



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, November 8, 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 October 11, 2021.
2. Approval of minutes from the Regular Meeting on October 11, 2021.

H. PUBLIC HEARINGS

1. **Case No. 0801-SD-21, Davidson Subdivision**

Weygand Wilson Surveyors, on behalf of Thomas and Rhonda Davidson, requests approval of **Preliminary and Final Minor Subdivision** to resubdivide Lot 7 of Emerald Point Subdivision and Lots 1-6, Block 1 of East Orange Beach Subdivision into four lots. The properties are located at 5411 and 5413 Magnolia Circle in the RS-2 (Single-Family Residential) zoning district. *Deferred from the Regular Meeting on October 11, 2021.*

I. SITE PLAN REVIEWS

1. **Case No. 1001-SP-21, Billfish Bay**

Henry Norris and Associates, on behalf of Ray Nestlehutt, requests approval of **Site Plan Review** for a mixed-use development consisting of 108 condominium units and 36 apartment units along with a dry boat storage facility, marina with wet slips, restaurants, retail and commercial space, and a parking garage. The property is located at the southern end of Captain Trent Lane at 4443 and 4459 Captain Trent

Lane in the MR (Marine Resort) zoning district. *Deferred from the Regular Meeting on October 11, 2021.*

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.

K. OTHER BUSINESS

1. Update on Case No. 0503-PUD-17, Turquoise Place Overflow Parking Area PUD.
2. Election of Officers.

L. PUBLIC COMMENTS

M. ADJOURN