



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, November 13, 2023, 4:00 PM
City Hall, 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 October 9, 2023.

H. PUBLIC HEARINGS

1. Case No. 1101-SD-23, Cunningham/Allen Subdivision, Replat of Lots 1 and 2, Field of Dreams Subdivision

Lucido Engineering & Surveying LLC, on behalf of Darrell W. Allen and Douglas E. Cunningham, Jr., requests approval of **Preliminary and Final Minor Subdivision** to replat Lots 1 and 2, Field of Dreams Subdivision into three lots. The property is located a 1 and 3 Claudette Circle in the Single-Family Residential (RS-1) zoning district.

2. Case No. 1102-SD-23, Cleary Subdivision, Replat of the East ½ of Lot 11 and All of Lots 12, 13, 14, 15 and 16, Block 5, First Addition of East Orange Beach Subdivision

Lucido Engineering & Surveying LLC, on behalf of Elaine S. Laurie and Jacquelyn Leigh Laurie Cleary, requests approval of Preliminary and Final Minor Subdivision to replat the East ½ of Lot 11 and all of Lots 12, 13, 14, 15 and 16, Block 5, First Addition of East Orange Beach Subdivision into three lots. The property is located at 27415 and 27423 Magnolia Avenue in the Single-Family Residential (RS-2) zoning district.

3. Case No. 1106-ZT-23, Zoning Text Amendment, Section 5.1601, Recreational Vehicles as Residence

The Community Development Department requests recommendation to the City Council for approval of **Zoning Text Amendment** to modify Section 5.1601 of the Orange Beach

Zoning Ordinance to add language regarding the regulation of recreational vehicles being used as residences.

4. Case No. 1107-ZT-23, Zoning Text Amendment, Section 16.02, Tree Protection and Landscaping, Applicability

The Community Development Department requests recommendation to the City Council for approval of **Zoning Text Amendment** to modify Section 16.02 of the Orange Beach Zoning Ordinance to remove the landscaping and tree removal exemptions for commercial tree operations.

5. Case No. 1108-ZT-23, Zoning Text Amendment, Section 5.28, Storage on Vacant Residential Lots

The Community Development Department requests recommendation to the City Council for approval of **Zoning Text Amendment** to add a new section to Article 5 of the Orange Beach Zoning Ordinance to prohibit the storage of vehicles, boats, trailers, recreational vehicles, materials, etc. on vacant residential lots.

I. SITE PLAN REVIEWS

1. Case No. 1103-SP-23, Roscoe Road Townhomes

Lieb Engineering Company LLC, on behalf of Roscoe Partners LLC, requests approval of **Site Plan Review** to construct a multi-family residential development containing 60 units on 39+ 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.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. Case No. 1008-SD-23, Wharf Landing Phase 1 Subdivision

Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC, requests approval of **Preliminary and Final Minor Subdivision** to replat 92.6 acres into two lots. The property is located on Brown Lane, east of the Foley Beach Express, in the former Bama Bayou Planned Unit Development (PUD). *Deferred from the Regular Meeting on October 9, 2023.*

K. OTHER BUSINESS

1. Election of Officers.

L. PUBLIC COMMENTS

M. ADJOURN