



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, October 9, 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 September 11, 2023.

H. PUBLIC HEARINGS

1. Case No. 1001-SD-23, Bickers Acres, Resubdivision of Lot 4 of the Resubdivision of Bickers Acres

KO Investments LLC requests approval of **Final Major Subdivision** to subdivide Lot4, Resubdivision of Bickers Acres, into two lots. The property is located at 5203 and 5211 Carleton Lane in the Single-Family Residential (RS-1) zoning district.

2. Case No. 1002-SD-23, Stegelman Subdivision, Replat of Lots 20, 21 and 22, Block "D", Second Addition of Chicago Gulf Beach Subdivision

CAC Builders, on behalf of Sherri Stegelman, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 20, 21 and 22, Block "D", Second Addition of Chicago Gulf Beach Subdivision into one lot. The property is located on the west side of Jubilee Point Drive, 575 feet south of the intersection of Jubilee Point Road and Marina Road in the Single-Family Residential (RS-3) zoning district.

3. Case No. 1003-SD-23, Pratt Subdivision, Replat of Lots 87 and 88, Unit 2, Burkart Estates Subdivision

Smith Clark & Associates LLC, on behalf of Nicholas Pratt, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 87 and 88 of Unit 2, Burkart Estates Subdivision into one lot. The property is located at 4617 and 4621 Burkart Lane in the Single-Family Residential (RS-1) zoning district.

4. **Case No. 1004-SD-23, Harrison Subdivision, Replat of Lots 1 and 2, Harrison Subdivision**

Smith Clark & Associates LLC, on behalf of McInnis Company LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 1 and 2 of Harrison Subdivision into one lot. The property is located at 26830 and 26846 Canal Road in the General Business (GB) zoning district.

5. **Case No. 1005-SD-23, Bear Point Estates Subdivision, Replat of Lots 1009, 1010, 1011 and 1015, Bear Point Estates Subdivision**

Smith Clark & Associates LLC, on behalf Theresa Davidson, James Phifer, Jamie St. John, and Ethan and Hayley Williams, requests approval of **Preliminary and Final Minor Subdivision** to replat Lots 1009, 1010, 1011 and 1015 of Bear Point Estates into two lots. The property is located 5624 Virginia Street and 29758 Low Drive in the Single-Family Residential (RS-2) zoning district.

6. **Case No. 1008-SD-23, Wharf Landing Phase 1 Subdivision**

Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC, requests approval of **Preliminary and Final Minor Subdivision** to replat 92.6 acres into two lots. The property is located on Brown Lane, east of the Foley Beach Express, in the former Bama Bayou Planned Unit Development (PUD).

I. **SITE PLAN REVIEWS**

1. **Case No. 1006-SP-23, Palm Pointe Additional Parking**

AGLC LLC requests approval of **Site Plan Review** to construct additional parking spaces at The Shoppes at Palm Pointe located at 25601 Perdido Beach Boulevard in the General Business (GB) zoning district.

2. **Case No. 1007-SP-23, Grander Marine Expansion**

Lieb Engineering, on behalf of Grander Marine, requests approval of **Site Plan Review** for an enclosed storage building, multiple non-enclosed covered storage structures, and an outdoor storage and vehicular use area located behind the existing commercial building. The property is located at 26754 Canal Road in the General Business (GB) zoning district.

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

K. **OTHER BUSINESS**

L. **PUBLIC COMMENTS**

M. **ADJOURN**