



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



**PLANNING COMMISSION  
REGULAR MEETING AGENDA**

**MONDAY, MAY 8, 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 March 13, 2017.
2. Approval of minutes from the Regular Meeting on March 13, 2017.

**H. PUBLIC HEARING**

1. **CASE NO. 0105-CU-17 – CONDITIONAL USE APPROVAL – ORANGE BEACH #5705 (DOLLAR GENERAL) – OWNER: HOLLIS W. WILLIAMS REVOCABLE TRUST – APPLICANT: THE BROADWAY GROUP** – Request by the applicant for recommendation for conditional use approval to construct a 10,640-SF commercial retail store and make associated improvements to Rose Lane. The municipal address is 4225 ORANGE BEACH BOULEVARD in the NB (Neighborhood Business) zoning district.
2. **CASE NO. 0501-SD-17 – FINAL MAJOR SUBDIVISION APPROVAL – CYPRESS VILLAGE COURTYARD COTTAGES – OWNER: TRULAND HOMES LLC – APPLICANT: SAWGRASS CONSULTING** – Request by the applicant for final major subdivision approval to subdivide a 6.9-acre parcel into a single-family residential subdivision with 73 lots. The municipal address is 23909 CANAL ROAD in the Cypress Village PUD.
3. **CASE NO. 0502-PUDA-17 – PLANNED UNIT DEVELOPMENT MODIFICATION – POLK'S ORANGE BEACH AT PANDION RIDGE – OWNER: TREHERN INVESTMENTS – APPLICANT: SAWGRASS CONSULTING** – Request by the applicant for recommendation for approval of modification to the Pandion Ridge PUD Master Plan to construct a gas station and drug store on 1.91 acres. The project will be located at the southwest corner of the intersection of CANAL ROAD and PANDION BOULEVARD.

4. **CASE NO. 0503-PUD-17 – PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT APPROVAL – TURQUOISE PLACE OVERFLOW PARKING PUD – OWNER: TURQUOISE HOA C/O SPECTRUM RESORT – APPLICANT: LUCIDO ENGINEERING & SURVEYING LLC** – Request by the applicant for recommendation on preliminary and final PUD approval to rezone 2.5 acres from RS-1 (Single-Family Residential) to PUD for an overflow parking area for Turquoise Place. The municipal addresses are 26618, 26596, and 26574 PERDIDO BEACH BOULEVARD, west of the Island House Hotel.
5. **CASE NO. 0504-SD-17 – PRELIMINARY AND FINAL MINOR SUBDIVISION APPROVAL – BECK PLAT #1 – OWNER: DEBORAH & CLARENCE BECK – APPLICANT: LUCIDO ENGINEERING & SURVEYING LLC** – Request by the applicant for preliminary and final minor subdivision approval to combine Lots 12 and 13 of the East Orange Beach Subdivision into one lot. The municipal addresses are 27117 and 27127 PALMETTO DRIVE in the RS-2 (Single-Family Residential) zoning district.
6. **CASE NO. 0505-SD-17 – PRELIMINARY AND FINAL MINOR SUBDIVISION APPROVAL – RESUBDIVISION OF MOORINGS CONDOMINIUM AND LOT 2 OF THE RESUBDIVISION OF SAUNDERS SUBDIVISION – OWNER: MOORINGS OWNERS ASSOCIATION INC. & ORANGE BEACH REAL ESTATE HOLDINGS I LLC – APPLICANT: HUTCHINSON, MOORE & RAUCH LLC** – Request by the applicant for preliminary and final minor subdivision approval to move the common lot line between The Moorings Condominium property and Lot 2 of the Resubdivision of Saunders Subdivision eastward. The municipal addresses are 27800 and 27844 CANAL ROAD in The Moorings Condominium PUD and the Sportsmen Marina PUD.

#### I. **SITE PLAN REVIEW**

1. **CASE NO. 0304-SP-17 – SITE PLAN REVIEW – THE SHORES TOWNHOUSE DEVELOPMENT – OWNER: JEFF PATTERSON – APPLICANT: CHRIS GOVAN** – Request by the applicant for approval of site plan review to construct a multi-family residential development containing three buildings and seven units on 4.35 acres. The municipal address is 23727 PERDIDO BEACH BOULEVARD in the GB (General Business) zoning district.
2. **CASE NO. 0401-SP-17 – SITE PLAN REVIEW – O'REILLY AUTO PARTS – OWNER: O'REILLY AUTO PARTS – APPLICANT: C.M. ARCHITECTURE** - Request by the applicant for approval of site plan review to construct a new O'Reilly Auto Parts retail store with a floor area of approximately 7,500 square feet. The municipal addresses are 24828 and 24830 CANAL ROAD in the GB (General Business) zoning district.

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

#### K. **OTHER BUSINESS**

1. Discussion on metal-sided buildings and the use of containers as storage and principal buildings.
2. Discussion on the allowable number of commercial accessory buildings.

**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](http://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.