



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



PLANNING COMMISSION REGULAR MEETING AGENDA

**MONDAY, NOVEMBER 9, 2015, 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 October 12, 2015.
- H. PUBLIC HEARING**
 - 1. **CASE NO. 1102-RZ-15 - REZONING - COOK PROPERTIES LLC REZONING - OWNER/APPLICANT: COOK PROPERTIES LLC** - Request by the applicant for recommendation to City Council for approval of the rezoning of 108 acres from AG (Agricultural) to GB (General Business). The subject property is located west of Powerline Road and south of The Wharf and has the parcel identification of 05-66-01-01-3-001-001.000 (PIN 226496).
 - 2. **CASE NO. 1104-SD-15 - PRELIMINARY/FINAL MINOR SUBDIVISION APPROVAL - BUENA VISTA, PHASE 1D RESUBDIVISION - OWNER: ORANGE BEACH RV INVESTMENT - APPLICANT: SAWGRASS CONSULTING** - Request by the applicant for approval of Preliminary/Final Plat to combine Lots 97 - 101 in Phase 1D and the adjacent detention area into one lot to create an additional amenities area. The municipal address is 23601 PERDIDO BEACH BOULEVARD in the Buena Vista PUD Master Plan.
- I. SITE PLAN REVIEW**
- J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL**
 - 1. **CASE NO. 0705-PUD-15 - PRELIMINARY PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL - COTTAGES AT PARK'S EDGE PUD - OWNER: COTTAGES AT ROMAR, L.L.P. - APPLICANT: WAS DESIGN** - Request by the applicant for recommendation to City Council for approval of Preliminary PUD Zoning and Master Plan to rezone to PUD for a single-family residential development with 77 cottage lots along with an open-air pavilion and pool area. The municipal address is 23063 PERDIDO BEACH BOULEVARD. *Deferred from Regular Meeting on 10/12/2015.*

2. **CASE NO. 1001-SP-15 – SITE PLAN APPROVAL – THE CUT – OWNER/APPLICANT: STEVEN L. WALL** – Request by the applicant for approval of Site Plan to construct a restaurant with a gross floor area of 24,647 square feet. The municipal address is 22321 CANAL ROAD in the I-1 (Industrial) zoning district. *Deferred from Regular Meeting on 10/12/2015.*
3. **CASE NO. 1101-SP-15 – SITE PLAN APPROVAL – M&J RENTALS – OWNER/APPLICANT: M&J RENTALS** – Request by the applicant for approval of Site Plan to construct a new 4,000-ft² building for Orange Beach Auto & Marine. The subject property is located on Canal Road east of Visual Effects and Repeat After Me in the GB (General Business) zoning district.

K. OTHER BUSINESS

1. Election of officers.

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.