



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, November 14, 2022, 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 October 10, 2022.
2. Approval of minutes from the Regular Meeting on October 10, 2022.

H. PUBLIC HEARINGS

1. Case No. 1101-SD-22, Phoenix Key, Phase One Subdivision

Phoenix Key LLC requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 4, 5, 6 and 7 of East Perdido Key, Phase One Subdivision into one lot. The property is located at 29040, 29050, 29060 and 29070 Perdido Beach Boulevard in the Multi-Family Residential High Density (RM-2) and Single-Family Residential (RS-1) zoning districts.

2. Case No. 1105-ZT-22, Zoning Text Amendments, Articles 4, 5, 8, 10, 12 and 15

The Community Development Department requests recommendation to City Council for approval of **Zoning Text Amendments** to modify Sections 4.02 (Requirements for Lot Area, Lot Width, and Other Factors), 4.03 (Minimum Setbacks), 5.06 (Number of Principal Buildings on Lot), 8.01 (Required Off-Street Parking), 10.0305 (Considerations in Reviewing Site Plans), 10.0306 (Beach Overlay District), 12.06 (Enforcement), and 15.0902 (Temporary Signs and Standards) of the Zoning Ordinance.

I. SITE PLAN REVIEWS

1. Case No. 1104-SP-22, Orange Beach Water Authority Conference Room Expansion

Mark D. Pavey, on behalf of the Orange Beach Water Authority, requests approval of **Site Plan Review** to add 700+ square feet to the existing building to expand the existing conference room. The property is located at 25097 Canal Road in the General Business (GB) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. Case No. 1102-SD-22, Bickers Acres, Resubdivision of Lot 4 of the Resubdivision of Bickers Acres

KO Investments LLC requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 4, Resubdivision of Bickers Acres, into two lots. The property is located at 5211 Carleton Lane North in the Single-Family Residential (RS-1) zoning district.

2. Case No. 1103-CU-22, Coastal Storage Suites

Engineering Design Group, on behalf of Coastal Storage Solutions, requests recommendation to City Council for approval of **Conditional Use** for a self-service storage facility consisting of two buildings covering 12,500 square feet and 10 units. The property is located at the southwest corner of Money Bayou Drive and Sweetwater Drive in the General Business (GB) zoning district.

K. OTHER BUSINESS

1. Election of Officers

L. PUBLIC COMMENTS

M. ADJOURN