

Work Session Minutes  
Orange Beach Planning Commission  
Monday, January 11, 2021 – 2:30 P.M.  
Council Chambers – Orange Beach Municipal Complex  
4099 Orange Beach Blvd.

**A. CALL TO ORDER**

Chairman Robert Stuart called the meeting to order at 3:00 p.m.

**B. ROLL CALL**

Board Members Present:

Commissioner Bill Jeffries  
Commissioner Annette Mitchell  
Commissioner Pat Simpson  
Commissioner Lannie Smith  
Vice Chairman Ralph Moore  
Chairman Robert Stuart

Staff Present:

Kit Alexander, Director  
Griffin Powell, Planner II  
Sean Brumley, GIS Specialist  
Sherri Descalzo, Zoning & Planning Coordinator

**C. DISCUSSION ITEMS**

Griffin Powell gave a brief description of the items to be presented at the January 11, 2021 Planning Commission meeting.

**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. Griffin stated that this was a recommendation to City Council for preliminary and final PUD approval to rezone 3.14 acres from NB to PUD for a two-phased commercial development. Phase One- Popeyes Restaurant Phase Two Multi-Tenant Building, 4200 square feet. Pat Simpson brought up we need Color elevation. Bill Jeffries wanted to have clarification on the exotic red color of the sign. Robert Stuart asked Kit Alexander about the bypass project. Kit Alexander Bypass project is south of the McDonalds and is 2 years out. It provides an unrestricted right on to 161 from Rose Lane. This is for traffic headed towards the beach. The decel lane will be another project for the in and out traffic from Popeyes. Annette Mitchell said neighborhood business is not what Popeyes is, although she liked the idea of Popeyes being in Orange Beach, this was not the location for it. Popeyes is more a highway franchise. Kit Alexander state it would be for a conditional use. Annette Mitchell stated that the deliveries alone would intensify the noise and would cause more neighborhood issues. She could not support the location. Lannie Smith ask what other type of restaurant would work in accordance with neighborhood business. Griffin Powell state a small deli/sandwich shop would meet the criteria.

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. Griffin Powell stated this case had been withdrawn from the agenda as of that afternoon.

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. Griffin Powell presented staff comments to the Planning Commission. Approval of preliminary and final minor plat to combine Lots 783 and 784 of Bear Point Estates Subdivision into one lot. Combined lots meet the minimum zoning requirements for RS-2. Final plat complies with the Subdivision Regulations. The only staff condition is modifying the text in the sewer certification block (The City of Orange Beach instead of Orange Beach Sewer Authority).

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*. Griffin Powell presented and stated it was to defer to February Planning Commission meeting.

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. Griffin Powell presented and said it met the requirement to rezone from GB to RZ-21. Bill Jeffries asked if this would interfere with the land the city owned. Kit Alexander stated that the land the city owned was the dog park. Griffin Powell mentioned there was an older mobile home on lot that was using the back portion for entrance to it.

**D. ADJOURN**

Adjourned at 3:19 p.m.

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Kit Alexander, Director



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Robert Stuart, Chairman