



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Monday, May 8, 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 Work Session on April 10, 2023.
2. Approval of minutes from the Regular Meeting on April 10, 2023.

**H. PUBLIC HEARINGS**

**1. 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 replat 39+ acres into two parcels, with the upland parcel being for a proposed townhome development and the larger parcel being a dedicated 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. *Deferred from the Regular Meeting on April 10, 2023.*

**2. Case No. 0501-SD-23, Money Bayou Facilities Expansion, A Subdivision of Lot 24 and Lot 25 of Sweetwater Bayou Subdivision**

Engineering Design Group LLC, on behalf of Lower Alabama LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine Lot 24 and Lot 25 of Sweetwater Bayou Subdivision into one lot. The property is located at 4383 and 4385 Money Bayou Drive in the General Business (GB) zoning district.

**I. SITE PLAN REVIEWS**

**1. 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. *Deferred from the Regular Meeting on April 10, 2023.*

**2. 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. *Deferred from the Regular Meeting on April 10, 2023.*

**3. Case No. 0502-SP-23, Money Bayou Facilities Expansion**

Engineering Design Group LLC, on behalf of Lower Alabama LLC, requests approval of **Site Plan Review** to construct an outside storage area on 0.98 acres. The property is located at 4383 and 4385 Money Bayou Drive 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 April 10, 2023.*

**2. 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. *Deferred from the Regular Meeting on April 10, 2023.*

**3. 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. *Deferred from the Regular Meeting on April 10, 2023.*

**K. OTHER BUSINESS**

**L. PUBLIC COMMENTS**

**M. ADJOURN**