

**CITY OF FOLEY
PLANNING COMMISSION**

**WORK SESSION
April 13, 2022
City Hall
Council Chambers
At 5:30 p.m.**

&

**MEETING
April 20, 2022
City Hall
Council Chambers
At 5:30 p.m.**

PLANNING COMMISSION WORK SESSION
April 13, 2022 (Council Chambers of City Hall) 5:30 P.M.

Page 1 of 2

The City of Foley Planning Commission will hold a work session meeting on April 13, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

WORK SESSION:

1. Outpost Orchard- Discuss Start of Building/Site Work

The applicant would like to discuss starting construction of their build to rent product of single family homes while they are doing site work. Property is located S. of E. Michigan Ave. and W. of S. Pecan St. Applicant is SE Civil, LLC.

2. Jody McGuff- Discuss Rezone to RV Park

The applicant would like to discuss a possible rezoning of the property to RV Park. Property is currently zoned AO (Agricultural Open Space). Property is located N. of W. Azalea Ave. and E. of S. Hickory St. Applicant is Jody McGuff.

3. Phil Broadus- Discuss Boat & RV Storage

The applicant would like to discuss the possibility of developing a boat and RV storage. Property is located E. of the Foley Beach Express and N. of US Hwy. 98. Applicant is Phil Broadus.

4. *Wells World-Request for Minor/Exemption

The City of Foley Planning Commission has received a request for approval of Wells World, a minor/exempt subdivision which consists of 1 +/- acres and 2 lots. Property is located S. of County Rd. 12 S. and W. of James Rd. and is located in the City of Foley Planning Jurisdiction. Baldwin County has approved the subdivision as an exempt one time split. Applicant is Brian Wells.

5. Gulf Flying Subdivision- Request for Minor

The City of Foley Planning Commission has received a request for approval of the Gulf Flying Subdivision a minor subdivision which consists of 1.15 +/- acres and 2 lots. Property is located S. of US Highway 98 and W. of County Rd. 65. Applicant is Sam Styron.

6. The Resubdivision of Lot 1 of the Resubdivision of Lot 1 of the Replat of Woerner's Two Lots- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of the Resubdivision of Lot 1 of the Resubdivision of Lot 1 of the Replat of Woerner's Two Lots which consists of 56.57 +/- acres and 2 lots. Property is located S. of County Rd. 20 and E. of S. McKenzie St. Applicant is Woerner Land, LLC.

7. Magnolia Landing- Request for Rezone

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 19 +/- acres. Property is currently zoned B-2 (Neighborhood Business District) and R-1D (Residential Single Family). Proposed zoning is PUD (Planned Unit Development). Property is located W. of Hickory St. and N. of County Rd. 12. Applicant is Jade Consulting.

PLANNING COMMISSION WORK SESSION
April 13, 2022 (Council Chambers of City Hall) 5:30 P.M.

2

Page 2 of 2

8. Gopher Fork Subdivision- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of the Gopher Fork Subdivision which consists of 73 +/- acres and 2 lots. Property is located E. of State Hwy. 59 and S. of Keller Rd. Applicant is Smith Clark & Associates, LLC.

9. Gopher Fork Investments- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 20 +/- acres. Property is currently zoned B-1A (Extended Business District) requested zone is R-3 (Residential Multi-Family). Property is located E. of State Hwy. 59 and S. of Keller Rd. Applicant is Smith & Clark Associates, LLC.

10. Grand Riviera- Request for PUD Modification

The City of Foley Planning Commission has received a request for a PUD modification. Property is located W. of the James Rd. and S. of County Rd. 20. Applicant is WAS Design.

11. Sam Gerges- Request for Rezone

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 24.44 +/- acres. Property is currently zoned PUD (Planned Unit Development) requested zone is R-3 (Residential Multi-Family). Property is located N. of County Rd. 20 and E. of S. Pine St. Applicant is Sam Gerges.

12. Magnolia Walk East- Request for PDD Modification

The City of Foley Planning Commission has received a request for a PDD modification. Property is located E. of the Foley Beach Express and N. of County Rd. 20. Applicant is Burton Property Group.

13. Downey Family Limited- Request for Rezone

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 93 +/- acres. Property is currently zoned AO (Agricultural Open Space) requested zone is PUD (Planned Unit Development). Property is located S. of Wolf Bay Dr. and E. of Stan Mahoney Ln. Applicant is Downey Family Limited.

14. Kenneth Teem- Request for Rezone

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 18.79 +/- acres. Property is currently zoned AO (Agricultural Open Space) requested zone is PUD (Planned Unit Development). Property is located at the SE corner of County Rd. 20 and S. Hickory St. Applicant is WAS Design.

ADJOURN:

PLANNING COMMISSION MEETING AGENDA
April 20, 2022 (Council Chambers of City Hall) 5:30 P.M.

3

Page 1 of 3

The City of Foley Planning Commission will hold a meeting April 20, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

MINUTES:

Approval of the March 9, 2022 and March 16, 2022 meeting minutes.

PUBLIC HEARING:

1. Gulf Flying Subdivision- Request for Minor

The City of Foley Planning Commission has received a request for approval of the Gulf Flying Subdivision a minor subdivision which consists of 1.15 +/- acres and 2 lots. Property is located S. of US Highway 98 and W. of County Rd. 65. Applicant is Sam Styron.

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7. Downey Family Limited- Request for Rezone

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 93 +/- acres. Property is currently zoned AO (Agricultural

Note: *Denotes property located in the Planning Jurisdiction

PLANNING COMMISSION MEETING AGENDA

April 20, 2022 (Council Chambers of City Hall) 5:30 P.M.

Page 2 of 3

Open Space) requested zone is PUD (Planned Unit Development). Property is located S. of Wolf Bay Dr. and E. of Stan Mahoney Ln. Applicant is Downey Family Limited.

8. Kenneth Teem- Request for Rezone

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NEW BUSINESS:

1. *Wells World-Request for Minor/Exemption

The City of Foley Planning Commission has received a request for approval of Wells World, a minor/exempt subdivision which consists of 1 +/- acres and 2 lots. Property is located S. of County Rd. 12 S. and W. of James Rd. and is located in the City of Foley Planning Jurisdiction. Baldwin County has approved the subdivision as an exempt one time split. Applicant is Brian Wells.

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11. Kenneth Teem- Request for Rezone

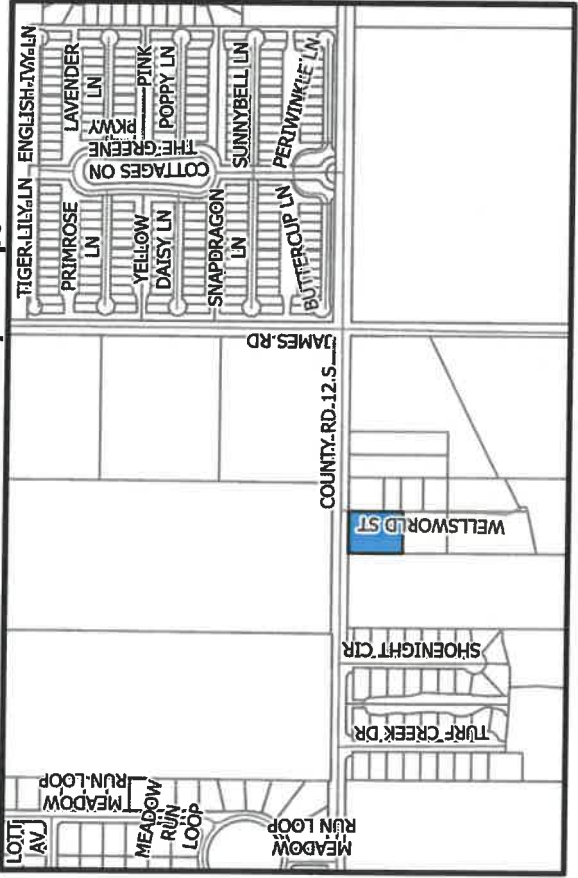
The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 18.79 +/- acres. Property is currently zoned AO (Agricultural Open Space) requested zone is PUD (Planned Unit Development). Property is located at the SE corner of County Rd. 20 and S. Hickory St. Applicant is WAS Design.

ADJOURN:

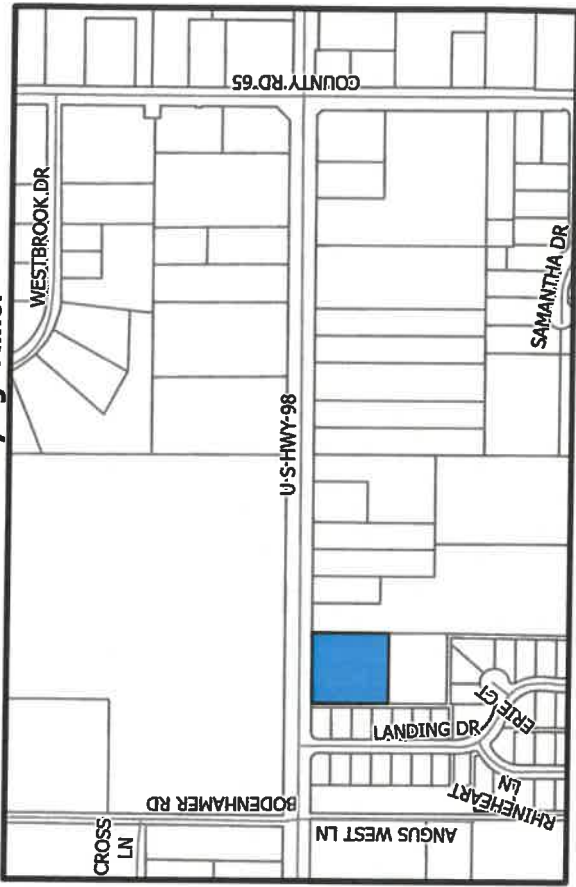
Locator Map



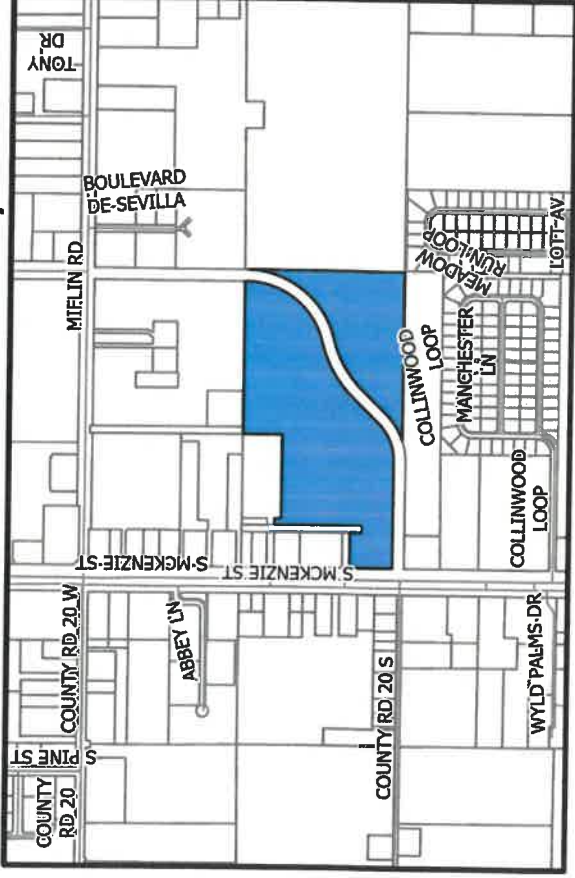
New Business #1
Wells World- Minor/Exempt



New Business #2
Gulf Flying- Minor



New Business #3
Resub Lot 1 Woerner- Preliminary

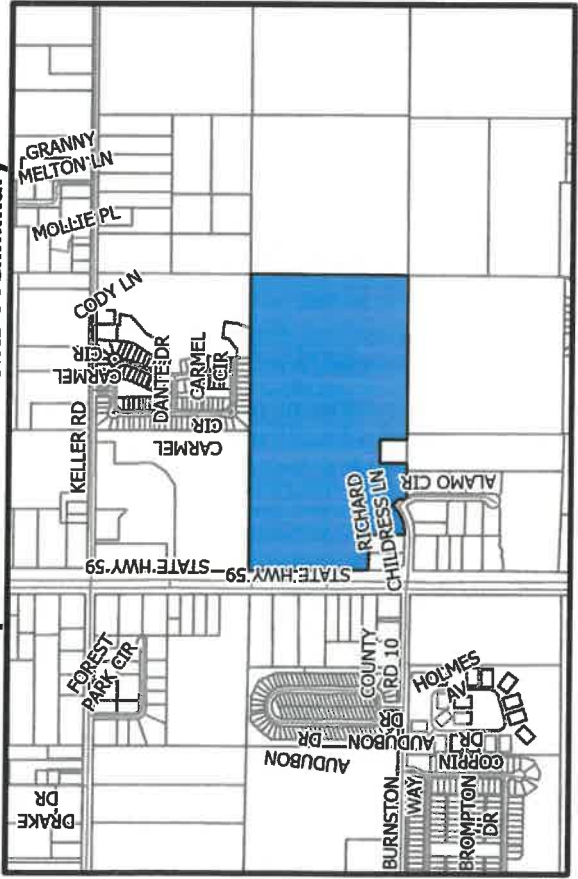


New Business #4
Magnolia Landing- Rezone

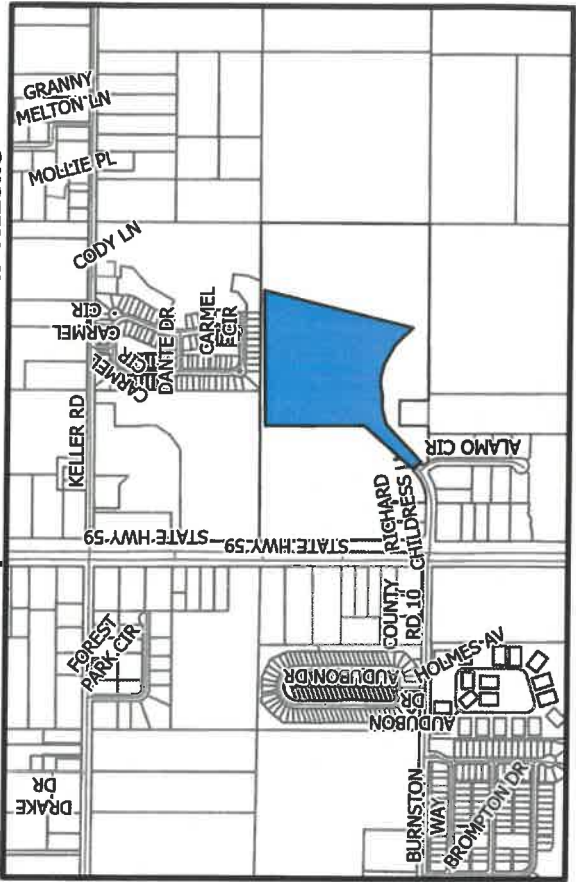




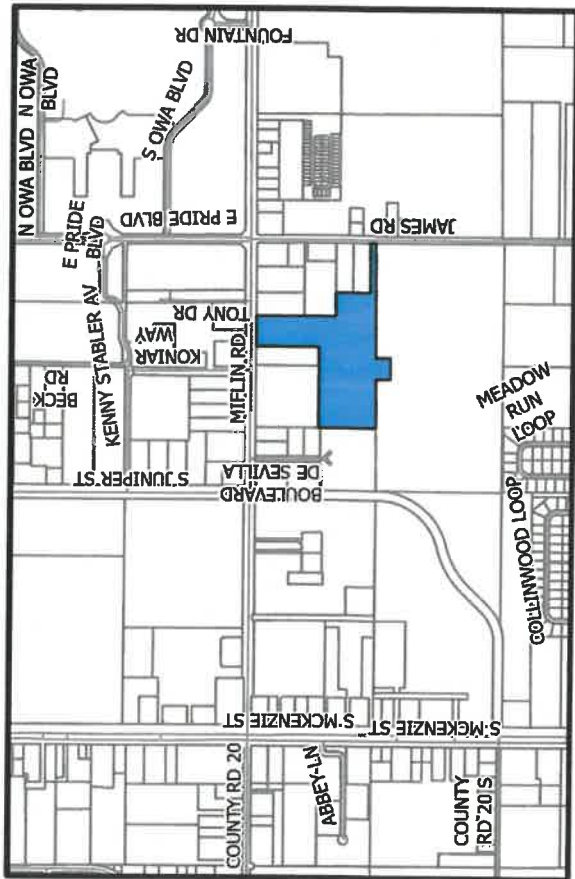
New Business #5
Gopher Fork Investments-Preliminary



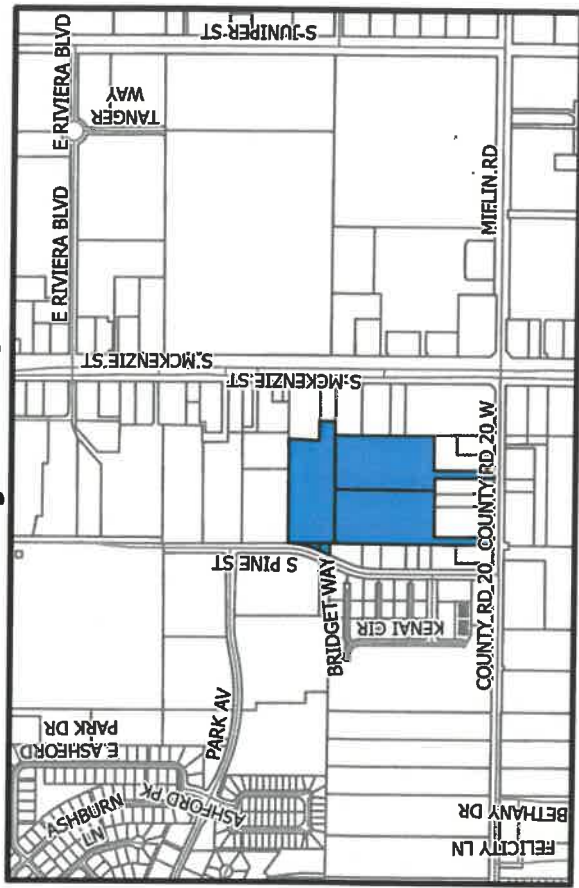
New Business #6
Gopher Fork Investments-Rezone



