



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, April 10, 2023, 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 Regular Meeting on March 13, 2023.

H. PUBLIC HEARINGS

1. **Case No. 0401-PUD-23, Rollins Road Residential PUD**

Rockpoint Development requests recommendation to the City Council for approval of **Preliminary and Final PUD** to rezone 0.54 acres from Neighborhood Business (NB) to Planned Unit Development (PUD) for a single-family residential subdivision containing five single-family residential lots and a common amenities lot. The property is located at 2720 Rollins Road.

2. **Case No. 0406-SD-23, Roscoe Road Townhomes Subdivision**

Smith, Clark & Associates LLC, on behalf of Roscoe Partners LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide 39+ acres into two lots, with the smaller lot (10.5 acres) being for a proposed townhome development and the larger lot (28.7 acres) being a wetland conservation area. The property is located on the west side of Roscoe Road, 700+ feet north of the intersection of Roscoe Road and the Foley Beach Express, in the Multi-Family Residential Low to Medium Density (RM-1) zoning district.

3. **Case No. 0408-CU-23, Liberty Linen Warehouse & Boat/RV Storage Addition**

At Work Sales Corporation, on behalf of Liberty Linen & Janitorial Products, requests recommendation to the City Council for approval of **Conditional Use** to construct a 6,400-SF warehouse to supplement the existing facility and a 3,600-SF enclosed boat and RV storage building at Liberty Linen located at 26953 Canal Road in the General Business (GB) zoning district.

I. **SITE PLAN REVIEWS**

1. **Case No. 0402-SP-23, Beach Getaways Operation Building**

Canal Road 25 LLC requests approval of **Site Plan Review** to construct a 5,000-SF building for Beach Getaways. The property is located at 24420 Canal Road in the General Business (GB) zoning district.

2. **Case No. 0403-SP-23, Roscoe Road Townhomes**

Lieb Engineering Company LLC, on behalf of Roscoe Partners LLC, requests approval of **Site Plan Review** to construct a townhome development containing 9 buildings and 56 total units on 10.4 acres. The property is located on the west side of Roscoe Road, 700+ feet north of the intersection of Roscoe Road and the Foley Beach Express, in the Multi-Family Residential Low to Medium Density (RM-1) zoning district.

3. **Case No. 0404-SP-23, Robert Burroughs Office & Storage**

Robert Burroughs requests approval of **Site Plan Review** to construct a 7,200-SF building on 0.70 acres. The property is located on the east side of Williams Silvers Parkway, 200 feet north of the entrance to the Orange Beach Sportsplex, in the General Business (GB) zoning district.

4. **Case No. 0407-SP-23, Harbor Club Condominium**

Sawgrass Consulting LLC, on behalf of Coleman Bryars, requests approval of **Site Plan Review** to construct a multi-family residential development containing three, 4-story buildings and 71 total units on 22.3 acres. The property is located at the south end of Griffith Marina Road in the Marine Resort (MR) zoning district.

5. **Case No. 0409-SP-23, OBL Parking Lot**

Orange Beach Land, on behalf of Petron LLC, requests approval of **Site Plan Review** to construct a private gravel parking lot for employees of the CoastAL restaurant complex. The property is located at 3150 Orange Beach Boulevard, north of Walgreens, in the General Business (GB) zoning district.

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

1. **Case No. 0301-SD-23, Matthews Estate Subdivision, Resubdivision of Lot 2-A**

Matthews Development LLC requests approval of **Preliminary and Final Minor Subdivision** to subdivide 5.2 acres into two lots. The property is located at the end of Oak Ridge Drive West in the Mobile Home Subdivision (MHS) zoning district. *Deferred from the Regular Meeting on March 13, 2023.*

K. **OTHER BUSINESS**

L. **PUBLIC COMMENTS**

M. **ADJOURN**