



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, January 13, 2020, 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 9, 2019.
 - 2. Approval of minutes from the Regular Meeting on December 9, 2019.
- H. PUBLIC HEARINGS
 - 1. **Public Hearing on the *City of Orange Beach Community Preservation and Growth Management Plan, 2020 - 2035.***
 - 2. **Case No. 0101-SD-20, Gravlee Subdivision**
Goodwyn, Mills & Cawood, Inc., on behalf of Macon Gravlee, requests approval of **Preliminary and Final Minor Subdivision** to subdivide 11.8 acres into three lots. The property is located at 25010 CANAL ROAD in the GB (General Business) zoning district.
 - 3. **Case No. 0102-SD-20, Lot 2, Resubdivision of Lots 2A and 2B, A Resubdivision of Lot 2, Twin Lakes II Subdivision**
Smith, Clark & Associates, on behalf of Nevada Holdings LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine two lots into one lot. The property is located at 24190 CANAL ROAD at the southwest corner of the intersection of Canal Road and Lindsey Lane in the GB (General Business) zoning district.

4. **Case No. 0103-SD-20, Resubdivision of Parcel S of Bear Point Estates Subdivision**
Smith, Clark & Associates, on behalf of Reel Property LLC, requests approval of **Preliminary and Final Minor Subdivision** to resubdivide Parcel S of Bear Point Estates Subdivision into six lots. The property is located at 29350 CANAL ROAD between Bay La Launch Avenue and Bayou St. John Avenue in the RS-2 (Single-Family Residential) zoning district.
5. **Case No. 0106-SD-20, Replat of Lots 31, 32 and 33 of Block 4, Chicago Gulf Beach Subdivision**
Rainbow Nichole Estates Limited LLP requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 31, 32 and 33 of Block 4, Chicago Gulf Beach Subdivision into one lot. The property is located on Cotton Bayou Lane in the RS-3 (Single-Family Residential) zoning district.
6. **Case No. 0108-SD-20, Giles Inlet Resubdivision**
Lucido Engineering & Surveying, on behalf of CSC Canal Rd 2019 LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine 12 lots into one lot. The property is located at 22657 CANAL ROAD in the I-1 (Industrial) zoning district.

I. SITE PLAN REVIEWS

1. **Case No. 0104-SP-20, Legacy Key Storage Building**
Lucido Engineering & Surveying, on behalf of Legacy Key COA, requests approval of **Site Plan Review** to construct a 15' by 58' (870 SF) storage building at Legacy Key Condominium. The property is located at 29235 PERDIDO BEACH BOULEVARD in the GB (General Business) zoning district.
2. **Case No. 0105-SP-20, Sweat Tire**
Lucido Engineering & Surveying, 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.
3. **Case No. 0107-SP-20, C-Sharpe Office Renovation**
CSC Canal Rd 2019 LLC requests approval of **Site Plan Review** to renovate the existing office building and to construct a 30' by 50' (1,500-SF) addition to the rear side of the existing office building. The property is located at 22657 CANAL ROAD in the I-1 (Industrial) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. **Case No. 1205-SD-19, Rose Lane Subdivision**
Sawgrass Consulting, on behalf of Liquid Life Real Estate Sales LLC and the State of Alabama, requests approval of **Preliminary and Final Minor Subdivision** to subdivide 29,215 SF from the State of Alabama right-of-way and to combine the subdivided portion with Lot 1 of the FBC Subdivision. The property is located at 4251 ORANGE BEACH BOULEVARD in the NB (Neighborhood Business) zoning district. *Deferred from the Regular Meeting on December 9, 2019.*

2. Case No. 1206-SD-19, Hall Subdivision

Liquid Life Real Estate Sales, on behalf of FBC Bay Minette and Fleetwood Baptist Church, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Parcel PIN 031966 to remove two acres from the southwest corner and combine the two acres with Parcel PIN 034395, increasing the size of Parcel PIN 034395 to 15 acres and providing a contiguous border to the north property line of the Gulf State Park. Parcel PIN 031966 is located northwest of the Oak Ridge Subdivision and in the MHS (Mobile Home Subdivision) zoning district, while Parcel PIN 034395 is a conservation area south of Pelican Lane in the Wood Glen Planned Unit Development. *Deferred from the Regular Meeting on December 9, 2019.*

K. OTHER BUSINESS

1. Request for approval of a site plan review extension for 12 months to Harbor Club Condominium (Case No. 0101-SP-19).

L. PUBLIC COMMENTS

M. ADJOURN