New Business #7
Grand Riviera- PUD Modification

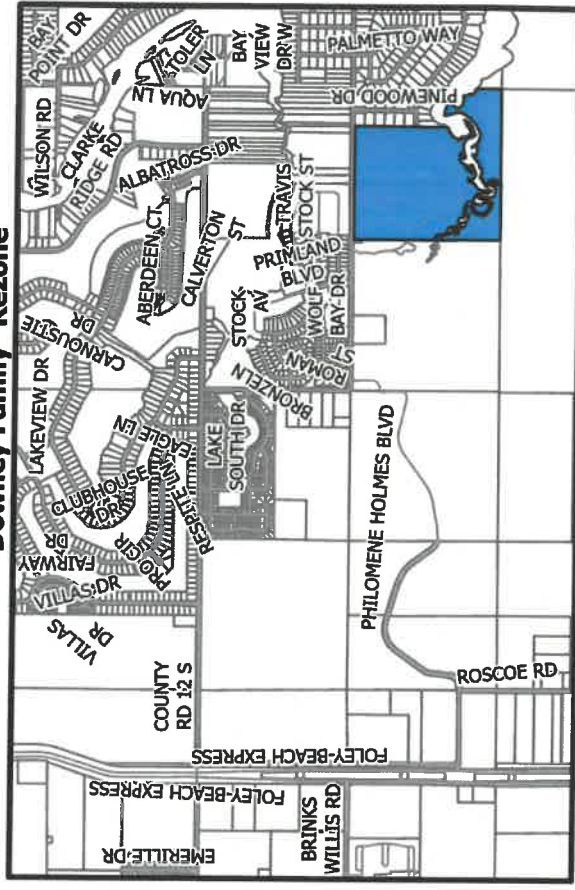


New Business #8
Sam Gerges- Rezone

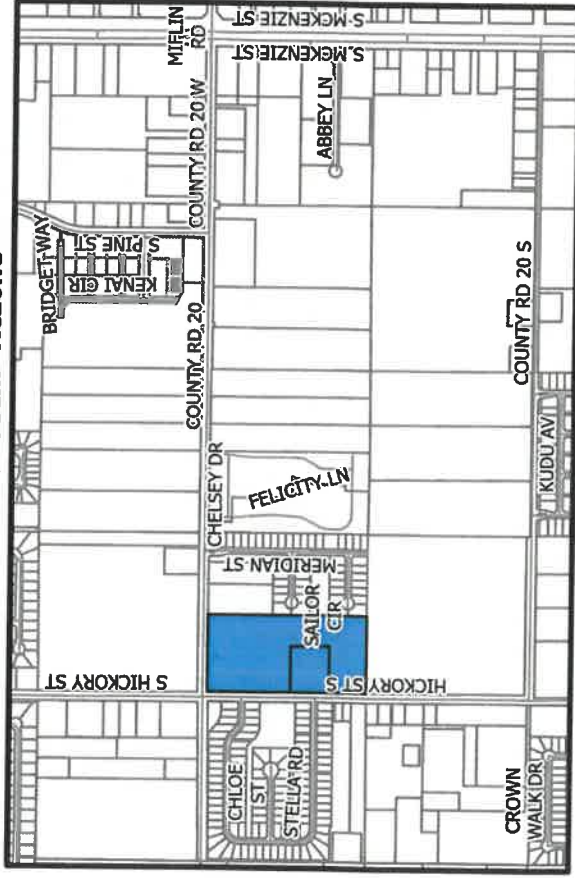


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New Business #10 Downey Family- Rezone



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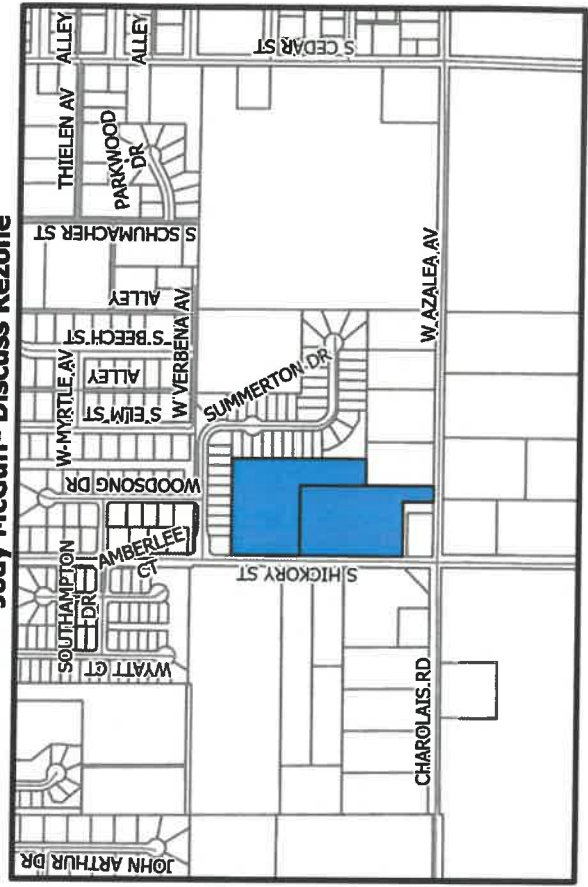
Locator Map - Work Session Only
Discussion Items



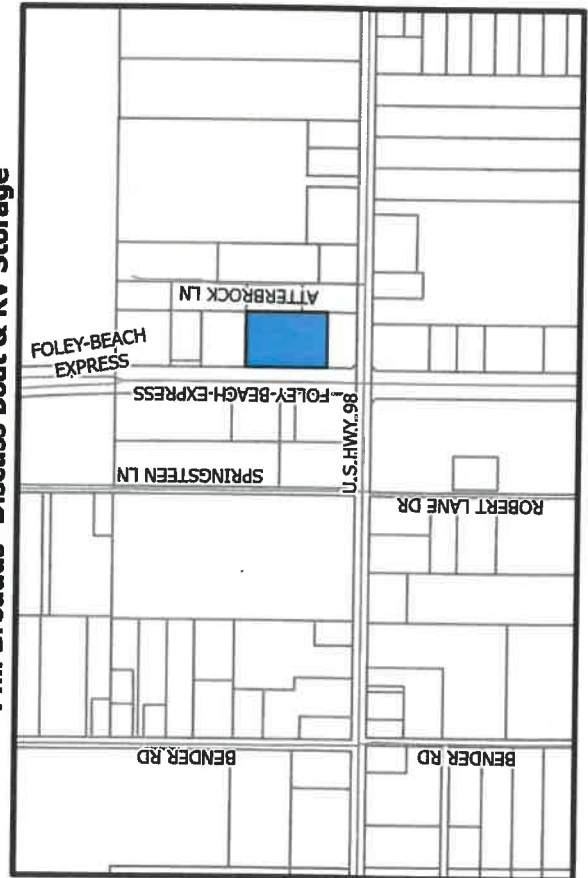
Work Session Only #1
Outpost Orchard- Discuss Building/Site Work



Work Session Only #2
Jody McGuff- Discuss Rezone



Work Session Only #3
Phil Broadus- Discuss Boat & RV Storage



PLANNING COMMISSION WORK SESSION MINUTES

March 9, 2022 (Council Chambers of City Hall) 5:30 P.M.

10

Page 1 of 3

The City of Foley Planning Commission held a work session meeting on March 9, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Vera Quaites, Wes Abrams, Calvin Hare, Tommy Gebhart and Bill Swanson. Absent members were: Ralph Hellmich and Phillip Hinesley. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant; and Melissa Ringler, Recording Secretary.

WORK SESSION:

1. Primland Phase 3- Request for Extension

The City of Foley Planning Commission has received a request for a 1 year extension. Property is located at the NE corner of Wolf Bay Dr. Applicant is Goodwyn Mills Cawood.

Chairman Abrams stated this would be the third extension request for Primland Phase 3.

Ms. Amanda Thompson stated a construction preconference meeting regarding the project was held a few weeks ago. She explained they are mobilized and have started clearing the property.

Mrs. Miriam Boone asked if this phase was being done by Truland Homes.

Ms. Thompson stated Phase 3 will be developed by Truland Homes.

Chairman Abrams asked if anyone had any comments or issues with the request. There were none.

2. Riverside at Arbor Walk Phase 3- Request for Extension

The City of Foley Planning Commission has received a request for a 1 year extension. Property is located E. of County Rd. 65 and N. of County Rd. 12. Applicant is Dewberry.

Chairman Abrams stated this will be the second extension request for Riverside at Arbor Walk Phase 3.

The applicant was not present.

Mr. Chad Christian stated he is not opposed to the requested extension.

Chairman Abrams asked if anyone had any comments or issues with the request. There were none.

3. RaceTrac- Request for Site Plan Review

The City of Foley Planning Commission has received a request for a site plan review. The property is located at the SE corner of the Foley Beach Express and County Rd. 28. Applicant is S.E. Civil Engineering & Surveying.

Chairman Abrams asked if anyone had any comments or issues with the request. There were none.

4. *Pecan Way Acres- Request for Minor

The City of Foley Planning Commission has received a request for approval of Pecan Way Acres, a minor subdivision which consists of 46.51 +/- acres and 2 lots. Property is located

Note: *Denotes property located in the Planning Jurisdiction

PLANNING COMMISSION WORK SESSION MINUTES

March 9, 2022 (Council Chambers of City Hall) 5:30 P.M.

Page 2 of 3

N. of Charolais Rd., E. of Grantham Rd. and is located in the City of Foley Planning Jurisdiction. Applicant is SE Civil, LLC.

Mrs. Boone explained the request is for a two lot subdivision. She stated the property is located in Baldwin County and is unzoned.

Chairman Abrams asked if anyone had any comments or issues with the request. There were none.

5. Foley Villas Subdivision- Request for Minor

The City of Foley Planning Commission has received a request for approval of the Foley Villas Subdivision a minor subdivision which consists of 32.63 +/- acres and 5 lots. Property is located at the NE corner of Bodenhamer Rd. and US Highway 98. Applicant is Sawgrass Consulting LLC.

Mrs. Boone explained the request is for a 5 lot subdivision. She explained the parcels have different zones and the requested subdivision lot lines are lining up with the different zoning areas.

Chairman Abrams asked if anyone had any comments or issues with the request. There were none.

6. David Smith- Request for Rezone

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 1.10 acres. Property is currently zoned PUD (Planned Unit Development). Proposed zoning is R-1A (Residential Single Family). Property is located at the NW corner of Brinks Willis Rd. and James Rd. Applicant is David Smith.

Mrs. Boone explained the request is to rezone the property to R-1A which has a 12,000 square foot minimum lot size requirement.

Chairman Abrams asked if anyone had any comments or issues with the request. There were none.

7. Live Oak Village Phase IV- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Live Oak Village Phase IV which consists of 19.04 +/- acres and 77 lots. Property is located W. of Cedar St. and N. of Peachtree Ave. Applicant is CHS Properties, Inc.

Commissioner Engel stated the property looks low in the back corner.

Mr. Christian stated there have been several rounds of comments after reviewing the construction plans. He explained the applicant has addressed all of the comments.

8. Comprehensive Plan- Update to the SW Quad of the Comprehensive Plan

Mr. Brandon Bias with Goodwin Mills Cawood went over the SW Quad Comprehensive Plan updates with the Commission.

9. Comprehensive Plan- Update to the NE Quad of the Comprehensive Plan

Note: *Denotes property located in the Planning Jurisdiction

PLANNING COMMISSION WORK SESSION MINUTES
March 9, 2022 (Council Chambers of City Hall) 5:30 P.M.

12

Page 3 of 3

Mr. Brandon Bias with Goodwin Mills Cawood went over the NE Quad Comprehensive Plan updates with the Commission. He stated if any of the Commissioners have any questions or comments to let him know.

10. Zoning Ordinance Amendments

Mrs. Boone went over the proposed Zoning amendments with the Commissioners.

ADJOURN:

Meeting adjourned at 6:10 p.m.

Note: *Denotes property located in the Planning Jurisdiction

PLANNING COMMISSION MEETING MINUTES
March 16, 2022 (Council Chambers of City Hall) 5:30 P.M.

13

Page 1 of 6

The City of Foley Planning Commission held a meeting on March 16, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Vera Quaites, Ralph Hellmich, Calvin Hare, Phillip Hinesley, Bill Swanson and Tommy Gebhart. Absent member was Wes Abrams. Staff present were: Miriam Boone, City Planner; Jeff Phillips, Construction Projects Manager; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

Vice-Chairman Hare called the meeting to order at 5:30 p.m.

MINUTES:

Approval of the February 9, 2022 and February 16, 2022 meeting minutes.

Commissioner Hellmich made a motion to approve the February 9, 2022 and February 16, 2022 meeting minutes. Commissioner Hinesley seconded the motion. All Commissioners voted aye.

Motion to approve the February 9, 2022 and February 16, 2022 meeting minutes passes.

Vice-Chairman Hare adjourned the regular meeting and opened the public hearing.

PUBLIC HEARING:

1. *Pecan Way Acres- Request for Minor

The City of Foley Planning Commission has received a request for approval of Pecan Way Acres, a minor subdivision which consists of 46.51 +/- acres and 2 lots. Property is located N. of Charolais Rd., E. of Grantham Rd. and is located in the City of Foley Planning Jurisdiction. Applicant is SE Civil, LLC.

Mr. Robert Jeffrey resident of 233 Rhineheart Ln. stated he lives east of the property in Greystone Village. He asked about the plans for the drainage. He stated there is a very low area on the property that holds a tremendous amount of water when it rains.

Commissioner Hellmich stated he thinks the low area holding water was a dirt pit at one time. He explained if anything is developed on the property the water will be a big challenge and any drainage issues will have to be addressed.

Mrs. Miriam Boone stated she is not aware of any plans for development of the property.

2. Foley Villas Subdivision- Request for Minor

The City of Foley Planning Commission has received a request for approval of the Foley Villas Subdivision a minor subdivision which consists of 32.63 +/- acres and 5 lots. Property is located at the NE corner of Bodenhamer Rd. and US Highway 98. Applicant is Sawgrass Consulting LLC.

Mr. Ted Ott resident of 17773 State Hwy. 98 stated he lives east of the property and wants to know about plans for development on the property.

14

PLANNING COMMISSION MEETING MINUTES

March 16, 2022 (Council Chambers of City Hall) 5:30 P.M.

Page 2 of 6

Mrs. Boone stated at this time they are subdividing the property into individual parcels to match the current zoning. She explained the front parcels are currently zoned B-1A and B-2 which is a commercial zone and the back parcels are zoned R-3 residential multi-family.

Mr. Tom Granger with Sawgrass Consulting LLC. stated at this time there are no plans for the commercial lots.

3. David Smith- Request for Rezone

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 1.10 acres. Property is currently zoned PUD (Planned Unit Development). Proposed zoning is R-1A (Residential Single Family). Property is located at the NW corner of Brinks Willis Rd. and James Rd. Applicant is David Smith.

Vice-Chairman Hare asked if there were any members of the public to speak on the item. There were none.

4. Live Oak Village Phase IV- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Live Oak Village Phase IV which consists of 19.04 +/- acres and 77 lots. Property is located W. of Cedar St. and N. of Peachtree Ave. Applicant is CHS Properties, Inc.

Ms. Kathy Rafetto resident of 1793 Breckinridge Place stated there are several residents present who have property abutting the proposed development. She explained they have concerns regarding drainage. She asked if the city had received any plans for the drainage.

Commissioner Hellmich stated they will have to provide detailed drainage information to the City Engineer and any drainage issues or concerns will have to be addressed.

Mr. Jeff Phillips stated staff is reviewing this phase very closely to ensure it does not impact any of the surrounding properties.

Ms. Rafetto stated they would like to see the design and want to know if there are going to have drainage swales in their backyards.

Commissioner Hellmich stated they will have to contain the drainage within the development. He explained there is a master drainage plan and it will be checked to ensure it will not have a negative impact on the area.

Commissioner Hinesley asked if the streets would be private.

Mr. Phillips answered yes the streets will be private.

Ms. Raffetto stated the retention pond looks very small.

Commissioner Engle stated he also has concerns about the size of the retention pond.

15
PLANNING COMMISSION MEETING MINUTES

March 16, 2022 (Council Chambers of City Hall) 5:30 P.M.

Page 3 of 6

Ms. Carah Vuncannon with McCrory and Williams, Inc. stated the drainage water for the development will be going into two ponds. She explained a new pond which will be located on Hudson Rd. and also into an existing pond.

Ms. Raffetto stated one of the houses on Hudson Rd. already had issues with flooding in their backyard and had to have drains installed. She stated this is a lot of new homes and there are already flooding issues in the area.

Commissioner Hellmich explained the water handling is a lot more stringent today than it was years ago when the other phases of Live Oak were developed. He asked that staff keep in touch with the residents to ensure their questions regarding the drainage are answered satisfactorily.

5. Comprehensive Plan- Update to the SW Quad of the Comprehensive Plan

Vice-Chairman Hare asked if there were any members of the public to speak on the item. There were none.

6. Comprehensive Plan- Update to the NE Quad of the Comprehensive Plan

Vice-Chairman Hare asked if there were any members of the public to speak on the item. There were none.

7. Zoning Ordinance Amendments

Vice-Chairman Hare asked if there were any members of the public to speak on the item. There were none.

Vice-Chairman Hare closed the public hearing and reconvened the regular meeting.

NEW BUSINESS:

1. Primland Phase 3- Request for Extension

The City of Foley Planning Commission has received a request for a 1 year extension. Property is located at the NE corner of Wolf Bay Dr. Applicant is Goodwyn Mills Cawood.

Mrs. Boone explained this is the second extension request for Primland Phase 3.

Vice-Chairman Hare stated they have completed several other phases of Primland.

Ms. Amanda Thompson with Goodwyn Mills & Cawood stated they are currently in the clearing stage for Phase 3.

Commissioner Hellmich made a motion to approve the request for a 1 year extension. Commissioner Swanson seconded the motion. All Commissioner voted aye.

Motion to approve the request for a 1 year extension passes.

PLANNING COMMISSION MEETING MINUTES

March 16, 2022 (Council Chambers of City Hall) 5:30 P.M.

16

Page 4 of 6

2. Riverside at Arbor Walk Phase 3- Request for Extension

The City of Foley Planning Commission has received a request for a 1 year extension. Property is located E. of County Rd. 65 and N. of County Rd. 12. Applicant is Dewberry.

Ms. Boone stated this is the second extension request for Riverside at Arbor Walk Phase 3.

Commissioner Hellmich stated he wants to make sure the development will be adhering to current FEMA flood maps and flood requirements.

Mrs. Boone stated they will have to meet current flood requirements if the property is located in a flood zone.

Commissioner Hinesley made a motion to approve the requested 1 year extension. Commissioner Hellmich seconded the motion. All Commissioners voted aye.

Motion to approve the requested 1 year extension passes.

3. RaceTrac- Request for Site Plan Review

The City of Foley Planning Commission has received a request for a site plan review. The property is located at the SE corner of the Foley Beach Express and County Rd. 28. Applicant is S.E. Civil Engineering & Surveying.

Commissioner Hellmich made a motion to approve the requested site plan. Commissioner Engel seconded the motion. All Commissioners voted aye.

Commissioner Hellmich stated the applicant has been working with the city engineer. He explained the access management plan and all other requirements will have to be met before any permits will be issued for construction.

Motion to approve the requested site plan passes.

4. *Pecan Way Acres- Request for Minor

The City of Foley Planning Commission has received a request for approval of Pecan Way Acres, a minor subdivision which consists of 46.51 +/- acres and 2 lots. Property is located N. of Charolais Rd., E. of Grantham Rd. and is located in the City of Foley Planning Jurisdiction. Applicant is SE Civil, LLC.

Commissioner Hellmich made a motion to approve the requested minor subdivision. Commissioner Quaites seconded the motion.

Commissioner Hellmich stated there have been concerns about the drainage in the area. He stated drainage will be looked at closely if and when the property is developed.

All Commissioners voted aye.

Motion to approve the requested minor subdivision passes.

Note: *Denotes property located in the Planning Jurisdiction

PLANNING COMMISSION MEETING MINUTES

March 16, 2022 (Council Chambers of City Hall) 5:30 P.M.

