashley D. Jones request approval of **Preliminary and Final Minor Subdivision** to combine Lots 3 and 4, Block D Bay Land Oaks Subdivision into one lot. The property is located at 5677 Allison Street, northeast of the intersection of Allison Street and Low Drive, in the RS-1 (Single-Family Residential) zoning district.
 - 2. **Case No. 0103-PUD-22, Springhill Suites by Marriot PUD**
Cohen Investments Inc., on behalf of OKS Investments LLC, requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 2.8 acres from GB (General Business) to PUD (Planned Unit Development) for a 120-room hotel to be constructed on Lot 4 of Summer Salt Plaza Subdivision. The property is located at 24241 Perdido Beach Boulevard.
 - 3. **Case No. 0104-SD-22, Blackburn Family Division Plat #1, Subdivision of Lot 2**
Lucido Engineering and Surveying LLC, on behalf of Elizabeth F. Taupeka, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 2 of Blackburn Family Plat #1 into two lots. The property is located on the north side of Canal Road behind 28295 to 28387 Canal Road in the RS-1 (Single-Family Residential) zoning district.

4. Case No. 0105-RZ-22, Lot 3 Amel Callaway Subdivision Rezoning

The City of Orange Beach requests recommendation to City Council for approval of **Rezoning** of Lot 3 Amel Callaway Subdivision from RS-1 (Single-Family Residential) to NB (Neighborhood Business). The property is located at 25930 Bonito Avenue.

I. SITE PLAN REVIEWS

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. Case No. 1101-SP-21, Sunset Auto

Guy Investments LLC, on behalf of Charlie Guy Inc., requests approval of **Site Plan Review** to convert and refurbish the property and existing building at 25893 Canal Road for an automobile sales business. The property is located west of Paris Ace Hardware in the GB (General Business) zoning district. *Deferred from the Regular Meeting on December 13, 2021.*

2. Case No. 0101-PUDA-22, Perdido Beach Resort PUD Modification, PBR Retail Store

Firmus LLC, on behalf of Gulf Beach Hotel Inc., requests recommendation to City Council for approval of **Major PUD Modification** to the Perdido Beach Resort PUD Master Plan to construct a 48,000-SF furniture store on the north side of Perdido Beach Boulevard across from the hotel. The property is located at 27101 Perdido Beach Boulevard.

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN