



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Monday, April 14, 2025, 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 March 10, 2025.

**H. PUBLIC HEARINGS**

**1. Case No. 0306-SD-25, Loop Center Resubdivision**

Loop Center Properties Inc. and Sunshine Land Company Inc. request approval of **Preliminary and Final Minor Subdivision** to combine five lots into one lot. The property is located at 24621 and 24645 Perdido Beach Boulevard in the General Business (GB) zoning district. *Deferred from the Regular Meeting on March 10, 2025.*

**2. Case No. 0401-RZ-25, Twilley Property Rezoning**

Ron Twilley Builders, on behalf of Ron & Darlene Twilley, requests recommendation to the City Council for approval of **Rezoning** of Lot 44 of Emma Burkart Subdivision from General Business (GB) to Single-Family Residential (RS-1). The property is located at 28226 Canal Road.

**3. Case No. 0402-SD-25, McNutt Resubdivision**

Smith Clark & Associates LLC, on behalf of John & Leigh Ann McNutt requests approval of **Preliminary and Final Minor Subdivision** to combine two lots, PINS 791 and 28982, into one lot. The property is located north of the intersection of Canal Road and McNutt Lane in the Single-Family Residential (RS-1) zoning district.

4. **Case No. 0404-SD-25, Oak Shores Subdivision, Phase 1**  
Lucido Engineering & Surveying LLC, on behalf of Oak Shores Development LLC, requests approval of **Final Minor Subdivision** for the first phase of the Oak Shores Subdivision consisting of Lots 23 through 28. These six lots will be located on the west side of Sampson Avenue in the Single-Family Residential (RS-1) zoning district.
5. **Case No. 0405-SD-25, Mazzarella Plat #1**  
Lucido Engineering & Surveying LLC, on behalf of Paul & Carol Mazzarella, requests approval of **Preliminary and Final Minor Subdivision** to combine Lot 503 and the South 25 Feet of Lot 504 of Bear Point Estates Subdivision into one lot. The property is located on the west side of Armadillo Avenue, 250 feet north of the intersection of Armadillo Avenue and Carney Drive, in the Single-Family Residential (RS-2) zoning district.
6. **Case No. 0406-SD-25, B&H Subdivision Replat**  
Lucido Engineering & Surveying LLC, on behalf of Gregory & Penny Hood, requests approval of **Preliminary and Final Minor Subdivision** to replat Lots 8C and 9B of B&H Subdivision for the purpose of moving the lot line between the two lots. The properties are located at 28595 and 28613 Lee Avenue in the Single-Family Residential (RS-1) zoning district.
7. **Case No. 0409-ZT-25, Zoning Text Amendment, Article 8, Parking Requirements for Automotive Repair and Service Centers and Car Wash**  
The Community Development Department requests recommendation to the City Council for approval of **Zoning Text Amendment** to amend Section 8.01 of the Orange Beach Zoning Ordinance with regard to the parking requirements for automotive repair and service centers and car wash establishments.
8. **Case No. 0410-ZT-25, Zoning Text Amendment, Article 4, Density and Wetlands, Wetland Setbacks, Conservation Easement Areas**  
The Community Development Department requests recommendation to the City Council for approval of **Zoning Text Amendment** to Article 4 of the Orange Beach Zoning Ordinance with regard to density calculations and wetlands, wetland setbacks, and conservation easement areas.

## I. SITE PLAN REVIEWS

1. **Case No. 0305-SP-25, Loop Center Site Plan, Orange Beach Mini Golf**  
Loop Center Properties Inc. and Sunshine Land Company Inc. request approval of **Site Plan Review** to construct a miniature golf facility. The property is located at 24621 and 24645 Perdido Beach Boulevard in the General Business (GB) zoning district. *Deferred from the Regular Meeting on March 10, 2025.*
2. **Case No. 0403-SP-25, Orange Beach Recycling Center**  
The City of Orange Beach requests approval of **Site Plan Review** to construct a recycling center on part of 18 acres owned by the City on Russian Road. The property is located 0.60 miles east of the intersection of Russian Road and Roscoe Road.
3. **Case No. 0407-SP-25, OBA Office Retail**  
Engineering Design Group, on behalf of Shaver Investments LLC and PJV Holdings Inc., requests approval of **Site Plan Review** to construct a six-unit office and retail commercial

building. The property is located at 25299 Canal Road between Canal Plaza and Bayside Estates in the General Business (GB) zoning district.

- J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE**
- K. OTHER BUSINESS**
- L. PUBLIC COMMENTS**
- M. ADJOURN**