17

Page 5 of 6

5. Foley Villas Subdivision- Request for Minor

The City of Foley Planning Commission has received a request for approval of the Foley Villas Subdivision a minor subdivision which consists of 32.63 +/- acres and 5 lots. Property is located at the NE corner of Bodenhamer Rd. and US Highway 98. Applicant is Sawgrass Consulting LLC.

Commissioner Hellmich made a motion to approve the requested minor subdivision. Commissioner Swanson seconded the motion.

Commissioner Swanson asked if the neighboring property owners to the east would get notification if anything is developed on the property.

Mrs. Boone answered not necessarily. She explained the property is zoned commercial and a site plan review by the Planning Commission would be needed if the structure exceeds 50,000 sq. ft. She stated a site plan has been done and approved for a portion of the multi-family property.

All Commissioners voted aye.

Motion to approve the requested minor subdivision passes.

6. David Smith- Request for Rezone

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 1.10 acres. Property is currently zoned PUD (Planned Unit Development). Proposed zoning is R-1A (Residential Single Family). Property is located at the NW corner of Brinks Willis Rd. and James Rd. Applicant is David Smith.

Commissioner Engel made a motion to recommend the requested rezoning to Mayor and Council. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to recommend the requested rezoning to Mayor and Council passes.

7. Live Oak Village Phase IV- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Live Oak Village Phase IV which consists of 19.04 +/- acres and 77 lots. Property is located W. of Cedar St. and N. of Peachtree Ave. Applicant is CHS Properties, Inc.

Commissioner Hellmich made a motion to approve the requested preliminary. Commissioner Swanson seconded the motion.

Commissioner Hellmich stated the lot sizes are mirroring what is already established in the subdivision. He explained there has been concern from citizens regarding drainage. He explained he has great faith that staff will make sure the development does not increase any drainage issues.

Commissioner Engel stated he has reservations regarding the drainage ponds and they need to be looked at closely.

All Commissioners voted aye.

Note: *Denotes property located in the Planning Jurisdiction

Motion to approve the requested preliminary passes.

8. Comprehensive Plan- Update to the SW Quad of the Comprehensive Plan

Mrs. Boone explained the city received a grant from ACDNR to update the SW and NW quad portions of the comprehensive plan.

Commissioner Hellmich stated the comprehensive plan is a guiding tool. He explained committees were formed from property owners within the areas and meetings were held to get the public's input.

Commissioner Hinesley made a motion to adopt the SW and NE quad Comprehensive Plan updates. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to adopt the SW and NE quad Comprehensive Plan updates passes.

Commissioner Hellmich thanked Mr. Brandon Bias for his help with the updates to the comprehensive plan.

9. Comprehensive Plan- Update to the NE Quad of the Comprehensive Plan

This item was discussed and voted on with item # 8.

10. Zoning Ordinance Amendments

Ms. Boone went over the proposed zoning ordinance amendments with the Commissioners.

Commissioners gave feedback on the definition for density and allowable fencing.

Commissioner Hinesley made a motion to recommend the proposed zoning ordinance amendments to Mayor and Council. Commissioner Swanson seconded the motion. All Commissioners voted aye.

Motion to recommend the proposed zoning ordinance amendments to Mayor and Council passes.

ADJOURN:

Vice-Chairman Hare adjourned the meeting at 7:31 p.m.

3/15/2022

To: Amanda Cole
Planning and Zoning Assistant
City of Foley. AL

Amanda,

As stated in my E-mail to Chuck Lay on March 10th, 2022, we would like to start construction of our Build to Rent product, Single Family Homes, in The Orchard Subdivision while we are doing the site work.

This will enable us to have our homes ready for occupancy when we finish our amenity package and gain about 4 – 6 months on our rent up.

Our engineer, David Diehl of S.E. Civil will be present at the meeting to address any issues as to any changes to the submittal that the City may require to help us with this request.

Kindest Regards,

Guy Balencie
Senior Vice President of Development and Construction
Outpost Residential LLC
Gbalencie@outpostresidential.com
850 449 5054

Work Session
only Item 19
#1

 **RECEIVED**
Aure spai ba



SITE DATA

CURRENT ZONING: TH-1
MINIMUM LOT SIZE: 2400 SF
L.N. FT. 61 STREETS: 8,807 LF
NUMBER OF LOTS: 247
SMALLEST LOT: 4442 sf (Lot 67)
LARGEST LOT: 7305 sf (Lot 226)
COMMON AREAS: 21.06 AC (37%)
TOTAL AREA: 59.16 AC.

BUILDING SETBACKS:

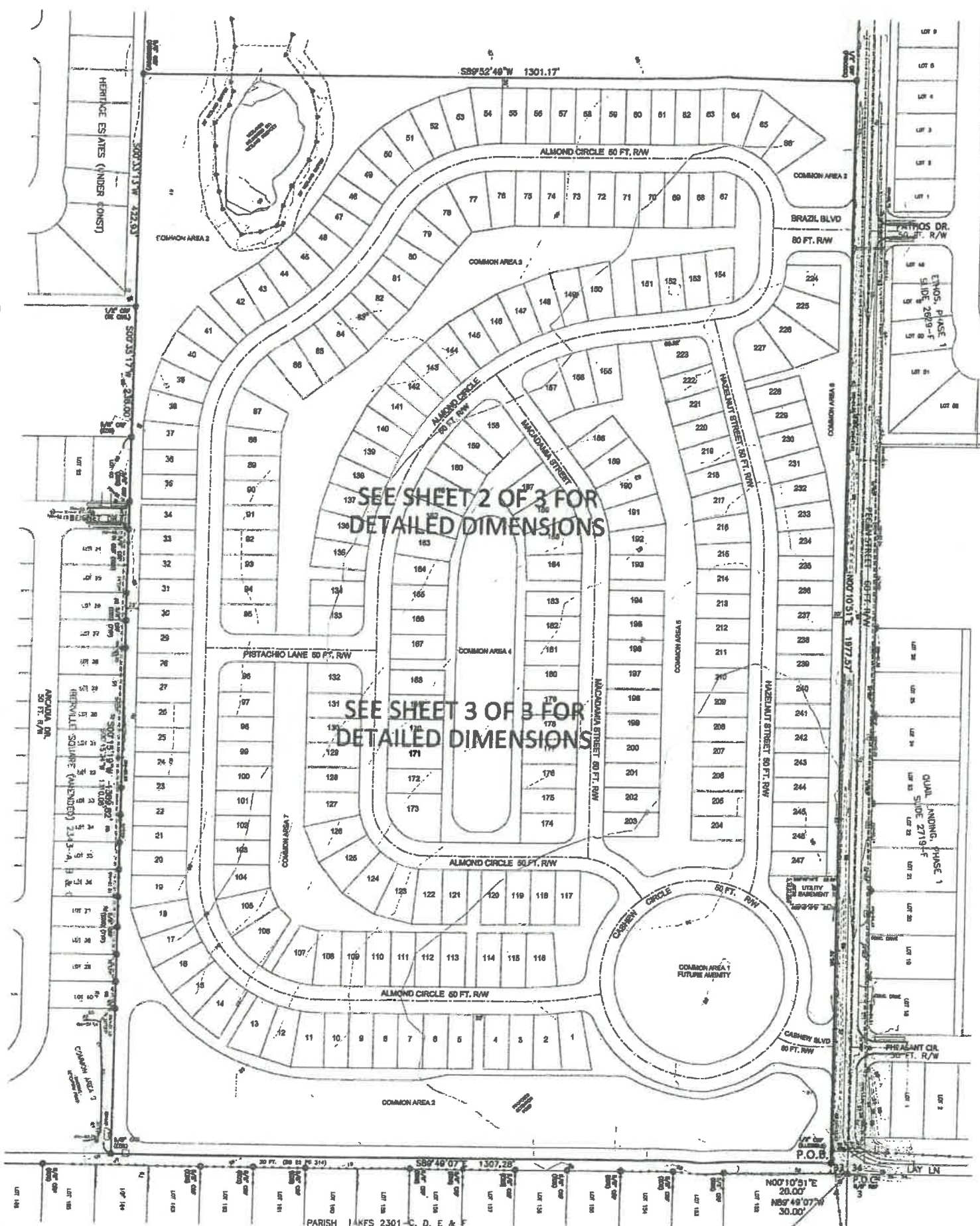
FRONT YARD = 20 FEET
REAR YARD = 15 FEET
SIDE YARD = 5 FEET
SIDE STREET = 15 FEET

UTILITY PROVIDERS

WATER SERVICE - RIVIERA UTILITIES
SEWER SERVICE - RIVIERA UTILITIES
ELECTRIC SERVICE - RIVIERA UTILITIES
GAS SERVICE - RIVIERA UTILITIES
TELEPHONE - CENTURYLINK

LEGEND

- CONCRETE MONUMENT F.D.
- REBAR F.D.
- CAPPED REBAR F.D.
- ORANGE BUILT
- POWER POLE
- OUT WIRE ANCHOR
- SEWER MANHOLE
- DRAINAGE MANHOLE
- PIPE W/STAMP
- WATER METER
- SECTION LINE
- BURIED GAS MAIN
- BURIED SEWER MAIN
- BURIED WATER MAIN
- OVERHEAD POWER LINE
- WOOD FENCE
- WIRE FENCE
- WETLAND MARKER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- PG PAGE
- DEED BOOK
- LIB MAP BOOK
- RCP REINFORCED CONCRETE PIPE
- CPP CORRUGATED PLASTIC PIPE
- UVI INVERT



SEE SHEET 2 OF 3 FOR
DETAILED DIMENSIONS

SEE SHEET 3 OF 3 FOR
DETAILED DIMENSIONS

CERTIFICATE OF APPROVAL BY
THE CITY OF FOLEY PLANNING COMMISSION
THE WITHIN PLAT OF HERITAGE LANDING, FOLEY, ALABAMA, IS HEREBY
APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION.
THIS THE ____ DAY OF ____ 20__.

CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA,
HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE
PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
THIS THE ____ DAY OF ____ 20__.

CITY ENGINEER

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (WATER)

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES
THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF
BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF ____ 20__.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (SEWER)

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES
THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF
BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF ____ 20__.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED,
HAVE CAUSED THE LAND ENGRAVED IN THE WITHIN PLAT TO BE
SURVEYED, Laid OUT AND PLATTED TO BE KNOWN AS HERITAGE LANDING,
FOLEY, ALABAMA, AND THAT THE STREETS AND EASEMENTS, AS SHOWN
ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS ____ DAY OF ____ 20__.

PRINT NAME SIGNATURE

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN
SAID STATE, HEREBY CERTIFY THAT
OWNER OF THE LANDS PLATTED HEREON IS SIGNED TO THE FOREGOING
INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON
THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT,
AND AS SUCH LEASEHOLD OWNER AND WITH FULL AUTHORITY, EXECUTED
THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE ____ DAY
OF ____ 20__.

NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911
BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE
WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE
RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY,
ALABAMA, THIS ____ DAY OF ____ 20__.

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY CENTURYLINK

THE UNDERSIGNED, AS AUTHORIZED BY CENTURYLINK HEREBY APPROVES THE
WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF
BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF ____ 20__.

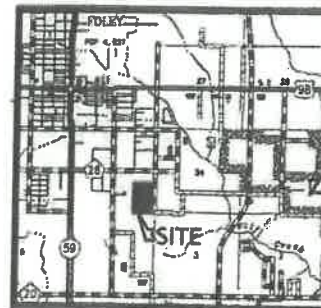
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN EMC (ELECTRIC):
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE
WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF
BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF ____ 20__.

AUTHORIZED REPRESENTATIVE

FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X" AS SCALED FROM
FLOOD INSURANCE RATE MAP NUMBER 01003000010M,
COMMUNITY NUMBER 010007, PANEL 0018, SUFFIX "A",
DATED APRIL 19, 2018.



VICINITY MAP
1 INCH = 1 MILE

GENERAL NOTES:

- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
- ALL COMMON AREAS, INCLUDING ALL STORMWATER DRAINAGE INFRASTRUCTURE WITHIN THOSE
COMMON AREAS, ARE PRIVATE AND TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION
AND WILL NOT BE MAINTAINED BY THE CITY OF FOLEY.
- ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
- THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT
TO RIGHT-OF-WAYS AND A 10 FOOT (5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL BDE
LOT LINES.
- AT THE TIME OF HOUSE CONSTRUCTION ON EACH LOT, THE LOT OWNER WILL BE REQUIRED TO
COMPLY WITH THE CITY'S TREE ORDINANCE.
- THE DEVELOPER HAS PROVIDED TO THE CITY OF FOLEY A PERFORMANCE BOND AS DEFINED IN
PARAGRAPH 3.2 OF THE CITY OF FOLEY SUBDIVISION REGULATIONS IN LIEU OF CONSTRUCTING
SIDEWALKS PRIOR TO THE RECORDING OF THIS PLAT. THIS BOND IS FOR A ONE YEAR PERIOD AT
THE END OF WHICH TIME SIDEWALKS WILL HAVE BEEN CONSTRUCTED OR WILL BE CONSTRUCTED
AT THAT TIME. SIDEWALKS WILL BE CONSTRUCTED WITHIN THE R.O.W. ALONG THE FRONT OF ALL
LOTS AND COMMON AREAS, AND ALL SUCH SIDEWALKS SHALL BE COMPLIANT WITH THE CITY OF
FOLEY CONSTRUCTION MANUAL AND THE AMERICANS WITH DISABILITIES ACT (ADA), WHICH MEANS
THE SLOPE OF ALL DRIVEWAYS INSTALLED OVER THE PATH OF THE SIDEWALKS MUST MEET THE
ADA.
- THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL COMMON AREAS
ADJACENT TO RIGHT-OF-WAYS AND A 10 FOOT (5 FEET EACH SIDE) UTILITY EASEMENT ALONG
ALL COMMON AREA SIDE LOT LINES, UNLESS OTHERWISE SHOWN HEREOF.
- ALL LOTS SHALL ACCESS INTERIOR STREETS ONLY AND SHALL NOT HAVE DIRECT ACCESS TO
PECAN STREET.

SURVEYOR'S NOTES:

- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR
OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY
SUB-SURFACE FEATURES.
- THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE
SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY
MONUMENTATION IS ALSO SHOWN.
- SURVEY WAS CONDUCTED ON MARCH 2021, AND IS RECORDED IN AN ELECTRONIC FIELD
BOOK.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD
OBSERVATIONS, AND ARE BASED ON STATE PLANE COORD., ALABAMA WEST ZONE USING OPS
OBSERVATIONS.
- ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL, BASED ON N.A.S.D.
1988 DATUM.
- THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY SURVEYING AND PLOTTING
THE VISIBLE ABOVE GROUND UTILITY FEATURES.
- NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.
- THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE
STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE
JANUARY 1, 2017.

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN
COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS
OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY
KNOWLEDGE, INFORMATION, AND BELIEF.

COMMENCE AT A 5/8 INCH REBAR FOUND AT THE SOUTHEAST CORNER OF SECTION
33, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, AND RUN
THENCE NORTH 89 DEGREES 49 MINUTES 07 SECONDS WEST, A DISTANCE OF 30.00
FEET; THENCE RUN NORTH 00 DEGREES 10 MINUTES 51 SECONDS EAST, A DISTANCE
OF 20.00 FEET TO A CAPPED REBAR FOUND (LEGIBLE) ON THE WEST RIGHT OF WAY
OF PECAN STREET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00
DEGREES 10 MINUTES 51 SECONDS EAST, ALONG SAID WEST RIGHT OF WAY, A
DISTANCE OF 1977.57 FEET TO A CAPPED REBAR FOUND (PEACOCK); THENCE
DEPARTING SAID WEST RIGHT OF WAY, RUN SOUTH 89 DEGREES 52 MINUTES 49
SECONDS WEST, A DISTANCE OF 1301.17 FEET TO A CAPPED REBAR FOUND
(DEWBERRY); THENCE RUN SOUTH 00 DEGREES 33 MINUTES 13 SECONDS WEST, A
DISTANCE OF 422.93 FEET TO A CAPPED REBAR FOUND (SE CML); THENCE RUN
SOUTH 00 DEGREES 35 MINUTES 17 SECONDS WEST, A DISTANCE OF 238.00 FEET TO
A CAPPED REBAR FOUND (EDS) AT THE NORTHEAST CORNER OF IBERVILLE SQUARE
(AMENDED) AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2343-A
2343-B, AND 2343-C, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN
SOUTH 00 DEGREES 15 MINUTES 19 SECONDS WEST, ALONG THE EAST LINE OF SAID
IBERVILLE SQUARE, A DISTANCE OF 1309.82 FEET TO A CAPPED REBAR FOUND (EDS);
THENCE RUN SOUTH 89 DEGREES 49 MINUTES 07 SECONDS EAST, A DISTANCE OF
1307.28 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 59.16 ACRES, MORE OR
LESS, AND LIES IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH,
RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

AND THAT THE MAP OR PLAT CONTAINED HEREIN IS A TRUE AND CORRECT MAP
SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED GIVING
THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND EASEMENT AND
ITS NUMBERS SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS AND GIVING THE
BEARINGS, LENGTH AND WIDTH AND NAMES OF THE STREETS. SAID MAP FURTHER
SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND
THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THIS (S) AS
HEREON SHOWN. I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING
HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM
TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF
ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DAVID E. DIEHL AL. P.L.S. NO. 28014 DATE 11-23-2021

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL



OUTPOST ORCHARD

PRELIMINARY PLAT - NOT FOR FINAL RECORDING

S.E. Civil
Engineering & Surveying
880 HOLCOMB BLVD
FAIRHOPE, AL 36532
(205) 994-6666

