



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, January 12, 2026, 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 December 8, 2025.

H. PUBLIC HEARINGS

1. Case No. 1102-SD-25, Replat of Lot 906 and West Half of Lot 907, Bear Point Estates Subdivision

Smith Clark & Associates LLC, on behalf of Coby and Maryanne Smith, requests approval of **Preliminary and Final Minor Subdivision** to combine Lot 906 and the West Half of Lot 907 into one lot. The property is located at 29734 Bayshore Drive South in the Single-Family Residential (RS-2) zoning district. *Deferred from the Regular Meeting on December 8, 2025.*

2. Case No. 0101-SD-26, Roscoe Road Townhouses PUD Subdivision (The Row at Northshore)

Lieb Engineering Company LLC, on behalf of Bailey Shivers, requests approval of **Final 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 more than 700 feet north of the intersection of Roscoe Road and the Foley Beach Express.

I. SITE PLAN REVIEWS

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. Case No. 0102-SD-26, Reaves Resubdivision, Replat of Lot 908 and the East 1/2 of Lot 907, Bear Point Estates Subdivision

Craig Reaves requests approval of **Preliminary and Final Minor Subdivision** to combine Lot 908 and the East Half of Lot 907 into one lot. The property is located at 29742 Bayshore Drive South in the Single-Family Residential (RS-2) zoning district.

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN