



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



PLANNING COMMISSION REGULAR MEETING AGENDA

**MONDAY, JANUARY 9, 2017, 4:00 P.M.
CITY COUNCIL CHAMBER
4099 ORANGE BEACH BLVD.**

- 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 Work Session meeting on December 12, 2016.
 - 2. Approval of minutes from the Regular Meeting on December 12, 2016.
- H. PUBLIC HEARING**
 - 1. **CASE NO. 1214-PUDA-16 – PLANNED UNIT DEVELOPMENT MAJOR MODIFICATION – CYPRESS VILLAGE COURTYARD COTTAGES – OWNER: TRULAND HOMES LLC – APPLICANT: SAWGRASS CONSULTING** – Request by the applicant for recommendation to City Council for approval of a major modification to the Cypress Village PUD Master Plan to change the use of the southeastern parcel from a land condominium with 73 units to a single-family residential subdivision with 73 lots. The municipal address is 23909 CANAL ROAD. *Deferred from the Regular Meeting on 12/12/2016.*
 - 2. **CASE NO. 1213-SD-16 – PRELIMINARY MAJOR SUBDIVISION APPROVAL – CYPRESS VILLAGE COURTYARD COTTAGES PRELIMINARY PLAT – OWNER: TRULAND HOMES LLC – APPLICANT: SAWGRASS CONSULTING** – Request by the applicant for approval of preliminary subdivision plat to subdivide a 6.9-acre parcel into the single-family residential subdivision with 73 lots. The municipal address is 23909 CANAL ROAD in the Cypress Village PUD Master Plan. *Deferred from the Regular Meeting on 12/12/2016.*

3. **CASE NO. 0101-SD-17 – PRELIMINARY/FINAL MINOR SUBDIVISION – HOLDEN SUBDIVISION – OWNER: CYNTHIA HOLDEN – APPLICANT: COMPASS CONSTRUCTION & DEVELOPMENT LLC** – Request by the applicant for approval of preliminary/final plat to subdivide a 0.62-acre parcel at the northeast corner of Park Lane and Lake Road into two lots. The municipal address is 5152 PARK LANE in the RS-2 (Single-Family Residential) zoning district.
4. **CASE NO. 0103-SD-17 – PRELIMINARY/FINAL MINOR SUBDIVISION – SWAIN SUBDIVISION AT PIRATES COVE – OWNER: LAWRENCE A. & CORDELIA A. SWAIN – APPLICANT: GRAND PROPERTIES LLC** – Request by the applicant for approval of preliminary/final plat to subdivide a 33.2-acre parcel into two lots, 22.27 and 10.93 acres respectively. The subject property is located on Marjon Lane in the Orange Beach Planning Jurisdiction.

I. SITE PLAN REVIEW

1. **CASE NO. 0102-SP-17 – SITE PLAN REVIEW – UNDERTOW STORAGE BUILDINGS – OWNER/APPLICANT: GEORGE SKIPPER III** – Request by the applicant for approval of site plan to move three storage buildings from Tacky Jacks on Safe Harbor Drive to the area behind Undertow. The municipal address is 25023 CANAL ROAD in the GB (General Business) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL

1. **CASE NO. 0104-SD-17 – PRELIMINARY/FINAL MINOR SUBDIVISION – ORANGE BEACH #5705 RESUBDIVISION – OWNER: HOLLIS W. WILIAMS – APPLICANT: THE BROADWAY GROUP** – Request by the applicant for approval of preliminary/final plat to combine two lots into a single lot. The municipal address is 4225 ORANGE BEACH BOULEVARD in the NB (Neighborhood Business) zoning district.

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN

Interested parties may appear at the public hearings and be heard with respect to the proposed item. Copies of the applications are available at the City of Orange Beach Community Development Department located at 4101 Orange Beach Blvd., Monday through Friday between the hours 8:00 a.m. to 5:00 p.m.

All items on this agenda are scheduled for action unless specifically noted otherwise. Unless otherwise stated, items may be taken out of the order presented at the discretion of the Chairperson.

NOTICE:

This meeting has been properly noticed and posted at the following locations:

Orange Beach City Hall, 4099 Orange Beach Blvd.

Orange Beach Community Development Building, 4101 Orange Beach Blvd.

Orange Beach Justice Center, 4480 Orange Beach Blvd.

Orange Beach Post Office, 25778 John M. Snook Dr.
Orange Beach Public Library, 26267 Canal Rd.
Orange Beach Community Center, 27235 Canal Rd.
Bear Point Civic Association, 4681 Bayshore Drive North

Meeting agenda also published online at www.cityoforangebeach.com

ACTIONS:

All actions on site plan applications and subdivision plats are final unless an appeal is filed by the applicant or aggrieved party to the appropriate appellate jurisdiction. Unless otherwise indicated during the meeting, all other actions by the Planning Commission are recommendations to the City Council, in which case all final decisions, conditions, stipulations or limitations are made by the City Council.

Any item listed on the agenda may be taken out of order if so requested by the applicant, staff or a member of the Planning Commission. The Planning Commission may impose time limitations, as necessary, on individuals wishing to be heard on any agendaed item.