DRAWN	RDC
CHKD.	JAF
PROJ MGR	DED
SCALE	1"=100'
PROJECT	20210028
FILE	20210028-PRELIM
SHEET	1 OF 3

OWNER/DEVELOPER

OAL OWNER, LLC
133 N JEFFERSON ST.
CHICAGO, IL 60681

SURVEYOR / ENGINEER

S.E. CIVIL
880 HOLCOMB BLVD
FAIRHOPE, AL 36532

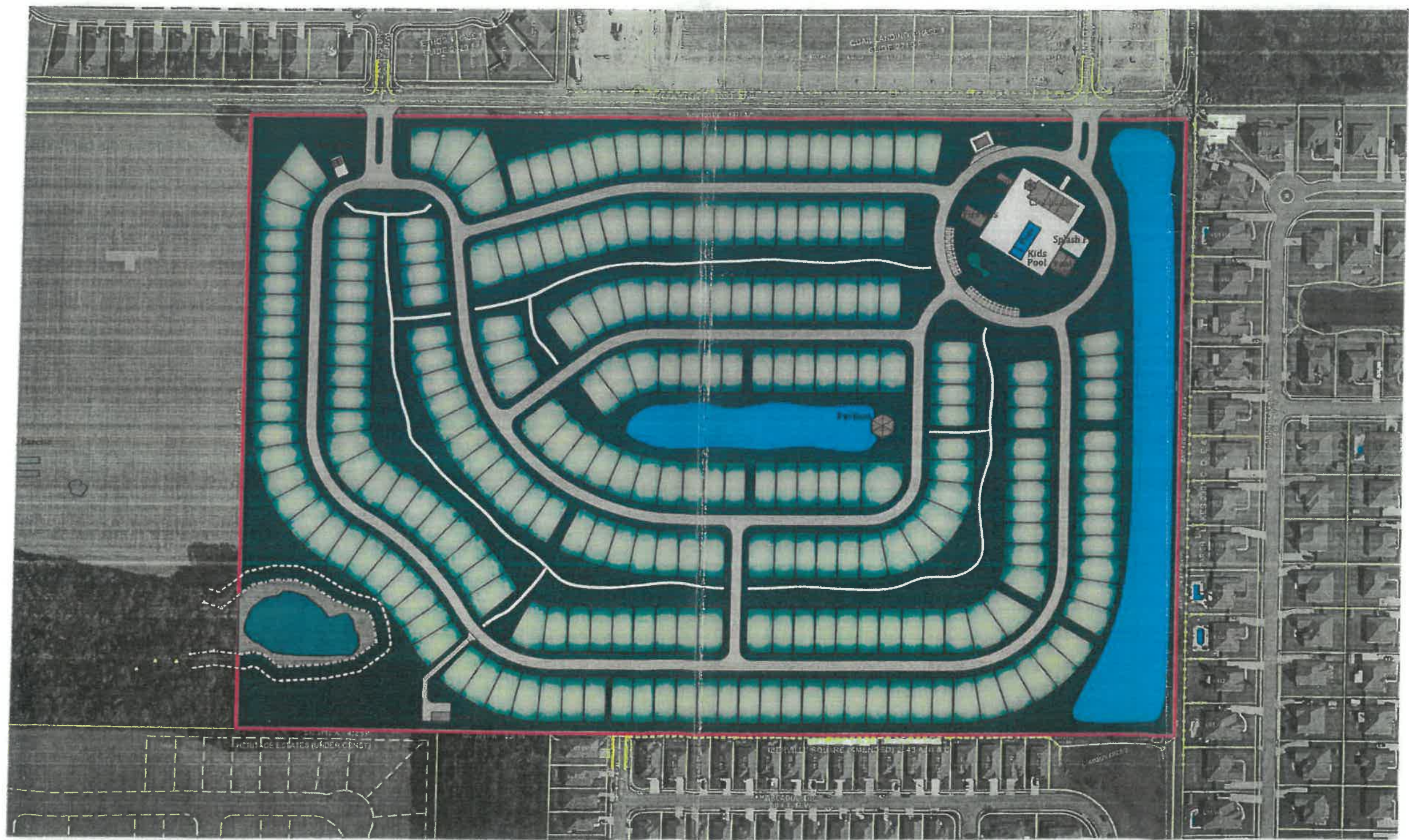
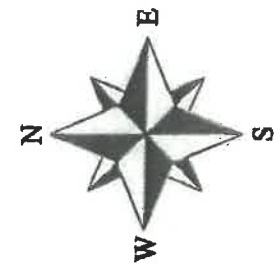


LOT: 45'x100'
PAD: 33'x65'
Front: 20 Ft.
Rear: 15 Ft.
Side: 5 Ft.

TOTAL ACRES 59
LOTS 249
DENSITY 4.2 / AC
STREETS 8,837 LF

Outpost Orchard

Outpost Residential Living, LLC



MAY 24 2011
BY: Ocole

22
Work Session
Only Item #2

RV Park Rezoning Discussion
Jody McGuff

Property is located off of S Hickory St, N of W Azalea, Adjacent to Hickory Bend
Subdivision

The PPIN for the 2 adjoining parcels are 235251 and 371465 I was wanting to rezone these properties to establish a nice safe RV Park for our visitors to the community. Most parks are either run down or too expensive for a lot of people and the location is great for local shopping. I know there is subdivision on the north side and a little on the East of these parcels. But open fields to the south. I hope this answers your questions if not please email me or you can call me at 251-978-3375 thanks for the consideration.



Adjacent Zones Jody McGuff-Rezone RV Park



Dear: City of Foley,

Work Session 24
Only Item #3 2-24-22

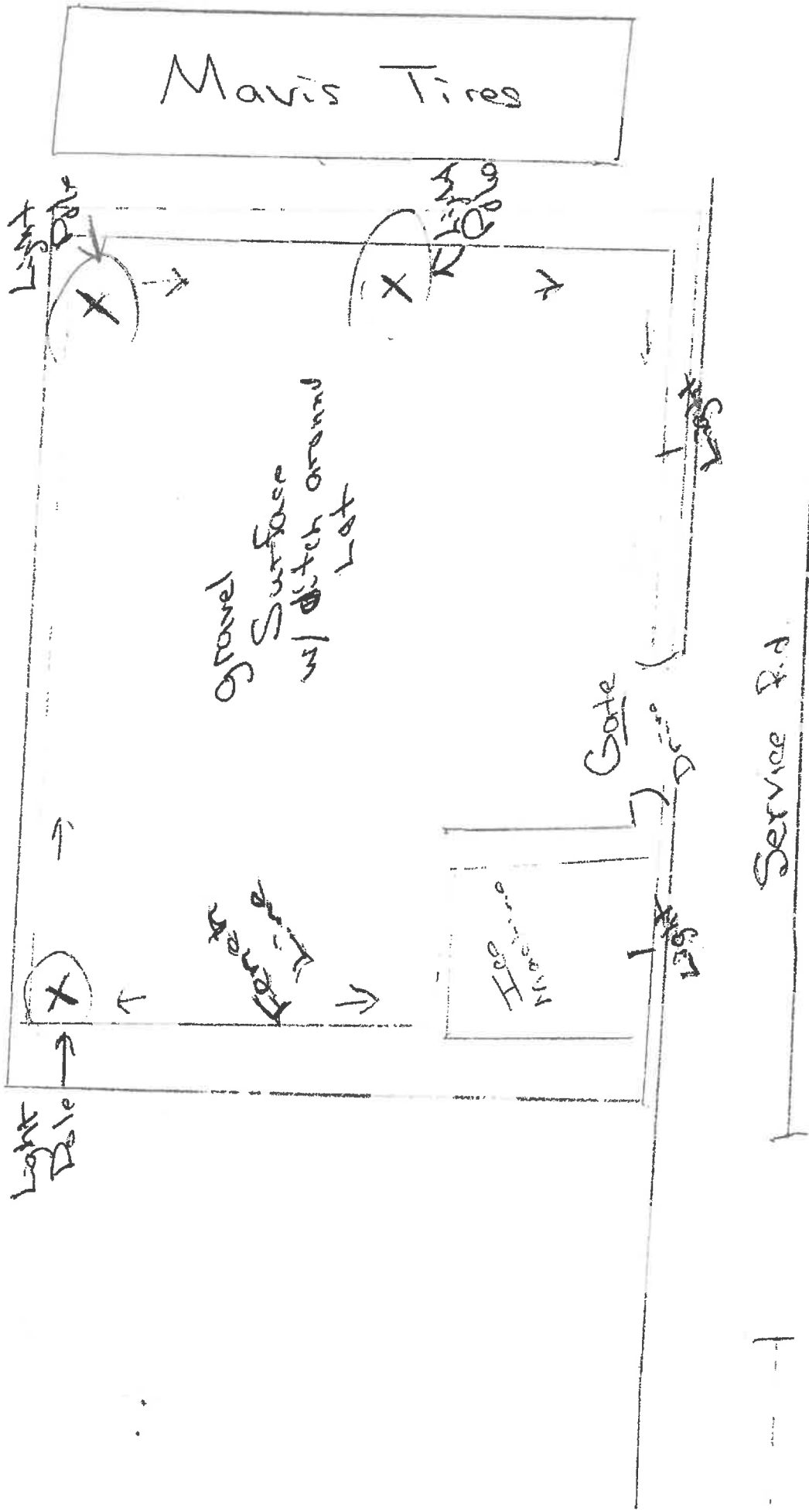
My wife and I own a commercial property here in Foley located at 12600 Foley Beach Express. We're interested in developing the property into a small RV & Boat storage park. Currently the property is empty with no trees and all green space. This plan was approved for the previous owners back in 2019. I've included a copied letter.

We would like to remove most of the grass and replace with a gravel permeable surface. If needed, we can construct a drainage ditch around the gravel area. We plan to install a chain fencing and a large auto-locking gate. Also, install three or four light poles.

We plan for the lot to be open parking with no covered storage at this time. In the future a section of covered parking may be added depending on the market.

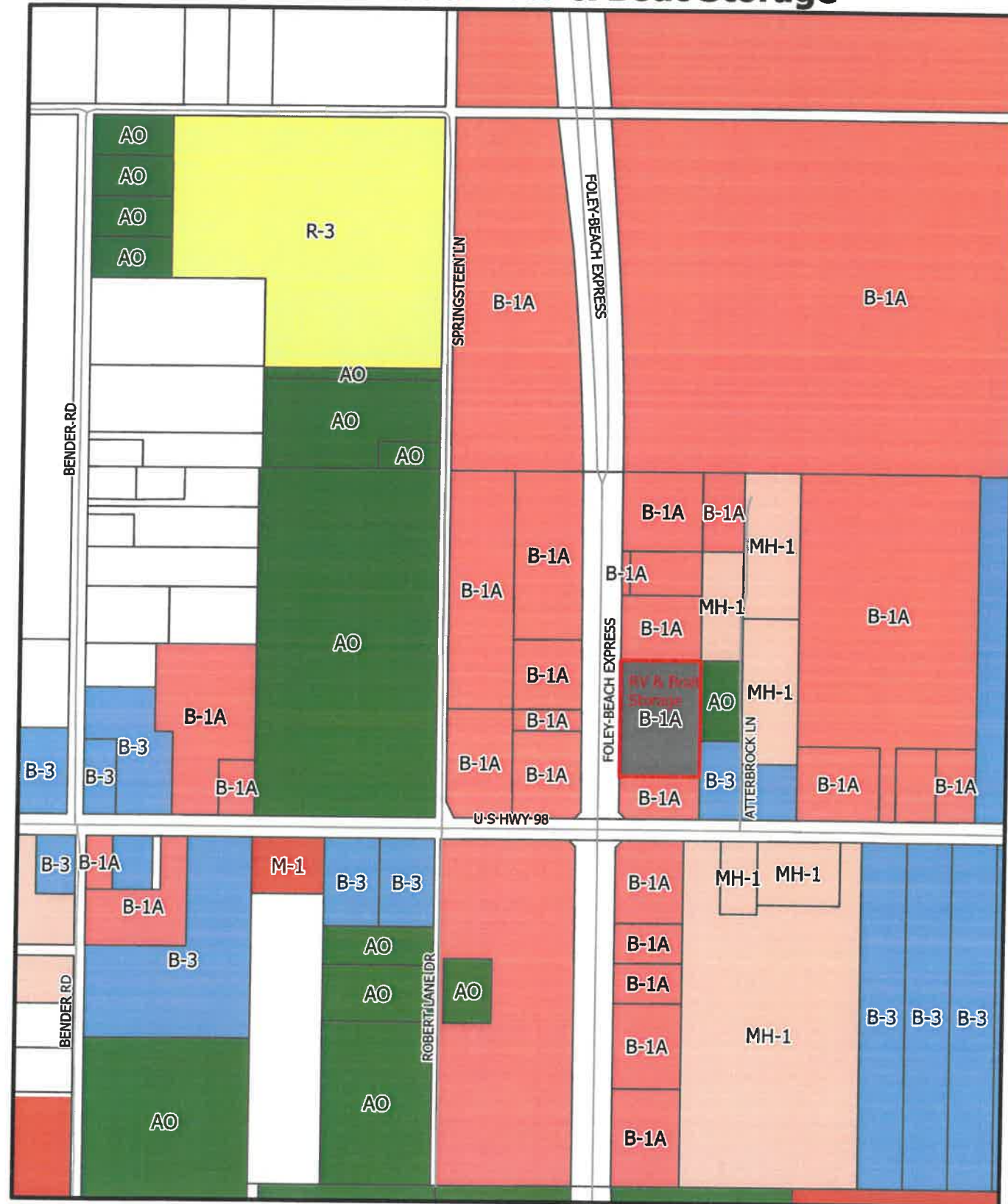
We can employ a Civil Engineer to develop drawings per the City's requirements. I'm hoping to schedule a meeting or call to discuss the process and requirements to move forward.

Many Thanks, Phil Broadus
Home/Office – 251/239-9446
cell # 571/439-1479



Address: 12600 Foley Beach
Express

Adjacent Zones Phil Broadus- RV & Boat Storage





New 27
Business #1

**CITY OF FOLEY, ALABAMA
APPLICATION FOR A MINOR SUBDIVISION**

Date 3-11-22

City Limits ETJ X

1. Name of Subdivision Wells World
2. Name of Applicant/Owner BRIAN WELLS
- Phone 251 978 8908 Email BRIANWELLS63@gmail.com
- Address P.O. BOX 1035 ORANGE BEACH AL 36561
(Street Number and Name) (City) (State) (Zip Code)
28595 LEE AVE
3. Engineer _____
- Phone _____ Email _____
- Address _____
(Street Number and Name) (City) (State) (Zip Code)
4. Location of Subdivision 20828 County Rd. 12 SOUTH Foley AL.
5. Total Acreage 1 Number of Lots 2
6. Parcel Pin # 05-61-05-16-0-001-008-000 pin # 82563
7. I BRIAN WELLS, hereby depose and say that all the above statements and the statements contained in the papers submitted here within are true.

Signature/Title Brian Wells owner

Mailing Address P.O. Box 1035
O.B. AL. 36561

Phone 251 978 8908

Email BrianWells63@gmail.com

* Fee waived due to
Moratorium on exempt
Subdivisions which was approved on 2/16/22.



RECEIVED
3/11/22



28

PLANNING AND ZONING DEPARTMENT

Main Office - 251.580.1655
22251 Palmer St., Robertsdale, AL 36567

Foley Office - 251.972.8523
201 East Section Ave., Foley, AL 36535

March 03, 2022
SUBDIVISION EXEMPTION VERIFICATION
Case #: PF22-000029

Site & Applicant Information

Parcel ID Number: 05-61-05-16-0-001-008.000
Physical Address (E-911): 20828 COUNTY RD 12 S FOLEY, AL 36535
Applicant Name: Brian Wells
28595 Lee ave
28595 Lee ave
Orange beach, AL 36561

Dear Applicant:

This letter is in response to your request for an exemption from the Baldwin County Subdivision Regulations as provided in Section 4.2 which states the following:

§4.2 Exceptions to Required Approval.

(c) A one-time split of a single parcel into two resultant parcels, if, and only if, the parcel existed and has not been divided since February 1, 1984. Sufficient documentation of property status as of February 1, 1984 must be submitted along with request for exemption. Each resulting parcel shall meet the minimum lot size and width requirements of Section 5.4(a). The owner of each parcel approved as exempt under this subparagraph shall be required to submit, as a condition to such approval, a copy of the deed to the property as it was titled on February 1, 1984, together with an affidavit executed by such owner attesting, under oath, that the parcel which is sought to be divided has not been subdivided at any time since February 1, 1984. Any applicant receiving an exempt subdivision approval pursuant to this subparagraph acknowledges that any further subdivision of the divided parcel or the master parcel from which the subdivided parcel was divided shall not be permitted except in compliance with these regulations. An exemption under this paragraph shall not apply to a proposed subdivision or resubdivision that will result in a Major Change to an approved and recorded Final Plat or Final Site Plan.

Exemption from the requirement for approval to subdivide does not constitute exemption from the requirements of other applicable regulations including but not limited to zoning ordinance, Health Department requirements, highway construction setbacks, or, if located within the extraterritorial jurisdiction of a municipality, the regulations of that municipal planning commission. Any subdivider who is circumventing the intent and substance of the Baldwin County Subdivision Regulations shall be required to submit a plat for review and approval by the Baldwin County Planning and Zoning Commission and shall be subject to the penalties under Section 13.3: Enforcement of the Baldwin County Subdivision Regulations. Based on your proposal the resulting subdivision will include two (2) parcels.

Per the information provided this parcel had existed and had not been divided since February 1984 and complies with Section 5.4 (a). Therefore, the division of this parcel into two (2) parcels as shown on the attached drawing is Exempt from the Baldwin County Subdivision Regulations. This property is located within the extraterritorial jurisdiction of the City of Foley and as such you are required to contact their Planning Department to verify compliance of their regulations.

This letter only indicates that this division is exempt from the requirement of subdivision approval required by the Baldwin County Subdivision Regulations. Baldwin County is not accepting responsibility for maintenance of any existing or future easements or roads that are a part of this division. It is your responsibility to confirm that a subdivision is permissible under any covenants or restrictions that apply to the property.

If you have any questions, please feel free to call me a 251-580-1655.

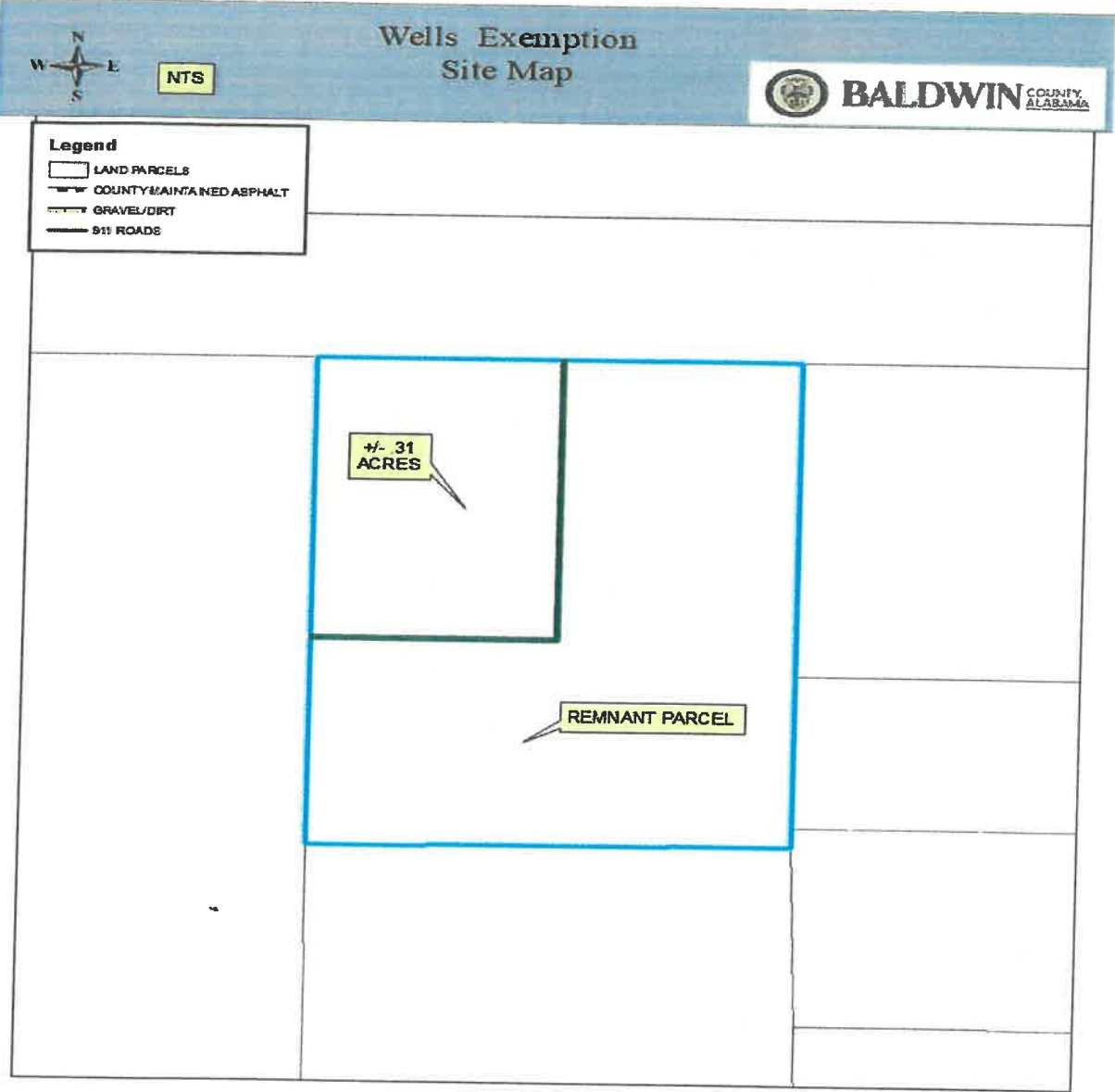
Sincerely:



Cyril Bates

Crystal Bates, Planning Technician

29





RIVIERA UTILITIES
413 E Laurel Avenue, P.O. Drawer 2050, Foley, AL 36536
Phone (251) 943-5001 Fax (251) 970-4181

31

3/14/2022

Brian Wells
PO Box 1035
Orange Beach, AL 36561

RE: 20828 Co Rd 12 S – Parcel 61-05-16-0-001-008.000

This letter is to confirm that Riviera Utilities is currently able to provide water service to 20828 Co Rd 12 South located in Foley, AL.

Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines. Please ensure all property plats reflect the easements.

Upon final design, Riviera Utilities will provide estimates for service fees and system installation requirements to meet all Riviera specifications. Please contact the following Riviera employees concerning costs and requirements.

Name	Department	Email
Tony Schachle	Water	tschachle@rivierautilities.com

If you have any questions or comments, contact Riviera Utilities at 251-943-5001.

Thank you,

James Wallace





March 18, 2022

In Re: 2 lot subdivision on Co Rd 12 S. Foley, AL with parcel 05-81-05-18-0-001.008.000

Brian,

At your request, this letter is to verify that Baldwin County Sewer Service LLC (BCSS) has the capacity and capability to serve this property.

Baldwin County Sewer Service LLC is willing and able to provide sewer service to the above referenced property, subject to applicant paying all fees required for this service. This letter is not to be used to obtain a building permit. A \$1500* impact fee per lot will need to be paid to Baldwin County Service LLC if a new subdivision plat is signed. This letter is valid for a period of two years from the date of issue. Any development that has not paid the necessary fees before this letter expires will need to contact BCSS and request a re-issuance of their willing and able letter.

**A franchise fee may apply in franchise areas.*

The wastewater will be treated at our Fort Morgan wastewater treatment plant.

Sincerely,

Jenny Williams
Baldwin County Sewer Service, LLC
(251) 971-3022
jenny@baldwincountysewer.com





BALDWIN EMC

Your Touchstone Energy® Cooperative 

P.O. Box 220
Summerdale, AL
36580-0220
(251) 989-6247

www.baldwinemc.com

33

March 14, 2022

Brian Wells
PO Box 1035
Orange Beach, Alabama, 36561

Re: Wellsworld Subdivision, 20828 County Road 12S Foley, AL, PPIN Number 82563

Dear Brian Wells:

This letter is to confirm that Baldwin EMC can provide reasonable power to the above referenced location. Single-phase or three-phase power may be provided at the member's expense.

Baldwin EMC is willing to service the development if the necessary easements are granted and all other appropriate documents and fees are finalized in advance. Baldwin EMC must be given proper notice and planning time with respect to required system upgrades. Any plat approvals will require a lead time of 7-10 business days.

Please contact me to discuss necessary easements and fees. If you have any questions or need further assistance, please contact me at 251-989-0134.

Sincerely,



Ken Pimperl
System Engineer

KP/yb



RECEIVED
3/21/22



Engineering Department
Post Office Box 1750
200 North Alston Street
Foley, Alabama 36536
Tel 251.970.1104
Fax 251.970.2398
www.cityoffoley.org

34

To: CDD Staff

cc: City of Foley Planning Commission

From: Chad P. Christian, P.E.

Date: 4-4-22

Re: Wellsworld Minor Subdivision

Engineering recommends approval of the proposed Minor Subdivision. Has the setback been checked from new lot line for the existing structure?

Chad P. Christian, P.E.
City Engineer

**Planning Commission Report
By Miriam Boutwell
April 2022
Request for Minor SD**

Name:	Wells World SD
Applicant:	Brian Wells
Location:	South of CR 12, west of James Road
Existing Zoning:	BC District 30 Zoning
Acreage:	1+/- Acre
Lots:	2 Lots
Flood Zone: (Unconfirmed)	X
Comments:	This request is for a 2 lot subdivision on 1 acre. The property is outside the City limits but is located in BC District 30 zoning. The County has already signed-off on this exemption.

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION
THE WITHIN RESUBDIVISION OF LOT A, FOLEY SQUARE IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS THE _____ DAY OF _____, 2022.

CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER
THE UNDERSIGNED, AS CITY ENGINEER FOR THE CITY OF FOLEY, ALABAMA, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE, BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 2022.

CITY ENGINEER

OWNERS DEDICATION:
I, BRIAN WELLS HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, STAKED, AND PLATTED TO BE KNOWN AS WELLSWORLD SUBDIVISION, AND THAT THE (STREETS, DRIVES, ALLEYS, EASEMENTS, ETC.) AS SHOWN ON PLAT ARE HEREBY DEDICATED USE BY THE PUBLIC.

BRIAN WELLS DATE

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____ A NOTARY IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE DEQUITED THE SAME VOLUNTARILY AND WITH FULL AUTHORITY, GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES

FLOOD ZONE STATEMENT
THE PROPERTY SHOWN HEREON IS IN ZONE X, AS SCALED FROM THE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY PANEL #0103006318 AND COMMUNITY #015000, BALDWIN COUNTY, ALABAMA, PURSUANT TO MAP DATED APRIL 18, 2019.

JASON W. BRASWELL, P.L.S. #30810 DATE

WETLAND NOTICE
BY APPROVAL OF THIS PLAT, THE CITY OF FOLEY, THE DEVELOPER, THE ENGINEER, AND THE SURVEYOR, MAKES NO REPRESENTATION OR WARRANTY, EITHER EXPRESSED OR IMPLIED, THAT ANY LOT Delineated ON THIS PLAT WHICH MAY BE ENCUMBERED BY ANY WETLANDS OR WILL BE SUITABLE FOR IMPROVEMENT OR OTHER DEVELOPMENT. PURCHASERS ARE ON NOTICE THAT IMPROVEMENT OF THE PROPERTY ENCUMBERED BY WETLANDS WILL REQUIRE SEPARATE PERMITTING BY FEDERAL AND/OR STATE AUTHORITIES UNDER SUCH LAW AND REGULATIONS GOVERNING WETLANDS AS MAY BE IN EFFECT FROM TIME TO TIME.

JASON W. BRASWELL, P.L.S. #30810 DATE

STATE OF ALABAMA
COUNTY OF BALDWIN
SURVEYOR'S CERTIFICATION

THE UNDERSIGNED, JASON W. BRASWELL, REGISTERED LAND SURVEYOR, LICENSE NO. 30810, STATE OF ALABAMA, HEREBY CERTIFIES THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF BRIAN WELLS, THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS WELLSWORLD SUBDIVISION, SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH AND ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ANGLES AND PUBLIC GROUNDS, GIVING THE LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNMENT SURVEY, AND THAT MONUMENTS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED ON SAID PLAT OR MAP.

NOTE: BY APPROVAL OF THIS SUBDIVISION PLAT, THE CITY OF FOLEY ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THE PLAT, AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

JASON W. BRASWELL, P.L.S. DATED

STATE OF ALABAMA
COUNTY OF BALDWIN

I, JASON W. BRASWELL, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND THE FOREGOING IS A PLAT OF THE DESCRIBED PROPERTY TO WIT:

TAX PARCEL ID #05-61-05-16-0-001-008.000; A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 8 SOUTH, RANGE 4 EAST; ALSO BEING THAT SAME PARCEL AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA IN INSTRUMENT #188157; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 4 EAST; THENCE S00°00'00"E, 40.00' TO AN IRON PIN ON THE SOUTH RIGHT-OF-WAY OF BALDWIN COUNTY ROAD #12 (AN 80' R/W) AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY N89°55'19"E, 183.83' TO AN IRON PIN; THENCE S00°02'11"E, 236.83' TO AN IRON PIN; THENCE S89°57'48"W, 183.98' TO AN IRON PIN; THENCE N00°00'00"E, 238.70' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.00 ACRES, MORE OR LESS.

THERE ARE NO VISIBLE ENCROACHMENTS OF ANY IMPROVEMENTS OR UTILITIES, EXCEPT AS SHOWN, ACCORDING TO MY SURVEY THIS, THE 23RD DAY OF MARCH, 2022.

ALA. REG. NO. 30810

- LEGEND**
- CRP CAPPED REBAR FOUND (1/2")
 - CRS CAPPED REBAR SET (1/2")
 - CTF CRIMP TOP FOUND
 - DCF DIGGER CHAIN FOUND
 - OTF OPEN TOP FOUND
 - RBF REBAR FOUND
 - B/L BUILDING LINE
 - C/L CENTERLINE
 - DE DRAINAGE EASEMENT
 - EP EDGE OF PAVEMENT
 - F FENCE
 - R/W RIGHT-OF-WAY
 - UE UTILITY EASEMENT
 - N/L NOT LEGIBLE
 - P/L PROPERTY LINE
 - W FIRE HYDRANT

BASE BEARING USED
WEST LINE, SUBJECT PROPERTY
BEING N00°00'00"E

DEVELOPER
BRIAN WELLS
P.O. BOX 1035
ORANGE BEACH, AL 36561

SURVEYOR
SURVEY CONSULTS, INC.
JASON W. BRASWELL - PLS NO. 30810
18961 ST. HWY. #180, SUITE D
GULF SHORES, AL 36542
OFFICE: (251) 988-2124
E-MAIL: SURVEYCONSULTS.GS@GMAIL.COM

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES-WATER
THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE WATER SERVICES AS INSTALLED AND REPRESENTED ON THIS PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE, BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 2022.

REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES-GAS
THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE GAS SERVICES AS INSTALLED AND REPRESENTED ON THIS PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE, BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 2022.

REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES-ELECTRICAL
THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE ELECTRICAL SERVICES AS INSTALLED AND REPRESENTED ON THIS PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE, BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 2022.

REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES-CABLE & INTERNET
THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE CABLE AND INTERNET SERVICES AS INSTALLED AND REPRESENTED ON THIS PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE, BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 2022.

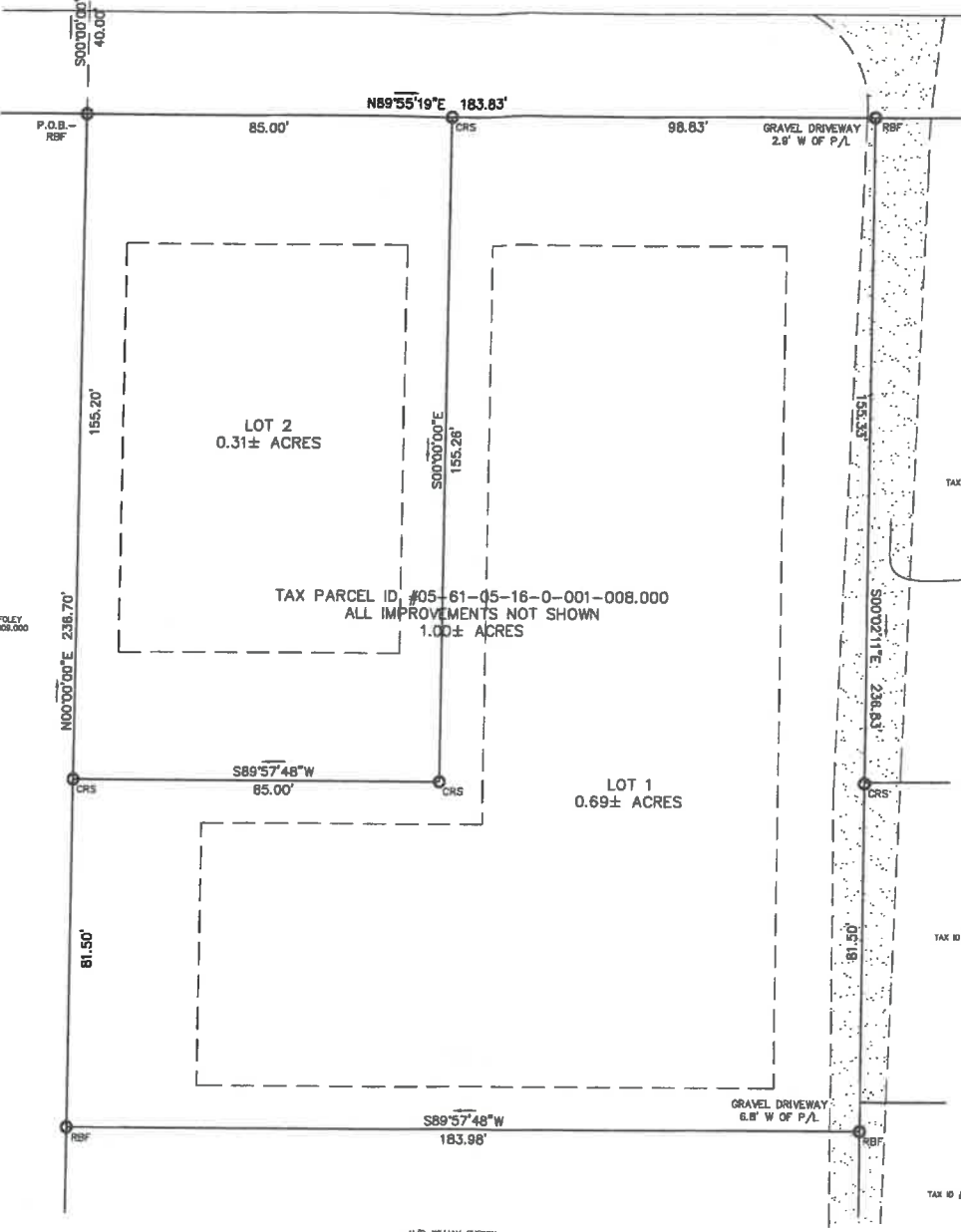
REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES-SEWER
THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE SEWER SERVICES AS INSTALLED AND REPRESENTED ON THIS PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE, BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 2022.

REPRESENTATIVE

P.O.C.-NW CORNER, E 1/2, W 1/2,
NE 1/4, NE 1/4, SEC. 16, T-8-S, R-4-E

BALDWIN COUNTY ROAD #12 80' R/W



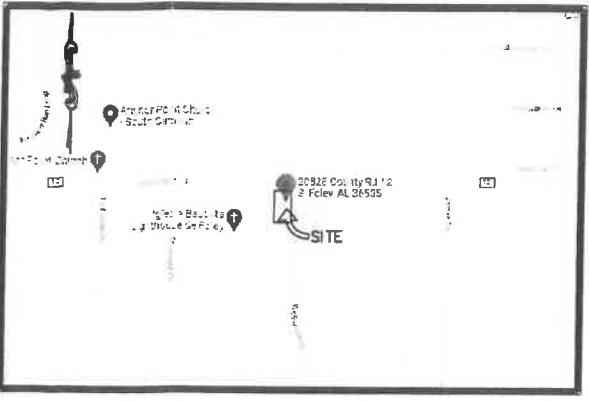
N/P: KIMBERLY LEE
TAX ID #05-61-05-16-0-001-007.000

WELLSWORLD STREET
GRAVEL DRIVEWAY
APPARENT INGRESS EGRESS EASEMENT
NO REC. INFORMATION FOUND OR PROVIDED

N/P: MARTHA GONZALEZ
TAX ID #05-61-05-16-0-001-008.000

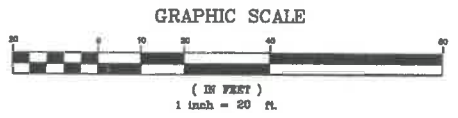
N/P: KELLY SMITH
TAX ID #05-61-05-16-0-001-005.000

N/P: WILLIAM O'BRYEN
TAX ID #05-61-05-16-0-001-005.004



VICINITY MAP
(NOT TO SCALE)

PLAT OF SURVEY OF
WELLSWORLD SUBDIVISION
SECTION 16, TOWNSHIP 8 SOUTH, RANGE 4 EAST
CITY OF FOLEY, BALDWIN COUNTY, ALABAMA



20828 COUNTY ROAD #12 SOUTH
FOLEY, AL 36535

SITE DATA

ZONED:.....UNZONED
TOTAL ACREAGE:.....1.00± ACRES
TOTAL LOTS:.....2
LARGEST LOT:.....LOT 1 0.69± ACRES
SMALLEST LOT:.....LOT 2 0.31± ACRES
FRONT SETBACK:.....30'
REAR SETBACK:.....30'
SIDE SETBACK:.....10'
SIDE SETBACK ABUTTING STREET:.....20'

15' DRAINAGE & UTILITY EASEMENT ALONG FRONT LOT LINES
15' DRAINAGE & UTILITY EASEMENT ALONG REAR LOT LINES
10' DRAINAGE & UTILITY EASEMENT CENTERED ALONG SIDE LOT LINES (5' EACH SIDE)

SURVEYOR'S NOTES

1. NO TITLE SEARCH PROVIDED BY CLIENT OR DONE BY THIS FIRM.
2. THERE MAY BE EASEMENTS AFFECTING THIS PROPERTY THAT ARE NOT VISIBLE.
3. PREVIOUS DEEDS OF RECORD AND OR SURVEYS USED TO DETERMINE PROPERTY LINES.
4. FIELD WORK PERFORMED AUGUST, 2021.
5. CERTIFICATION IS MADE TO PERSON(S) NAMED HEREON AND IS NOT TRANSFERABLE TO OTHERS.
6. RIGHT-OF-WAY IS FOR GRAPHICAL PURPOSES ONLY.
7. OWNERS SHOULD CONSULT WITH LOCAL AUTHORITIES BEFORE MAKING ANY IMPROVEMENTS.
8. CERTIFICATION IS MADE TO PERSON(S) NAMED HEREON AND IS NOT TRANSFERABLE TO OTHERS.
9. BOUNDARY SURVEY ONLY. NO EFFORT WAS MADE TO LOCATE INTERIOR IMPROVEMENTS OF PARENT PARCEL. ONLY MATTERS AFFECTING PARENT PARCEL BOUNDARY ARE SHOWN.

