



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

Monday, September 11, 2023, 4:00 PM
City Hall, 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 Regular Meeting on August 14, 2023.

H. PUBLIC HEARINGS

1. Case No. 0901-CU-23, McInnis Company Office and Storage

McInnis Company LLC requests recommendation to the City Council for approval of **Conditional Use** for a two-phased expansion of the existing facility. The first phase will consist of a 7,000-SF covered storage area attached to the rear side of the existing building, a 1,520-SF shed, and two mini warehouse buildings covering 12,500 SF. The second phase will consist of a 6,000-SF commercial building and three mini warehouse buildings covering 25,000 SF. The property is located at 26830 and 26846 Canal Road in the General Business (GB) zoning district.

2. Case No. 0902-SD-23, Buena Vista on the Beach, Phase 4 Final Plat

75/25 Investments LLC requests approval of **Final Major Subdivision** for Phase 4 of the Buena Vista on the Beach Planned Unit Development (PUD) consisting of 18 lots (Lots 44 through 62). Phase 4 is located on Parkside Lane in the Buena Vista on the Beach PUD at 23601 Perdido Beach Boulevard.

3. Case No. 0903-SD-23, Summer Salt Phase Two, A Resubdivision of Lot 101 of Summer Salt Plaza 2 Subdivision and Area 5 of Summer Salt Phase One

Dewberry, on behalf of Summer Salt 2019 LLC, requests approval of **Final Major Subdivision** to combine Area 5 of Summer Salt Phase One with Lot 101 of Summer Salt Plaza 2 and to subdivide the 22 acres into the second phase of the Summer Salt PUD

residential subdivision consisting of 31 cottage lots. This property is located at the end of Salt Drive in the northwest corner of the Summer Salt PUD.

4. Case No. 0904-SD-23, Braden Subdivision, Resubdivision of Lots 71 and 72 of Terry Cove Harbor Subdivision

Weygand Wilson Surveying LLC, on behalf of Danny Braden, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 71 and 72 of Terry Cove Harbor Subdivision into one lot. The property is located at 4108 and 4108A Harbor Road in the Terry Cove Harbor Planned Unit Development (PUD).

I. SITE PLAN REVIEWS

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN