



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, October 14, 2019, 4:00 PM
City Council Chamber
4099 Orange Beach Boulevard**

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 on September 9, 2019.
2. Approval of minutes from the Regular Meeting on September 9, 2019.

H. PUBLIC HEARINGS

1. Case No. 1001-SD-19, Cottages at Tannin

Hercules Investments LLC requests approval of **Preliminary Major Subdivision** for a residential subdivision on 1.10 acres containing 14 lots along with common areas. The property is located in The Village of Tannin Planned Unit Development (PUD) at the northwest corner of the intersection of PERDIDO BEACH BOULEVARD and MIDDLE GATE and west of MEETINGHOUSE SQUARE.

2. Case No. 1003-ZT-19, Articles 2 (Sec. 2.02: Words and Terms Defined); 3 (Sec. 3.02: Use Districts); 4 (Sec. 4.01: Table of Permitted Use, Sec. 4.02: Requirements for Lot Area, Lot Width, and Other Factors); and 7 (Sec. 7.04: Regulations)

The Community Development Department requests recommendation to City Council for approval of **Zoning Text Amendments** to Articles 2, 3, 4, and 7 of the Zoning Ordinance for the following: (1) Modifying the definition of Dwelling Unit; (2) Removing one-family dwellings, two-family dwellings and multi-family dwellings as permitted-by-right uses in the General Business (GB) zoning district; (3) Removing multi-family dwellings as a permitted-by-right use in the Marine Resort (MR) zoning district; and (4) Recommending single-family and duplex residential developments with non-standard lots to have centrally-located trash and sanitation facilities.

I. SITE PLAN REVIEWS

1. Case No. 0909-SP-19, Sweat Tire

Lucido Engineering, on behalf of Merrill Thomas, requests approval of **Site Plan Review** to construct a 4,960-SF building for a tire store. The property is located at the southeast corner of the intersection of CANAL ROAD and CYPRESS STREET SOUTH in the GB (General Business) zoning district. *Deferred from the Regular Meeting on September 9, 2019.*

2. Case No. 1002-SP-19, Harbor View Marine

Lucido Engineering, on behalf of Harbor View Marine of Alabama LLC, requests approval of **Site Plan Review** to construct a new retail store and location for Harbor View Marine Boat Sales. The property is located at the southeast corner of the intersection of CANAL ROAD and MONEY BAYOU DRIVE in the GB (General Business) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

K. OTHER BUSINESS

1. Selecting a date and time for the November 2019 Work Session and Regular Meeting due to the observance of Veterans Day on Monday, November 11, 2019.

L. PUBLIC COMMENTS

M. ADJOURN