SURVEY CONSULTS, INC.
PROFESSIONAL LAND SURVEYORS
18961 ST. HWY. #180, SUITE D GULF SHORES, AL 36542
251-988-2124
SURVEYCONSULTS.GS@GMAIL.COM

received
3/23/2022
J. Braswell



New 37
Business #2

CITY OF FOLEY, ALABAMA
APPLICATION FOR A MINOR SUBDIVISION

Date 3-20-22

City Limits ☒ ETJ ☐

1. Name of Subdivision GULF FLYING SUBDIVISION

2. Name of Applicant/Owner SAM STYRON

Phone 251-952-2965

Email

Address 17588 HWY 98 FOLEY AL 36535
(Street Number and Name) (City) (State) (Zip Code)

3. Engineer

Phone

Email

Address
(Street Number and Name) (City) (State) (Zip Code)

4. Location of Subdivision SECTION 25, T-7-S, R-3-E PPIN 085458

5. Total Acreage 1.15 Number of Lots 2

6. Parcel Pin # 085458

7. I JERRY PEREZ, hereby depose and say that all the above statements and the statements contained in the papers submitted here within are true.

Signature/Title Jerry Perez PLS

Mailing Address 20204 STATE HWY 181

FAIRHOPE, AL 36532

Phone 251-605-7776

Email BAY AREA SURVEYING @
OUTLOOK.COM

received
3/21/22



RIVIERA UTILITIES
413 E Laurel Avenue, P.O. Drawer 2050, Foley, AL 36536
Phone (251) 943-5001 Fax (251) 970-4181

38

3/21/2022

Jerry Perez
Bay Area Surveying
20204 State Highway 181
Fairhope, AL 36532

RE: Gulf Flying Subdivision – PIN 085458

This letter is to confirm that Riviera Utilities is able to provide electric, gas, and water service to the Gulf Flying Subdivision – PIN 085458 in Foley, AL.

Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines. Please ensure all property plats reflect the easements.

Upon final design, Riviera Utilities will provide estimates for service fees and system installation requirements to meet all Riviera specifications. Please contact the following Riviera employees concerning costs and requirements.

Name	Department	Email
Tony Schachle	Water	tschachle@rivierautilities.com
Scott Sligh	Electric	ssligh@rivierautilities.com
Danny Scott	Gas	dscott@rivierautilities.com

If you have any questions or comments, contact Riviera Utilities at 251-943-5001.

Thank you,

James Wallace

received
3/25/22



Engineering Department
Post Office Box 1750
200 North Alston Street
Foley, Alabama 36536
Tel 251.970.1104
Fax 251.970.2398
www.cityoffoley.org

39

To: CDD Staff
cc: City of Foley Planning Commission
From: Chad P. Christian, P.E.
Date: 4-4-22
Re: Gulf Flying Minor Subdivision

Engineering recommends approval of the proposed Minor Subdivision provided that the method of Sanitary Sewer service is added to the plat.

Chad P. Christian, P.E.
City Engineer

Planning Commission Report
By Miriam Boutwell
April 2022
Request for Minor SD

Name: Gulf Flying SD

Applicant: Sam Styron

Location: South of US 98, east of Landing Drive

Existing Zoning: B1A – Extended Business District

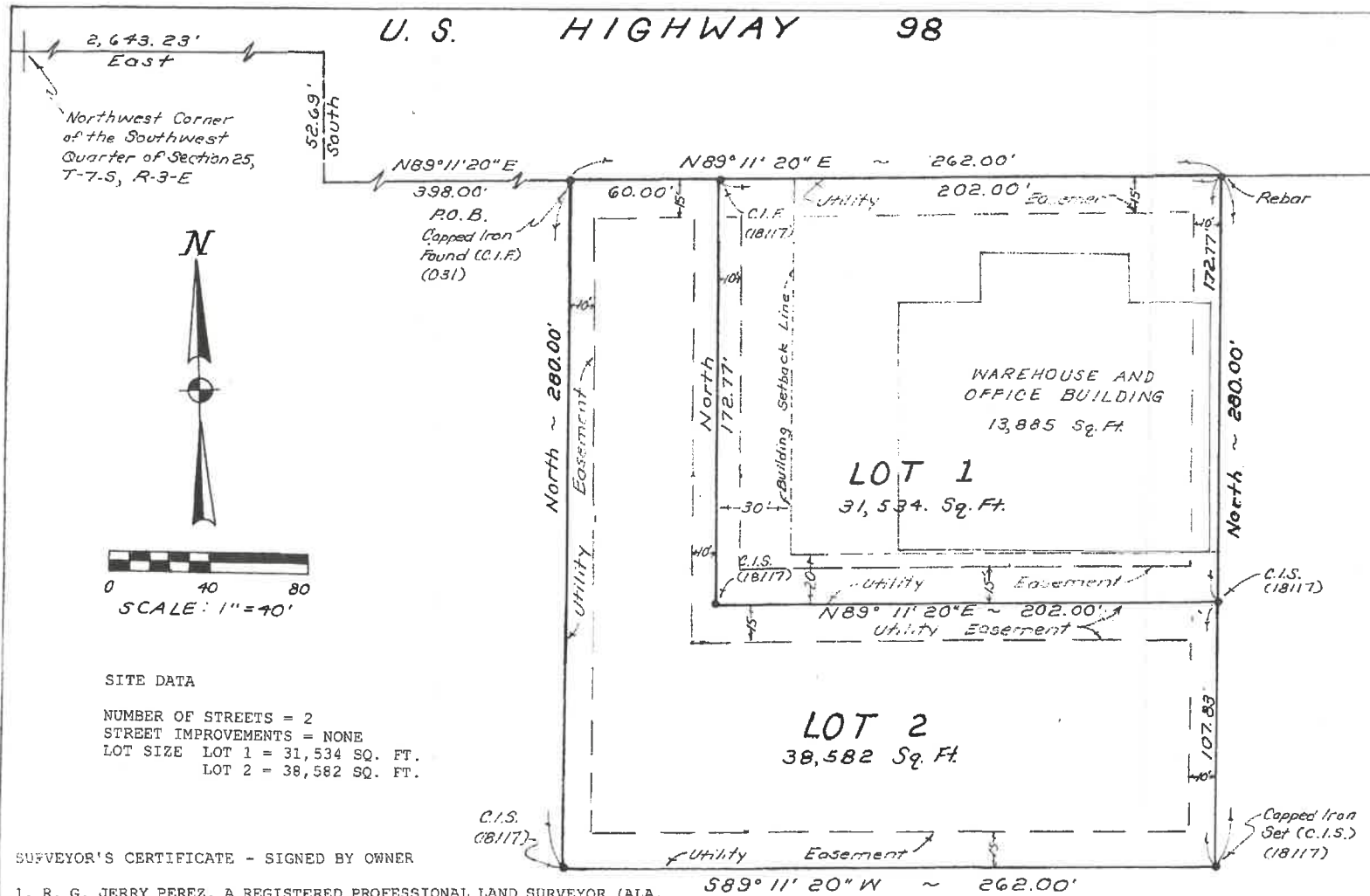
Acreage: 1.15+/- Acres

Lots: 2 Lots

Flood Zone: X
(Unconfirmed)

Comments: This request is for a 2 lot subdivision on 1.15 acres. The lots meet zoning.

41



SITE DATA

NUMBER OF STREETS = 2

STREET IMPROVEMENTS = NONE

LOT SIZE LOT 1 = 31,534 SQ. FT.

LOT 2 = 38,582 SQ. FT.

SURVEYOR'S CERTIFICATE - SIGNED BY OWNER

I, R. G. JERRY PEREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR (ALA. NO. 18117), HEREBY STATE AT THE INSTANCE OF SAM STYRON, OWNER OF THE LANDS EMBRACED WITHIN THIS PLAT, I HAVE SURVEYED SAID LANDS AND HAVE PREPARED THIS PLAT OR MAP THEREOF, SHOWING THE SUBDIVISION INTO WHICH SAID LANDS HAVE BEEN DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS AND GIVING BEARINGS, LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATION OF THE LANDS SO PLATTED OR MAPPED TO THE GOVERNMENT SURVEY, AND I FURTHER STATE THIS PLAT OR MAP IS TRUE, CORRECT AND COMPLETE, AND THAT THIS CERTIFICATE IS ALSO SIGNED AND ACKNOWLEDGED BY SAID NUMBER.

R. G. JERRY PEREZ ALA. REG. NO. 18117 DATE

ACCEPTANCE BY OWNER

SAM STYRON, OWNER OF THE LANDS SHOWN ON THIS PLAT HEREBY STATES THAT HE HAS CAUSED THE SAME TO BE SURVEYED BY R. G. JERRY PEREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR (ALA. REG. NO. 18117) AND HAS CAUSED THIS PLAT OR MAP OF SAID LAND TO BE MADE, SHOWING THE SUBDIVISION INTO WHICH IT IS DIVIDED, AND HEREBY ACCEPTS THIS PLAT AS A TRUE, CORRECT AND COMPLETE PLAT OF SUBDIVISION OF SAME.

BY: SAM STYRON
POST OFFICE BOX 1318
FOLEY, ALABAMA 36535

STATE OF ALABAMA
BALDWIN COUNTY

I, THE UNDERSIGNED AUTHORITY, IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT SAM STYRON, WHOSE NAME IS SIGNED TO THE FOREGOING ACCEPTANCE AND IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED OF THE CONTENTS OF THE ACCEPTANCE, HE EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, T-7-S, R-3-E, BALDWIN COUNTY, ALABAMA; THENCE RUN EAST, 2,643.23 FEET TO A POINT; THENCE RUN SOUTH, 52.69 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98; THENCE RUN N89°11'20"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE 398.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°11'20"E, 262.00 FEET TO A POINT; THENCE RUN SOUTH, 280.00 FEET TO A POINT; THENCE RUN S89°11'20"W, 262.00 FEET TO A POINT; THENCE RUN NORTH, 280.00 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

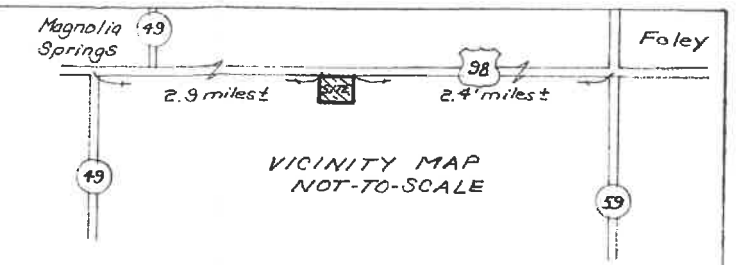
THE UNDERSIGNED AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____ 2022

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF GULF FLYING SUBDIVISION, FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS THE _____ DAY OF _____ 2022.

CITY PLANNING COMMISSION CHAIRMAN



CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

AUTHORIZED REPRESENTATIVE'S SIGNATURE
RIVIERA UTILITIES (WATER UTILITY) DATE

AUTHORIZED REPRESENTATIVE'S SIGNATURE
RIVIERA UTILITIES (ELECTRIC UTILITY) DATE

AUTHORIZED REPRESENTATIVE'S SIGNATURE
RIVIERA UTILITIES (GAS UTILITY) DATE

FLOOD ZONE STATEMENT

I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NUMBER 01003C0815M DATED APRIL 19, 2019, AND FOUND THAT THE DESCRIBED PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AS SCALED FROM THE F.E.M.A. FLOOD HAZARD INSURANCE MAP.

GULF FLYING SUBDIVISION

BAY AREA SURVEYING, INC.

PHONE 928-1122

20204 STATE HIGHWAY 181
FAIRHOPE, ALABAMA 36532

received
2022
Revision

Public Notice

The City of Foley Planning Commission has received a request for approval of the Gulf Flying Subdivision a minor subdivision which consists of 1.15 +/- acres and 2 lots. Property is located S. of US Highway 98 and W. of County Rd. 65. Applicant is Sam Styron.

Anyone interested in the approval may be heard at a public hearing scheduled for April 20, 2022 in City Hall Council Chambers (407 E. Laurel Ave.) at 5:30 p.m. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Wes Abrams
Planning Commission Chairman



43
New
Business #3

**CITY OF FOLEY, ALABAMA
APPLICATION FOR A PRELIMINARY**

Date 3/28/22

City Limits ☒ ETJ ☐

THE RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOT 1 OF
THE REPLAT OF WOERNER'S TWO LOTS

1. Name of Subdivision

2. Name of Applicant/Owner Woerner Land, LLC

Phone 561-379-5182

Email kmiller@classicturf.net

Address 1801 Centrepark Dr E, Ste 125

West Palm Beach

FL

33401

(Street Number and Name)

(City)

(State)

(Zip Code)

3. Engineer Goodwyn Mills Cawood / Amanda Thompson

Phone 251-380-8749

Email amanda.thompson@gmcnetwork.com

Address 2039 Main Street

Daphne

AL

36526

(Street Number and Name)

(City)

(State)

(Zip Code)

4. Location of Subdivision 61-02-09-2-001-007.001

5. Total Acreage 56.57

Number of Lots 32

6. Parcel Pin # 2608

7. I Amanda Thompson

, hereby depose and say that all the above statements and the
statements contained in the papers submitted here within are true.

Signature/Title

Amanda Thompson / Project Manager

Mailing Address PO Box 1127

Daphne, AL 36526

Phone 251-380-8749

Email amanda.thompson@gmcnetwork.com



RECEIVED
3/28/22
AC



RIVIERA UTILITIES
413 E Laurel Avenue, P.O. Drawer 2050, Foley, AL 36536
Phone (251) 943-5001 Fax (251) 970-4181

44

3/15/2022

Barbara Garner
GMC Network
2039 Main Street
Daphne, AL 36526

RE: Resubdivision Of Lot 1 Of The Resubdivision Of The Replat Of Woerner's Two Lots

This letter is to confirm that Riviera Utilities is currently able to provide gas, water and sewer service to The Resubdivision Of Lot 1 Of The Resubdivision Of The Replat Of Woerner's Two Lots located in Foley, AL.

Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines. Please ensure all property plats reflect the easements.

Upon final design, Riviera Utilities will provide estimates for service fees and system installation requirements to meet all Riviera specifications. Please contact the following Riviera employees concerning costs and requirements.

Name	Department	Email
Danny Scott	Gas	dscott@rivierautilities.com
Tony Schachle	Water/Sewer	tschachle@rivierautilities.com

If you have any questions or comments, contact Riviera Utilities at 251-943-5001.

Thank you,

James Wallace



RECEIVED ac
3/15/22

45



BALDWIN EMC

Your Touchstone Energy Cooperative 

P.O. Box 220
Summerdale, AL
36580-0220
(251) 989-6247

www.baldwinemc.com

March 15, 2022

Barbara Garner
GMC
2039 Main Street
Daphne, Alabama 36526

Re: Resubdivision of Lot 1 of The Replat of Woerner's Two Lots PPIN Number 2608

Dear Barbara Garner:

This letter is to confirm that Baldwin EMC can provide reasonable power to the above referenced location. Single-phase or three-phase power may be provided at the member's expense.

Baldwin EMC is willing to service the development if the necessary easements are granted and all other appropriate documents and fees are finalized in advance. Baldwin EMC must be given proper notice and planning time with respect to required system upgrades. Any plat approvals will require a lead time of 7-10 business days.

Please contact me to discuss necessary easements and fees. If you have any questions or need further assistance, please contact me at 251-989-0134.

Sincerely,



Ken Pimperl
System Engineer

KP/yb



46

 CenturyLink™
1751 Industrial Blvd.
Foley, Alabama 36535

March 15, 2022

Barbara Garner
GMC, Inc.
2039 Main St.
Daphne, AL 36526

RE: The resubdivision of lot 1 of the resubdivision of lot 1 of the replat of
Woerner's two lots (2 Lots)
Foley, Alabama

Dear Ms. Garner,

Recently you approached CenturyLink about providing a "will serve" letter to serve the development above. CenturyLink appreciates the opportunity to provide this development with its future communication needs. In response to the request for a commitment to serve, CenturyLink will work with **the developer** in determining what the needs will be. Upon such determination, CenturyLink will undertake an analysis of the construction required and the cost to complete that construction. It is only at that point, and given the prevailing Terms and Conditions of the General Customer Services Price List that CenturyLink will make a determination whether it can or cannot provide service.

The service you request will be provided for under the prevailing Terms and Conditions of the General Customer Services Price List posted on our CenturyLink web site at www.CenturyLink.com/tariffs.

If there are any further questions, or if I can be of any help, please do not hesitate to call me at **251.952.5781**. I will work with you on the requirements.

Sincerely,

Jeff Crowe

Jeff Crowe
Engineer II - Eastern Region

 RECEIVED *ac*
3/28/22



Engineering Department
Post Office Box 1750
200 North Alston Street
Foley, Alabama 36536
Tel 251.970.1104
Fax 251.970.2398
www.cityoffoley.org

47

To: CDD Staff

cc: City of Foley Planning Commission

From: Chad P. Christian, P.E.

Date: 4-4-22

Re: Resub of Lot 1 of Resub of Lot 1 of Replat of Woerner's Two Lots Subdivision

Engineering recommends approval of the proposed Minor Subdivision. Explain the note referencing dedication of short section of private road to the City.

Chad P. Christian, P.E.
City Engineer

Planning Commission Report
By Miriam Boutwell
April 2022
Request for Preliminary

Name: Resub of L1 of Resub of L1 of Replat of Woerner’s Two Lots SD

Applicant: Woerner Land LLC

Location: South of CR 20, East of Hwy 59

Existing Zoning: B1A – Extended Business District

Acreage: 56.57+/- Acres

Lots: 2 Lots

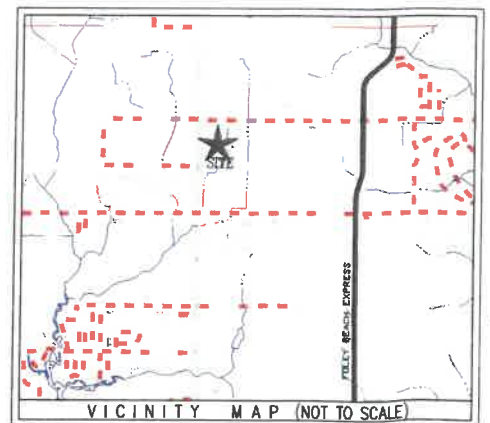
Flood Zone: X
(Unconfirmed)

Comments: This request is for 2 lots on 56.57+/- acres in a B1A – Extended Business District zone. The proposed lot is 2.12 acres and meets zoning.

[illegible]

LEGEND

-



GENERAL SURVEYOR'S NOTES

1. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS, THE
RECORDED SUBDIVISION PLAT, AND/OR OTHER RECORDED DOCUMENTS SHOWN HEREIN.
2. ALDOT R.O.W. MAP IS REFERENCED FROM PROJECT NO. S-434-A & S-0222(102 & 103)
3. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS SURVEY. MAP MAY BE DEEDS OF RECORD,
UNRECORDED DEEDS, EASEMENTS, RIGHTS OF WAY, ETC. OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE
BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
4. FIELD WORK FOR THIS SURVEY WAS COMPLETED IN NOVEMBER 2020.
5. DISTANCES SHOWN ON THIS SURVEY ARE BASED ON THE FOLLOWING: STATE PLANE GRID NORTH; DERIVED
BY GLOBAL POSITIONING SYSTEM OBSERVATION; ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS
WERE MADE IN ACCORDANCE WITH U.S. STANDARD FEET.
6. THIS SURVEYED PROPERTY LIES WITHIN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 4 EAST, HAVING A CORNER DESIGNATION OF "X" BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 01003C0931M WITH A REVISED DATE
OF IDENTIFICATION OF APRIL 19, 2019, FOR COMMUNITY NO. 010007, IN BALDWIN COUNTY, STATE OF ALABAMA, WHICH IS
THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
7. THIS IS A BOUNDARY SURVEY.
8. THE SURVEYED PROPERTY LIES WITHIN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 4 EAST.

LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATION

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STUART L. SMITH, PLS
ALABAMA LICENSE NUMBER 27403

DATE _____

*DRAWING IS INVALID WITHOUT SIGNATURE & SEAL OF A LICENSED LAND SURVEYOR

PRELIMINARY/ FINAL PLAT

KEY AI

THE RESUBDIVISION OF LOT 1
OF THE RESUBDIVISION OF LOT 1
OF THE REPLAT OF
MOERNER'S TWO LOTS

PRELIMINARY/FINAL PLAT

sheet 1 of 2

GMC Project #
GMOB190321

RECEIVED
GMOB190321

CMOB190321

ISSUE DATE	
------------	--

DRAWN BY:	
CHECKED BY:	

**2701 1st Avenue S
Birmingham, AL 35233
T 205.879.4462
GMCNETWORK.COM**

49
GMC
GOODWYN MILLS CAYWOOD, LLC

THE RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF
LOT 1 OF THE REPLAT OF WOERNER'S TWO LOTS

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED; AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.
DATED THIS ____ DAY OF _____, 20__

OWNER _____

ACKNOWLEDGEMENT OF NOTARY PUBLIC (OWNER)

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA, DO CERTIFY THAT _____ (OWNER'S NAME) WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID PERSON OR CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20__

NOTARY PUBLIC _____

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE ____ DAY OF _____, 20__

CITY ENGINEER _____

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF (SUBDIVISION NAME), FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS THE ____ DAY OF _____, 20__

CITY PLANNING COMMISSION CHAIRMAN _____

CERTIFICATE OF APPROVAL BY BALDWIN EMC (ELECTRIC)

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS ____ DAY OF _____, 20__

(AUTHORIZED SIGNATURE) _____

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (WATER)

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS ____ DAY OF _____, 20__

(AUTHORIZED SIGNATURE) _____

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (SEWER)

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS ____ DAY OF _____, 20__

(AUTHORIZED SIGNATURE) _____

CERTIFICATE OF APPROVAL BY CENTURYLINK

THE UNDERSIGNED, AS AUTHORIZED BY CENTURYLINK, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS ____ DAY OF _____, 20__

(AUTHORIZED SIGNATURE) _____

GMC 50
GOODWIN MILLS CAYWOOD, LLC

2701 1st Avenue S
Birmingham, AL 35233
T 205.879.4462
GMCNETWORK.COM

ISSUE DATE

DRAWN BY:
CHECKED BY:

PRELIMINARY/FINAL PLAT

FOLEY, AL

RECEIVED
GMC Project #
0808190321

THE RESUBDIVISION OF LOT 1
OF THE RESUBDIVISION OF LOT 1
OF THE REPLAT OF
WOERNER'S TWO LOTS

PRELIMINARY/FINAL PLAT

Sheet 2 of 2

Public Notice

The City of Foley Planning Commission has received a request for preliminary approval of the Resubdivision of Lot 1 of the Resubdivision of Lot 1 of the Replat of Woerner's Two Lots which consists of 56.57 +/- acres and 2 lots. Property is located. S. of County Rd. 20 and E. of S. McKenzie St. Applicant is Woerner Land, LLC.

Anyone interested in the approval may be heard at a public hearing scheduled for April 20, 2022 in City Hall Council Chambers (407 E. Laurel Ave.) at 5:30 p.m. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Wes Abrams
Planning Commission Chairman



52

New #
Business 4

**CITY OF FOLEY, ALABAMA
APPLICATION FOR
ZONING OF PROPERTY**

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):

Response: Hickory St., PPIN #380216, Owner Magnolia Landing LLC,

2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:

Response: Please see attached list of property owners.

3. APPROXIMATE SIZE OF PROPERTY:

Response: The proposed PUD request will rezone the entire 19.42 acre parcel.

4. PRESENT ZONING OF PROPERTY:

Response: The property is currently zoned R-1D and B-2.

5. REQUESTED ZONING:

Response: Planned Unit Development (PUD).

6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:

Response: The property has remained vacant and has not been proposed for development.

7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)

The proposed PUD will allow for a multi-family project on the 19.42-acre parent tract. The proposed multi-family development would be phase 3 of the existing Magnolia Landing apartments and is proposing a density that will not exceed the 11 units/acre allowed in the City's Zoning Ordinance. All required parking, open space, utility and drainage improvements will be provided as required by the City of Foley's land development regulations.

8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.

Response: Total check amount is \$500

I CERTIFY THAT I AM THE PROPERTY OWNER AND ATTEST THAT ALL FACTS AND INFORMATION SUBMITTED ARE TRUE AND CORRECT.

DATE: March 23, 2022

Perry C.

Jinright, III, PE

Digitally signed by Perry
C. Jinright, III, PE
Date: 2022.03.23
14:31:51 -05'00'

PROPERTY OWNER/APPLICANT

208 N. Greeno Rd, Ste. C, Fairhope, AL 36532

PROPERTY OWNER ADDRESS

251-928-3443

PHONE NUMBER

tjinright@jadengineers.com / sruth@jadengineers.com

EMAIL ADDRESS



RECEIVED
3/29/22 ac

21.2.4 Submission Requirements

In order to provide an expeditious method for processing a plan for a planned unit development under the terms of this Ordinance, it is hereby declared to be in the public interest that all procedures with respect to the approval or disapproval of a plan for a planned unit development, and the continuing administration thereof, shall be consistent with the following provisions:

- A. A rezoning application for a development plan for a planned unit development shall be filed by or on behalf of the landowner with the Community Development Director. The purpose of the development plan is to provide the City with information in respect to the type, character, scale and intensity of development as well as the time phasing of the proposed planned unit development in order for the City to evaluate the impact of the development upon the City. Once the PUD master plan has been approved, each phase must be approved by staff and the Planning Commission prior to any permits being issued.

Response: *Rezoning application has been enclosed with this submittal.*

- B. The applicant for any type of PUD shall provide a drawing and a written narrative specifically calling out all zoning relaxations that are being requested through the PUD. These may include reduced right-of-way width, clustering of units, reduced lot size and setbacks, use considerations, building height variances, design considerations, etc., and shall also identify the benefits of the PUD, including but not limited to:

Response: *A site plan indicating the proposed multi-family project and its respective improvements have been enclosed as an Appendix to this report. The intent of the PUD is to not to specifically request any zoning relaxations but to rather provide the city with site specific information as to how the various requirements will be met. This report includes as appendices a site plan and building plan sheets that provide detailed information on the proposed multi family project.*

1. Public Benefits- Traffic and utility improvements, regional and local bicycle/pedestrian improvements, buffering from adjacent sites, aesthetic improvements, dedication of school or park sites, enhancement of property values, sign enhancements, preservation of natural areas and views, creating public access to water or other popular sites.

Response: *The 19.42-acre parent parcel has 0.98 acres of delineated wetlands included within the limits of this PUD. This project proposes buffers and other natural preservation areas that will provide both a protected barrier and wild life greenways. The development is proposed to be clustered so that large sections of the property can remain in its natural state. This will reduce the needed impacts to the existing wetland area and allow for passive recreation for the residents for viewing of the native wildlife and plant life within the area. As indicated in the attached site plan the combination of these passive and active open space areas exceed the City's minimum 25% requirement.*

2. Private Benefits - Amenities for site users, open space and recreation, clustering of uses, creation of neighborhoods, landscaping, traffic circulation, multi-modal circulation, private space for units, parking, tree preservation, preserving unique views and natural areas in common areas for the use and enjoyment of all residents/guests, enhanced architecture and site layout.

Response: *As previously mentioned the project will be designed to reduce impacts within the wetland area. The wetland area along with the 30' buffer around it will remain in its' vegetated and forested state to allow for a vegetative screening from Hickory Street along with the passive recreation of viewing the native wildlife and plant life within the area. The project will also*

include other amenities for active lifestyles. These features will include but are not limited to a pool, clubhouse, playground, fitness center and green spaces for general recreation.

C. The following information shall be submitted with the applications:

1. The location and size of the site including its legal description.

Response: *A location map and legal description has been enclosed with this report.*

2. The recorded ownership interests including liens and encumbrances and the nature of the developer's interest if the developer is not the owner.

Response: *Please find enclosed a copy of the Baldwin County Tax Assessors report indicating Magnolia Landing, LLC and the owner.*

3. The relationship of the site to existing development in the area, including streets, utilities, residential and commercial development, and physical features of the land including pertinent ecological features.

Response: *The proposed development is located on the west side of Hickory Street, approximately 1,700' north of the intersection with County Road 12 and approximately 1,000' south of the intersection with County Road 20 S. The proposed development abuts the Crown Walk Subdivision to the south and Magnolia Landing Apartments PH 1 & 2 to the north. As previously mentioned, the site has approximately 0.98 acres of wetlands that will be protected by the projects proposed buffers. The only potential impact would be the northern access drive onto Hickory Street and this would be restricted to be a minimal as possible.*

4. The density or intensity of land use to be allocated to all parts of the site to be developed together with tabulations by acreage and percentages thereof.

Response: *The maximum allowed density for a PUD is 11 units per acre.*

Maximum allowed # of units = 11 x 19.42 = 213.6 units

Total Proposed units = 152 units

Proposed Density = 7.79 units per acre

5. The location, size and character of any common open space, common owned facilities and the form of organization proposed to own and maintain any common open space and common owned facilities.

Response: *The multifamily residential development will be retained by a single entity ownership. All common area will remain under the same single entity ownership. An exhibit has been included as an Appendix to this report that illustrates the proposed locations and calculations indicating how the proposed PUD will exceed the City's 25% minimum open space requirement.*

6. The use and type of buildings, i.e., single-family detached, townhouses, or garden apartments, proposed for each portion of the area included within the outline development plan.

Response: *The enclosed site plan indicates the location and type of proposed multi-family structures being proposed. We have also enclosed preliminary renderings of the proposed buildings that illustrate building height, floor plans and elevations.*



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3/25/2022

7. The engineering feasibility and proposed method of providing required improvements such as streets, water supply, and storm drainage and sewage collection

Response: *All proposed infrastructure improvements will be in accordance City of Foley's development standards. The design and supporting engineering studies will be provided to the City as part of the Land Disturbance portion of the permitting process.*

The site does have Riviera gravity sewer and water mains along Hickory Street that will provide utility service to the proposed development. Including some sanitary sewer and water improvements extending from the Magnolia Landing PH 1 & 2 property.

8. The substance of covenants, grants or easements or other restrictions proposed to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities.

Response: *All public utility improvements will have a corresponding easement granted that will cover their respective placement.*

9. The provisions for parking vehicles and the function and location of vehicular and pedestrian system facilities.

Response: *The enclosed site plan indicates that the City's minimum 2 space per unit parking requirement will be complied with. As currently drawn the proposed project will require 304 parking spaces and has proposed 336 parking spaces.*

10. The provisions for the disposition of open space including its development or non-development character and function.

Response: *An exhibit has been included as an Appendix to this report that illustrates the proposed locations and calculations indicating how the proposed PUD will exceed the City's 25% minimum open space requirement.*

11. In the case of plans which call for development over a period of years, a schedule showing the proposed times within which application for final approval of all sections of the planned unit development are intended to be filed.

Response: *The proposed PUD will be developed in a single phase.*

12. Any additional data, plans or specifications as the applicant or the City may believe are pertinent to the proposed planned unit development.

Response: *We have enclosed as an Appendix to this report a copy of the recent wetlands delineation report that was prepared by Wetland Sciences, Inc.*

13. An Application and fee as required for processing.

Response: *Application and check in included with this submittal.*

14. A Master Signage Plan meeting the criteria of Article XXII, Section 22.7

Response: *The PUD's proposed masterplan shows the approximate location of monument sign for the multi-family development.*



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3/25/22 OC

3/25/2022

D. The application for development approval of a planned unit development shall include a written statement by the landowner or any other entity having a cognizable interest in the land, describing fully the character and intended use of the planned unit development and setting forth the reasons why, in his opinion, a planned unit development would be consistent with the City's statement of purposes on planned unit development.

Response: *We have respectfully submitted this report so serve as a narrative to the proposed multi-family project. The requested PUD has specific design details that illustrate the project meets the criteria indicated by the City of Foley's Zoning Ordinance. The developer of the project proposes for this project to continue to raise the bar for multi-family projects in Foley. The combination of open space, natural space preservation, community amenities, and overall aesthetic design should provide a benefit to the City.*



Planning Commission Report**By Miriam Boutwell****April 2022****Rezoning**

Applicant:	Magnolia Landing
Location:	West of Hickory Street, north of CR 12 S
Size:	19.42+/- Acres
Current Zoning:	B2 - Neighborhood Business District & R1D – Residential Single Family
Requested Zoning:	PUD – Planned Unit Development
Future Land Use:	NC - Neighborhood Commercial & RM – Residential Medium Density
Flood Zone: Unconfirmed	X
Comments:	The owner would like to rezone to PUD to continue the multi-family use from the adjacent property. The applicants have modified the design & are working with the Crown Walk HOA as well.

Modifications from last meeting include:

- Reduced units from 213 to 152 – 7.79 units an acre;
- Amenities moved to north end nearest Crown Walk;
- Setback from 1st set of 2 story units 365' from Crown Walk;
- Setback from 3 story unit on west & east side 425' + no windows facing north;
- Setback from 3 story units on south end 550';
- Renderings included;
- Letter/Email from Crown Walk POA

CDD Report for Planning Commission

By Eden Lapham

2/9/22 & 3/28/22

Site Plan Review

Project Name:	Magnolia Landing P3 / Foley Apartments
Applicant:	Jade Consulting
Location:	West of Hickory Street, north of CR 12
PPIN(s):	380216
Existing Zoning:	R1D & B2
Flood Zone:	X (Unconfirmed)

Feb 22 - Re-oriented bldgs to be perpendicular to N property line and further south, removed end windows & added balcony shields.

March 22 - Met with Crown Walk HOA again after 2/9/22 PC WS & made significant changes. Reduced overall # of units by 61. Added fence/berm below 60' enhanced buffer with drains to move water to stormwater system. Moved buildings further south on lot & first row is 2 story - 265' S of N property line. 3 story bldgs start @ 425' & 550' S of N line . No third floor windows on north elevation of east & west buildings.

Comments:

Zone: PUD

	Allowed	Initial Proposal	Revised 3/25/22
		11/17/21 (Reviewed&Denied @PCWS 2/9/22)	
Total Dwelling Units	213.6	213	152
Max Density/Acre	11.0	10.9	7.79
Min Lot Width@BL	40	NA	exceeds
Min Lt Area	1 acre	19.4	19.4
Min FY Depth	20	300'+	East = >250'
Min RY Depth	15	63'+60' easement	West = >63'
Min RY/Pool Depth	10	NA	n/a
Min SY Width	10	N63'+60' easement S30'-50'	N = approx 200 to clubhouse & over 385' to units
Open Space Reservation	25% of site	4.13 ac	11.13 ac
Max Bldg Area	50% gross lot	14.20%	11.80%
Max Height	85	49'6"	49'6"
Max Stories	6	3.0	2 & 3
Off St Parking (Res) per Unit	2 per unit	435.0	336.0

Public or Private Benefit?	Public - Wetland/Passive Recreation / Private - Vegetative Screening from Crown Walk
Onsite Amenities?	Pool, Clubhouse, Green Spaces
Offsite Amenities?	
Sale or Lease?	Lease
Overlay Districts?	NA
Stormwater Plan?	retention ponds on NE corner of lot
Required Buffers?	North' - 60' Enhanced natural buffer + berm/fence/vegetative buffer to south of that. .98 acres of jurisdictional wetlands w/ 30' buffer

NOTES:

.98 acres delineated wetlands - 30' buffer



Engineering Department
Post Office Box 1750
200 North Alston Street
Foley, Alabama 36536
Tel 251.970.1104
Fax 251.970.2398
www.cityoffoley.org

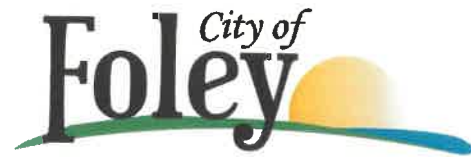
59

To: CDD Staff
cc: City of Foley Planning Commission
From: Chad P. Christian, P.E.
Date: 4-4-22
Re: Magnolia Landing Rezoning

Engineering is not opposed to the requested Rezoning. Provide a revised Traffic Impact Study accounting for the additional phase.

A handwritten signature in black ink, appearing to read "Chad P. Christian", written over a horizontal line.

