



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, March 10, 2025, 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 Work Session on February 10, 2025.
2. Approval of minutes from the Regular Meeting on February 10, 2025.

H. PUBLIC HEARINGS

1. Case No. 0301-SD-25, Huggler Resubdivision, Resubdivision of Lots 592 and 600 of Bear Point Estates Subdivision

Weygand Wilson Surveying LLC, on behalf of Chris Huggler, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 592 and 600 of Bear Point Estates Subdivision into a single lot. The property is located at 5408 Armadillo Avenue and 5407 Bear Point Avenue in the Single-Family Residential (RS-2) zoning district.

2. Case No. 0304-SD-25, Roscoe Road Townhouses PUD Subdivision

Lieb Engineering Company LLC, on behalf of Bailey Shivers, requests approval of **Preliminary Major Subdivision** to subdivide 7+ acres into a townhouse subdivision with 60 lots along with common area in accordance with the Roscoe Road Townhouses Planned Unit Development (PUD) Master Plan. 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.

I. SITE PLAN REVIEWS

1. Case No. 0302-SP-25, Orange Beach Community Church

Orange Beach Community Church requests approval of **Site Plan Review** to rebuild the church sanctuary that will cover more than 17,200 SF and to provide additional parking. The property is located at 4773 Bay Circle in the Single-Family Residential (RS-1) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. Case No. 0205-SD-25, The Cove at Bear Point Heights Subdivision

Dewberry, on behalf of Jack & Caren Galetta, requests approval of **Preliminary Major Subdivision** to construct a single-family residential subdivision with seven lots and improvements to the Avenue C right-of-way (ROW). The property is located on the north side of Canal Road at the northeast corner of the intersection of Canal Road and Avenue C ROW in the Single-Family Residential (RS-2) zoning district. *Deferred from the Regular Meeting on February 10, 2025.*

2. Case No. 0306-SD-25, Loop Center Resubdivision

Loop Center Properties Inc. and Sunshine Land Company Inc. request approval of **Preliminary and Final Minor Subdivision** to combine five lots into one lot. The property is located at 24621 and 24645 Perdido Beach Boulevard in the General Business (GB) zoning district.

3. Case No. 0305-SP-25, Loop Center Site Plan, Orange Beach Mini Golf

Loop Center Properties Inc. and Sunshine Land Company Inc. request approval of **Site Plan Review** to construct a miniature golf facility. The property is located at 24621 and 24645 Perdido Beach Boulevard in the General Business (GB) zoning district.

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN