



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



**PLANNING COMMISSION
REGULAR MEETING AGENDA**

**MONDAY, JUNE 12, 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 May 8, 2017.
 - 2. Approval of minutes from the Regular Meeting on May 8, 2017.
- H. PUBLIC HEARING**
 - 1. **CASE NO. 0601-SD-17 – FINAL MAJOR SUBDIVISION APPROVAL – THE RETREAT AT JOSEPHINE – OWNER: LAWRENCE A. & CORDELIA E. SWAIN – APPLICANT: GRAND PROPERTIES LLC** – Request by the applicant for approval of final plat to subdivide a 22.27 acre parcel into a single-family residential subdivision with 14 residential lots, a common area lot, and a private roadway. The subject property is located on MARJON LANE in the Orange Beach Planning Jurisdiction.
 - 2. **CASE NO. 0602-RZ-17 – REZONING – READY MIX SITE DEVELOPMENT REZONING – OWNER: READY MIX USA LLC, 323 SOLUTIONS INC, & DUNN INVESTMENT COMPANY LLC – APPLICANT: RCG-OB** – Request by the applicant for recommendation to City Council to rezone approximately 32.2 acres from I-1 (INDUSTRIAL) to GB (GENERAL BUSINESS). The municipal address is 22801 CANAL ROAD.
 - 3. **CASE NO. 0603-ZT-17 – ZONING TEXT AMENDMENT – SECTION 10.02, ARCHTECTURAL RESTRICTIONS, METAL SIDING ON COMMERCIAL BUILDINGS** – Request by the Community Development Department for recommendation to City Council to amend Section 10.02 of the Zoning

Ordinance remove allowances for metal siding on the rear and sides to commercial buildings.

4. **CASE NO. 0604-ZT-17 – ZONING TEXT AMENDMENT – SECTION 5.03, FENCES AND HEDGES, GOOD NEIGHBOR FENCING** – Request by the Community Development Department to establish guidelines for post and supporting members for fences in all zoning districts.
5. **CASE NO. 0605-ZT-17 – ZONING TEXT AMENDMENT – SECTION 5.04, ACCESSORY STRUCTURES AND/OR BUILDINGS, STORAGE CONTAINERS** – Request by the Community Development Department to regulate the use of PODS and metal cargo containers as storage structures.

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. *Deferred from the Regular Meeting on May 8, 2017.*

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL

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.