



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, January 11, 2021, 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 December 14, 2020.
2. Approval of minutes from the Regular Meeting on December 14, 2020.

H. PUBLIC HEARINGS

1. **Case No. 1204-PUD-20, Popeyes Orange Beach PUD**

SE Civil LLC, on behalf of Liquid Life Real Estate Sales Inc., Collins Enterprises LLC, and Cactus Cantina Properties LLC, requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 3.14 acres from NB (Neighborhood Business) to PUD (Planned Unit Development) for a two-phased commercial development containing a Popeyes restaurant with drive-thru in the first phase and a multi-tenant commercial building totaling 4,200 SF in the second phase. The property is located at 4251 ORANGE BEACH BOULEVARD. *Deferred from the Regular Meeting on December 14, 2020.*

2. **Case No. 0101-CU-21, Canal Road Storage**

Canal Road Storage LLC, on behalf of Kent and Kathy Trione, requests recommendation to City Council for **Conditional Use Approval** to convert the existing property from open boat storage to enclosed boat and recreational vehicle storage with two buildings totaling 18,200 SF of building coverage. The property is located at 24689 CANAL ROAD in the GB (General Business) zoning district.

3. **Case No. 0102-SD-21, Thompson Subdivision**

Weygand Wilson Surveyors, on behalf of Jim and Marilyn Thompson, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 783 and 784 of Bear Point Estates Subdivision into one lot. The property is located at 5500 MOBILE AVENUE in the RS-2 (Single-Family Residential) zoning district.

4. **Case No. 0103-CPA-21, Comprehensive Plan Amendment, PIN 5213 & PIN 50097**

The Community Development Department requests approval of a **Comprehensive Plan Amendment** to change the Future Land Use Map (FLUM) designations for Property PIN 5213 and PIN 50097 from *Residential Mixed* to *Mixed-Use, Low to Medium Intensity Residential*.

5. **Case No. 0104-RZ-21, Bryant Rezoning**

Matt Bryant, on behalf of Back Bay Condominium Owners Association (COA), requests recommendation to City Council for approval of **Rezoning** to rezone 0.92 acres located at the southeast corner of White Avenue and Canal Road from GB (General Business) to RS-1 (Single-Family Residential). The property is located at 4866 WHITE AVENUE and 28160 and 28194 CANAL ROAD.

I. **SITE PLAN REVIEWS**

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

K. **OTHER BUSINESS**

1. Request from the Legacy Key COA for approval of a 12-month extension for the site plan review approval for Legacy Key Storage Building (Case No. 0104-SP-20).

L. **PUBLIC COMMENTS**

M. **ADJOURN**