



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



**PLANNING COMMISSION
REGULAR MEETING AGENDA**

**MONDAY, AUGUST 8, 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 July 11, 2016.

H. PUBLIC HEARING

1. **CASE NO. 0802-PUD-16 – PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL – SPYGLASS PUD – OWNER: ORANGE BEACH RV AND STORAGE LLC – APPLICANT: DEWBERRY/PREBLE-RISH** – Request by the applicant for recommendation to City Council for approval of Preliminary and Final PUD Zoning and Master Plat to rezone 9.95 acres from GB (General Business) to PUD for a townhouse development with 88 lots. The municipal address is 26952 CANAL ROAD at the intersection of Canal Road and Griffith Marina Road.
2. **CASE NO. 0803-SD-16 – PRELIMINARY MAJOR PLAT – SPYGLASS SUBDIVISION – OWNER: ORANGE BEACH RV AND STORAGE LLC – APPLICANT: DEWBERRY/PREBLE-RISH** – Request by the applicant for approval of Preliminary Plat to subdivide 19 acres into 88 townhouse lots with common areas and a platted 50-foot private right-of-way. The municipal address is 26952 CANAL ROAD in the GB (General Business) zoning district.
3. **CASE NO. 0804-ZT-16 – ZONING TEXT AMENDMNET – ARTICLE 5 – FENCING REGULATIONS** – Request by the Community Development Department for recommendation to City Council for approval of amendments to Article 5 of the Zoning Ordinance to prohibit the use of barbed wire, razor wire, and similar fences in the City of Orange Beach.

I. SITE PLAN REVIEW

1. **CASE NO. 0801-SP-16 – SITE PLAN APPROVAL – ALL ABOUT STORAGE – OWNER: WINNETKA PROPERTIES – APPLICANT: R² GLOBAL** – Request by the applicant for approval of Site Plan to construct a climate controlled mini storage facility comprised of four buildings and an office. The municipal address is 24130 CANAL ROAD in the GB (General Business) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL

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. *Deferred from the Regular Meeting on 07/11/2016.*

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.