



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



**PLANNING COMMISSION
REGULAR MEETING AGENDA**

**MONDAY, JULY 11, 2016, 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 June 13, 2016.

H. PUBLIC HEARING

1. **CASE NO. 0601-SD-16 – PRELIMINARY/FINAL MINOR PLAT – RESUBDIVISION OF BEAR POINT HEIGHTS 1 – 5, BLOCK 16 – OWNER/APPLICANT: RODNEY & LAURIE JONES** – Request by the applicant for approval of Preliminary/Final Plat to resubdivide Lots 1 – 5, Block 16 of Bear Point Heights Subdivision and the vacated portion of Second Street between Lot 5, Block 16 and Lot 1, Block 25 into a single lot. The municipal addresses are 27340 CANAL ROAD and 4705 SOUTH WILSON BOULEVARD in the GB (General Business) zoning district.
2. **CASE NO. 0701-SD-16 – PRELIMINARY/FINAL MINOR PLAT – TURNER PLAT #1 – OWNER: MONROE TURNER – APPLICANT: LUCIDO ENGINEERING & SURVEYING** – Request by the applicant for approval of Preliminary/Final Plat to resubdivide Lots 17, 18, 19 and 20 of Giles Canal Pines Subdivision and the unplatted property to the north into a single lot. The subject property is located on Andrews Lane along the Intracoastal Waterway in the I-1 (Industrial) zoning district.
3. **CASE NO. 0704-SD-16 – PRELIMINARY/FINAL MAJOR PLAT – KOOZIE LANDING SUBDIVISION – OWNER: KOOZIE LANDING LLC – APPLICANT: R2 GLOBAL INC.** – Request by the applicant to resubdivide Lots 29, 30 and 31 of the Linder Subdivision and Lot 35 of the Chicago Gulf Beach Unit 2 Subdivision into two lots and to plat a 30-foot right-of-way to connect Cotton Way and Illinois Street. The subject property is located on the north end of Cotton Way and Illinois Street in the RS-3 (Single-Family Residential) zoning district.

4. **CASE NO. 0705-ZT-16 – ZONING TEXT AMENDMENT – SECTION 7.06, E., EXPEDITED PUD REVIEWS** – Request by the Community Development Department for recommendation to City Council for approval of an amendment to Section 7.06, E. of the Zoning Ordinance to remove the ten or fewer acres requirement for expedited or combined preliminary and final PUD reviews. This amendment would allow PUD proposal, regardless of size, to choose an expedited review.

I. SITE PLAN REVIEW

1. **CASE NO. 0602-SP-16 – SITE PLAN APPROVAL – HUDSON MARINA OFFICE – OWNER/APPLICANT: RODNEY & LAURIE JONES** – Request by the applicant for approval of Site Plan to convert an existing garage building into an office for Hudson Marina for administration, maintenance and reservations. The municipal address is 4685 SOUTH WILSON BOULEVARD in the GB (General Business) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL

1. **CASE NO. 0406-SP-16 – SITE PLAN APPROVAL – ROMAR MINI STORAGE – OWNER: GULF SHORES AIRPORT WAREHOUSE, L.L.C. – APPLICANT: HASTY LANEY** – Request by the applicant for approval of Site Plan to construct two storage buildings containing 18 units. The municipal addresses are 4396 MONEY BAYOU DRIVE and 4398 MONEY BAYOU DRIVE in the GB (General Business) zoning district. *Deferred from the Regular Meeting on 06/13/2016.*
2. **CASE NO. 0703-SD-16 – PRELIMINARY MAJOR PLAT – ISLEWORTH SUBDIVISION – OWNER: DAVID E. LINDSEY – APPLICANT: PARLAY INVESTMENTS LLC** – Request by the applicant for approval of Preliminary Plat to resubdivide Lots 14, 15 and 16, Block 13, Bear Point Heights Subdivision to accommodate a new roadway in the Avenue “D” with the extracted portion of said lots being dedicated to the City of Orange Beach for public right-of-way. The subject property is located on the Avenue “D” right-of-way north of Canal Road in the RS-2 (Single-Family Residential) 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.