



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, December 13, 2021, 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 November 8, 2021.
2. Approval of minutes from the Regular Meeting on November 8, 2021.

H. PUBLIC HEARINGS

1. Case No. 1201-SD-21, Sunset Central Plat #1

Lucido Engineering & Surveying LLC, on behalf of Sunset Central LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine a portion of Lots 1, 2, 11, 12, 13 and 14 of Walker Estates Subdivision into one lot. The property is located at 28731 Sampson Avenue in the RS-1 (Single-Family Residential) zoning district.

2. Case No. 1202-SD-21, Williamson Plat #1

Lucido Engineering & Surveying LLC, on behalf of Jodi Williamson, requests approval of **Preliminary and Final Minor Subdivision** to modify the lot line between Lots 1 and 2 of Magnolia Trace Subdivision. The property is located at 26562 and 26564 Magnolia Avenue in the RS-1 (Single-Family Residential) zoning district.

3. Case No. 1203-SD-21, Moondance at Perdido Bay Subdivision (Mississippi Avenue PUD)

Engineering Design Group, on behalf of Two Fishes Properties LLC, requests approval of **Preliminary Major Subdivision** to subdivide 9.8 acres into a single-family residential subdivision containing 27 lots along with common area in accordance with the Moondance/Mississippi Avenue PUD Master Plan. The property is located at 5362 Mississippi Avenue.

4. **Case No. 1204-PUD-21, Cactus Cantina PUD**
Sawgrass Consulting LLC, on behalf of Cactus Properties LLC, requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 2.5 acres from NB (Neighborhood Business) to PUD (Planned Unit Development) for a commercial development containing two buildings, a 6,300-SF dine-in restaurant and a 2,205-SF future commercial building. The property is located at 4251 Orange Beach Boulevard.

5. **Case No. 1205-PUDA-21, Orange Beach Marina PUD Modification - Parking Area Addition**
Lucido Engineering & Surveying LLC, on behalf of Earle Long III and OBM Inc., requests recommendation to City Council for approval to **Major PUD Modification** to the Orange Beach Marina PUD Master Plan for the following: (1) rezone Lots 62-64 of Terry Cove Subdivision Unit 1 on Marina Road and Lot 49 of Terry Cove Subdivision Unit 1 on Cove Drive from RS-1 (Single-Family Residential) to PUD (Planned Unit Development) for inclusion into the Orange Beach Marina PUD Master Plan; (2) to construct additional parking and boat/trailer storage of Lots 62-64 of Terry Cove Subdivision Unit 1; and (3) to approve a 16' by 32' retail storage building. The property is located at 27075 Marina Road.

6. **Case No. 1206-CPA-21, Comprehensive Plan Amendment, PIN 37745**
The Community Development Department requests approval of **Comprehensive Plan Amendment** to change the Future Land Use Map (FLUM) designation for the southerly 1.81 acres of Property PIN 37745 from Commercial Low Intensity to Residential Mixed. The property is located at the northeast corner of the intersection of Washington Boulevard and Magnolia Avenue.

I. **SITE PLAN REVIEWS**

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 November 8, 2021.*

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

K. **OTHER BUSINESS**

L. **PUBLIC COMMENTS**

M. **ADJOURN**