



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



PLANNING COMMISSION REGULAR MEETING AGENDA

**MONDAY, FEBRUARY 13, 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 Regular Meeting on January 9, 2016.
- H. PUBLIC HEARING**
 - 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. *Deferred from the regular meeting on 01/09/2017.*
 - 2. **CASE NO. 0201-SD-17 – PRELIMINARY/FINAL MINOR SUBDIVISION – BEAR POINT ESTATES LOT 41 – OWNER/APPLICANT: AILEEN FOUNTAIN** – Request by the applicant for approval of preliminary/final plat to subdivide Lot 41 of Bear Point Estates Subdivision into two lots. The subject property is a waterfront lot located on Bayshore Drive North between Bear Point Avenue and Mobile Avenue in the RS-2 (Single-Family Residential) zoning district.
 - 3. **CASE NO. 0202-SD-17 – PRELIMINARY/FINAL MINOR SUBDIVISION – RESUBDIVISION OF LOTS 70 AND 71, SECOND ADDITION TO EAST ORANGE BEACH SUBDIVISION – OWNER: RICHARD J. GIBSON – APPLICANT: SMITH, KOLB & ASSOCIATES** – Request by the applicant for approval of

preliminary/final plat to resubdivide Lots 70 and 71 of the Second Addition to East Orange Beach Subdivision into four lots. The subject property is located on the south side of Park Drive, approximately 200 feet west of the intersection of Park Drive and Bayou Drive in the RS-2 (Single-Family Residential) zoning district.

4. **CASE NO. 0204-SD-17 – PRELIMINARY/FINAL MINOR SUBDIVISION – ROWLAND PLAT #1 – OWNER: SCOTT ROWLAND – APPLICANT: LUCIDO ENGINEERING & SURVEYING LLC** – Request by the applicant for approval of preliminary/final plat to combine Lots A and B of Williams Coats Plat #1 (replat of Lots 36, 37 and 38, Block 1 of East Orange Beach Subdivision and the vacated portion of Bay View Park) into a single lots. The municipal address is 5299 BAY DRIVE in the RS-2 (Single-Family Residential) zoning district.
5. **CASE NO. 0206-ZT-17 – ZONING TEXT AMENDMENT – SECTION 4.01: HOME OCCUPATIONS IN THE MARINE RESORT (MR) ZONING DISTRICT** – Request by the Community Development Department for recommendation to City Council to amend Section 4.01 of the Zoning Ordinance to permit home occupations in the Marine Resort (MR) zoning district.
6. **CASE NO. 0207-ZT-17 – ZONING TEXT AMENDMENT – SECTION 2.02: DEFINITION OF PUBLIC PARKS** – Request by the Community Development Department for recommendation to City Council to amend Section 2.02 of the Zoning Ordinance to add the definition of *public parks* to the Section and to include public recreation areas owned and operated by the City of Orange Beach and the State of Alabama.

I. **SITE PLAN REVIEW**

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

1. **CASE NO. 0203-SD-17 – PRELIMINARY/FINAL MINOR SUBDIVISION – BISHOP PLAT #1 – OWNER: CYNTHIA R. BISHOP – APPLICANT: LUCIDO ENGINEERING & SURVEYING LLC** – Request by the applicant for approval of preliminary/final plat to combine Lot 503 and the south 25 feet of Lot 504 into one lot. The subject property is located on the west side of Armadillo Avenue, approximately 275 feet south of the intersection of Armadillo Avenue and Low Drive in the RS-2 (Single-Family Residential) zoning district.
2. **CASE NO. 0205-SP-17 – SITE PLAN REVIEW – HUDSON MARINA BACK BAY – OWNER/APPLICANT: RODNEY JONES** – Request by the applicant for approval of site plan to convert the use of the subject property from single-family residential to a marina for the docking of a passenger cruise vessel, pontoon boats, and jet skis and to improve and extend Callaway Drive to the project site. The municipal address is 26135 CANAL ROAD in the MR (Marine Resort) 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.