

4. General Supporting Narrative

RealtyLink-Alabama, LLC is proposing to construct a multi-tenant development, including a new oil change facility and a quick service restaurant at the existing addresses of 1296 E Second Street, 1288 Route 73, and 1276 Route 73. The proposed multi-tenant development is intended to provide convenient, neighborhood-serving commercial uses that meet current market demand. The inclusion of a quick-service restaurant and an oil change facility offers complementary services commonly used by residents and commuters, allowing customers to efficiently address everyday needs in a single location. The existing properties currently contain three residential homes; however, the proposed development will redevelop the entire approximately 1.58-acre site for commercial use, consisting of two commercial buildings and associated site features. Adjacent properties include a mix of residential and commercial uses. The development is designed to activate the site, support local economic activity, and provide employment opportunities while remaining compatible with surrounding land uses and consistent with applicable zoning and planning objectives.