



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



**PLANNING COMMISSION
WORK SESSION AGENDA**

Monday, April 14, 2025, 3:00 P.M.
City Hall, City Council Chamber
4099 Orange Beach Boulevard

A. CALL TO ORDER

B. ROLL CALL

C. DISCUSSION ITEMS

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.

9. 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.*

10. 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.

11. 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.

D. ADJOURN