



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



VIA EMAIL – gscott@cariberesort.com

March 15, 2023

Greg Scott
October Investments LLC
P.O. Box 189
Orange Beach, AL 36561

**RE: Planning Commission Action Letter
Conditional Use Approval
Case No. 0304-CU-23
Three T's Restaurant & Warehouse**

Dear Greg,

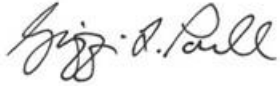
On March 13, 2023, the Orange Beach Planning Commission held a public hearing and recommended to the City Council **approval with conditions** (8-0) of the above reference application. The **favorable recommendation** of the preliminary and final PUD request has the following conditions:

1. Planning Commission recommends that a right-in, right-out driveway be provided instead of a full-movement driveway onto Canal Road.
2. Providing concurrence from the solid waste collection firm stating that it approves of the new location of the dumpster area.
3. Section 10.02 of the Zoning Ordinance states that no metal-sided, metal exterior-walled building will be allowed to be constructed in the General Business zoning district. Only mini warehouse buildings under certain conditions are allowed to have metal exterior siding. The warehouse building cannot have metal exterior siding as proposed. The exterior siding will need to comply with the architectural guidelines in Section 10.0305, b. 2.
4. All exterior lighting shall be properly shielded as to not adversely impact the residential properties to the east and west.
5. An approved ALDOT Turn-Out Permit is required prior to site permitting.
6. The finished floor elevations of the proposed buildings must be a minimum of one foot above the centerline of the adjacent street. Otherwise, an administrative waiver will need to be applied for and approved by Community Development prior to site permitting.

The Orange Beach City Council will hold a public hearing and first reading on this application at its regular meeting on Tuesday, March 21, 2023, at 4:00 p.m. in the City Council Chamber located at 4099 Orange Beach Boulevard.

Please contact our office if you have any questions.

Best Regards,

A handwritten signature in black ink that reads "Griffin L. Powell". The signature is written in a cursive style with a large initial "G".

Griffin L. Powell
City Planner

Cc: Kit Alexander, Community Development Director
Sean Brumley, GIS Specialist
Sherri Descalzo, Planning Coordinator