Chad P. Christian, P.E.
City Engineer



60
120 West Verbena Avenue
Foley, Alabama 36535
(251) 943-1266
Fax (251) 943-7432
www.cityoffoley.org

March 29, 2022

City of Foley Planning Commission
407 East Laurel Avenue
Foley, Alabama 36535

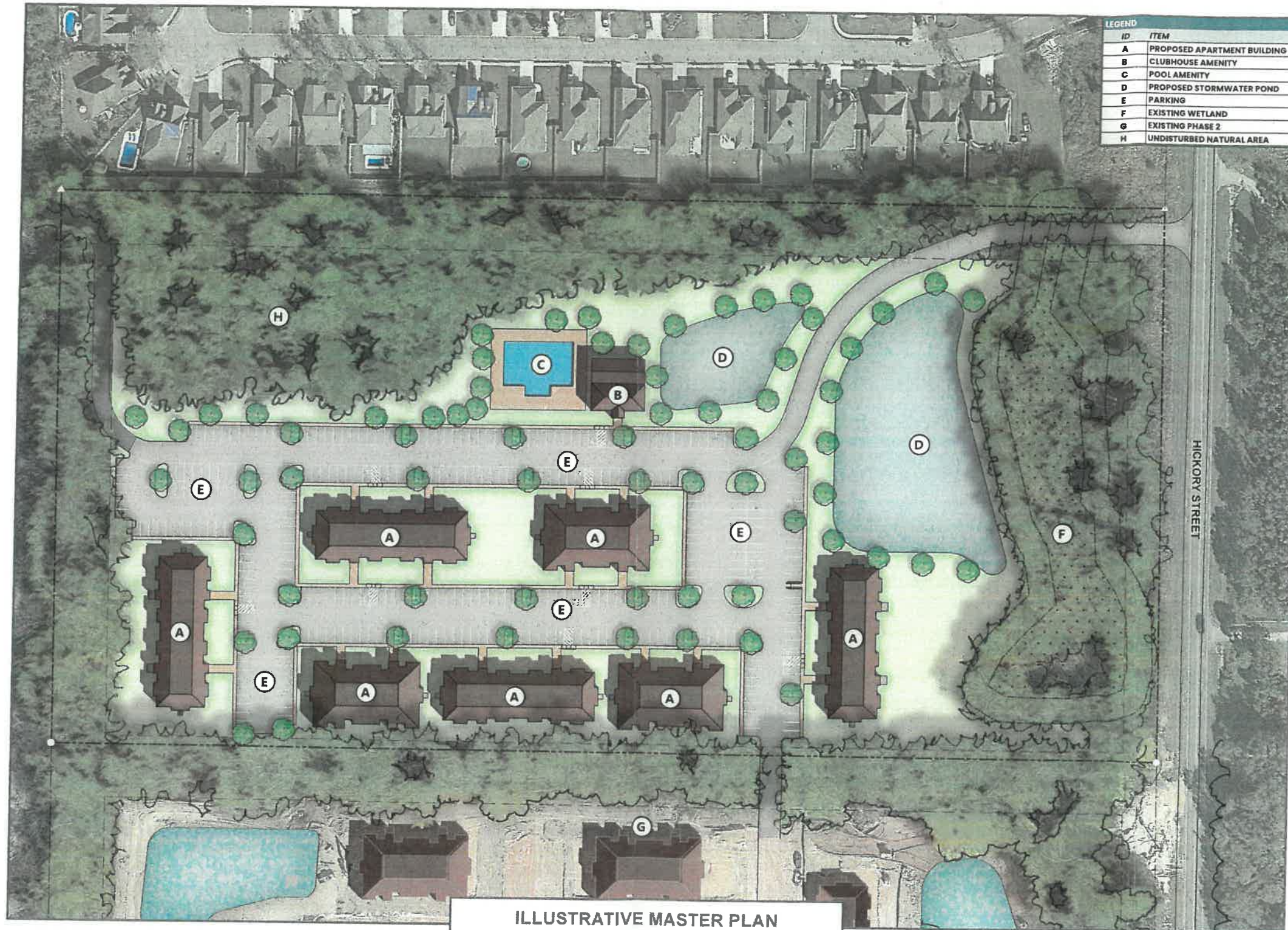
Re: Magnolia Landing Ph. 3
Jade Consulting
Application for Rezoning

Fire has reviewed this Application for Rezoning and has found no issues.

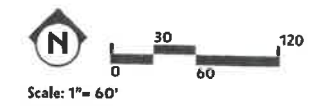
Sincerely,

Brad Hall
Fire Inspector
City of Foley
bhall@cityoffoley.org

cc: City of Foley Planning and Zoning



ILLUSTRATIVE MASTER PLAN
Scale: 1" = 60'



Magnolia Landing Phase 3 - Foley, Alabama

RECEIVED
3/28/22
[Signature]

PERMITTING PHASE
03.25.22 | Page 1 of 1
Project Number: 212012-080



A NEW MULTI-FAMILY
DEVELOPMENT FOR

**FOLEY
APARTMENTS**

HICKORY STREET
FOLEY, AL 36535

Key Plan

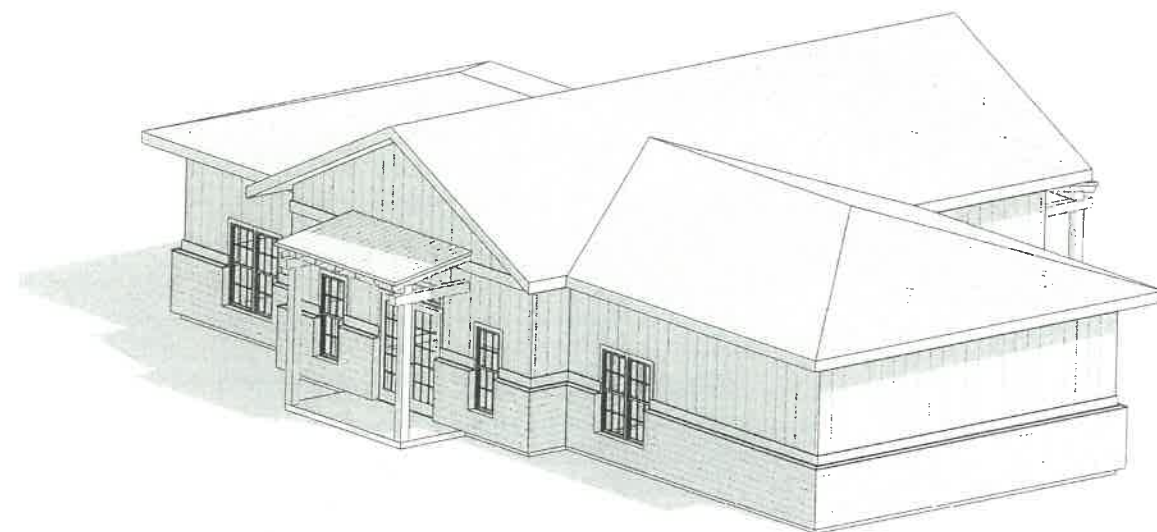
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
THESE DRAWINGS ARE SUBJECT TO
REVISION, ALTERATION & DELETION.

Revision No.	Date	Remarks

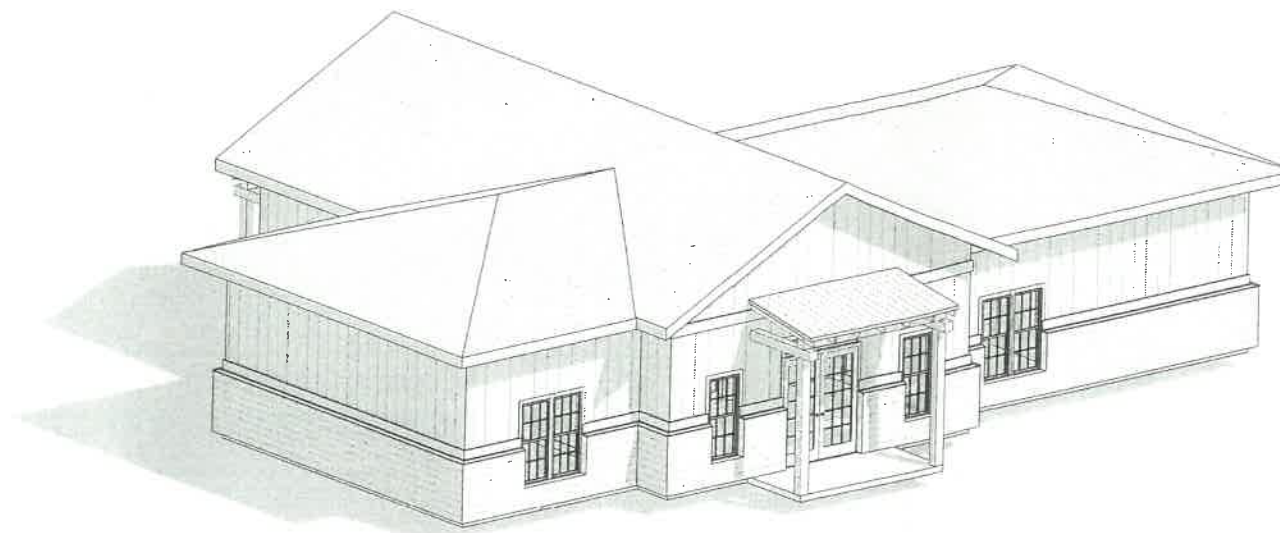
Sheet Name
**BUILDING PERSPECTIVES -
CLUBHOUSE**

PRELIMINARY

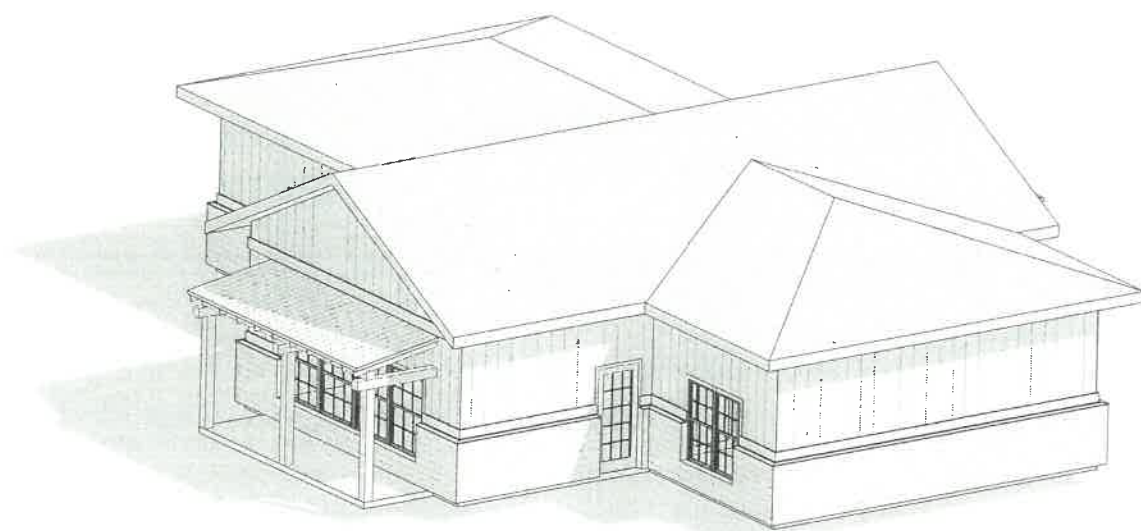
Job No.	217020.01	Sheet No.	A4.2
Drawn by	TWB		
Checked by	KLS		
Date	3/21/2018		



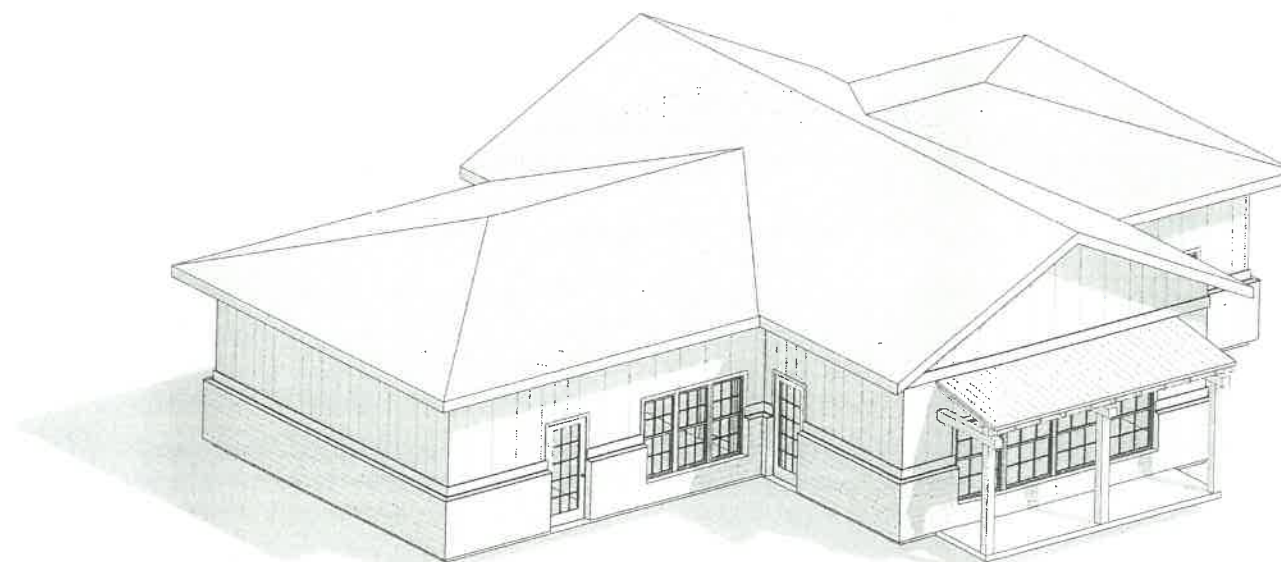
4 NORTHEAST PERSPECTIVE
A4.2 SCALE:



1 SOUTHEAST PERSPECTIVE
A4.2 SCALE:



3 SOUTHWEST PERSPECTIVE
A4.2 SCALE:



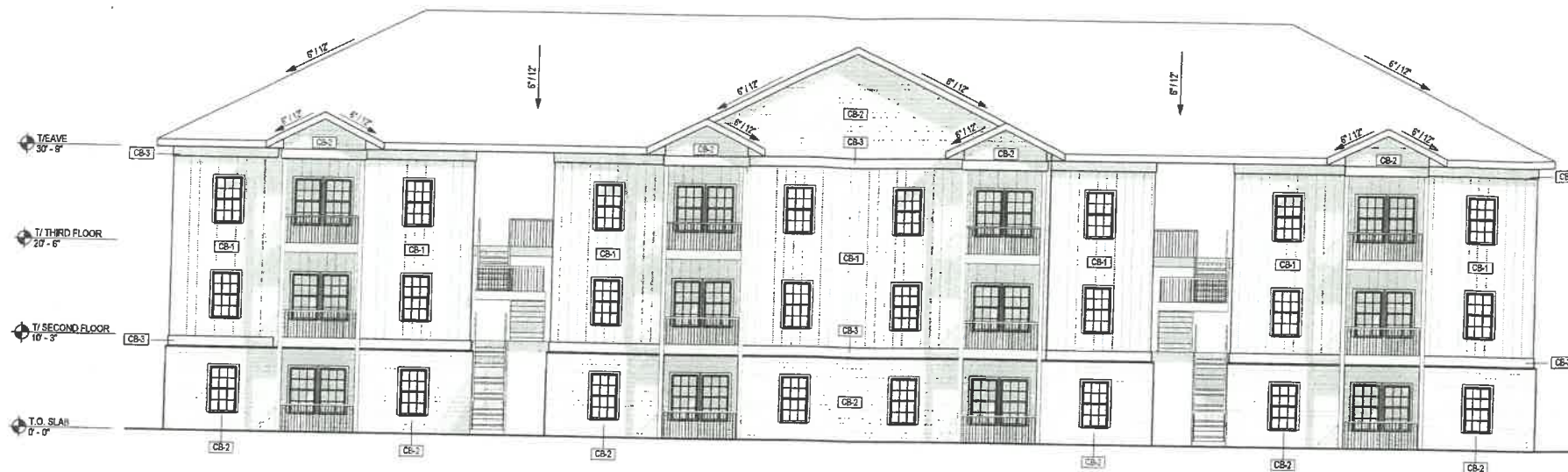
2 NORTHWEST PERSPECTIVE
A4.2 SCALE:



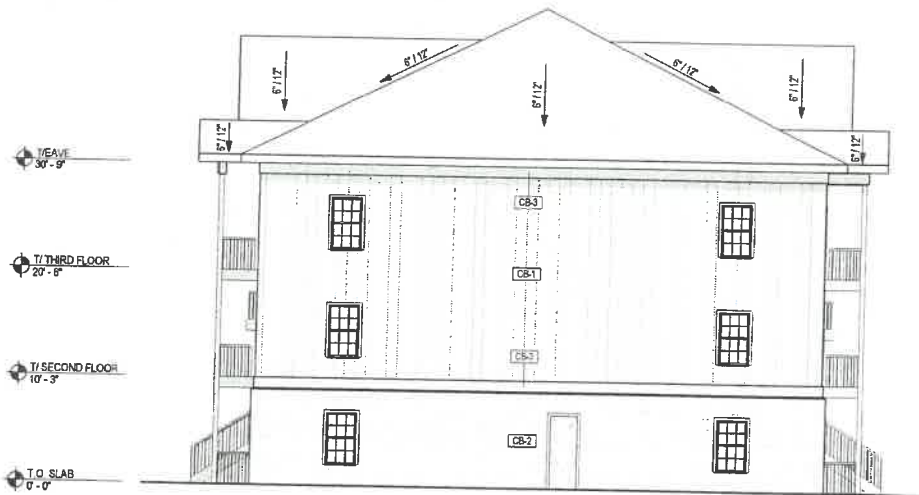
RECEIVED

3/21/2018
CC

EXTERIOR FINISH LEGEND	
CB-1	CEMENT BOARD - BOARD & BATTEN COLOR TBD
CB-2	CEMENT BOARD - LAP SIDING COLOR TBD
CB-3	CEMENT BOARD - TRIM COLOR TBD



1 BUILDING ELEVATION
A4.1a SCALE: 1/8" = 1'-0"



2 BUILDING ELEVATION
A4.1a SCALE: 1/8" = 1'-0"

greenleafawson
ARCHITECTS
www.greenleafawsonarchitects.com
945 778 2000

A NEW MULTI-FAMILY
DEVELOPMENT FOR

FOLEY
APARTMENTS

HICKORY ST, FOLEY, AL 36535

Key Plan

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
THESE DRAWINGS ARE SUBJECT TO
REVISION, ALTERATION & DELETION.

Revision No.	Date	Remarks

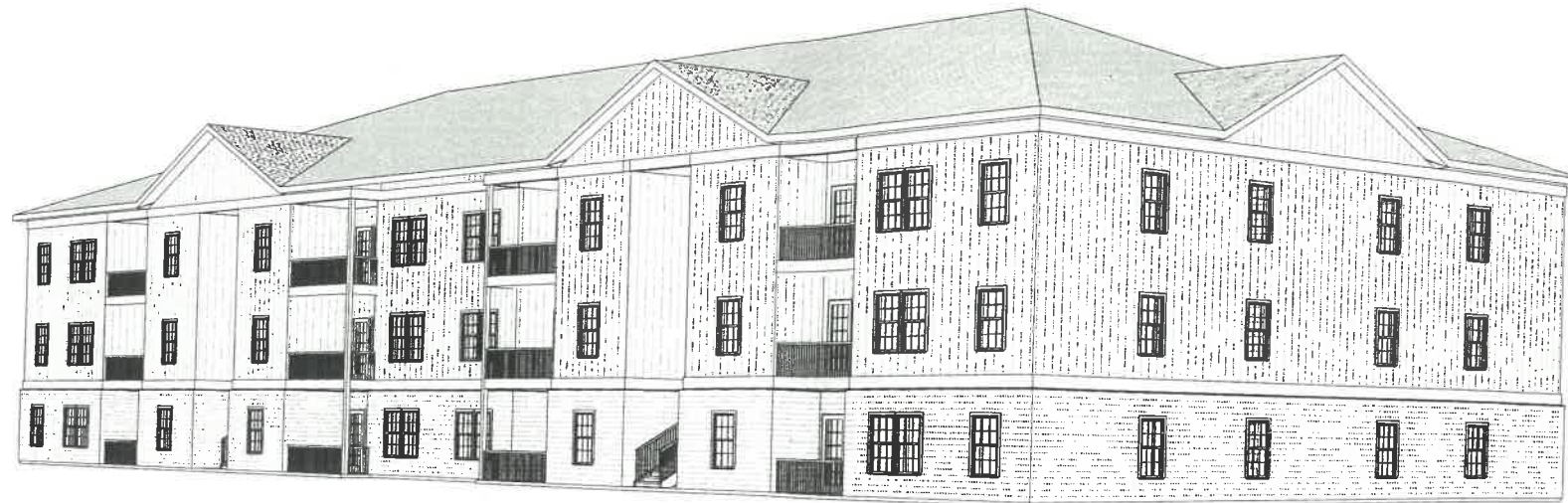
Sheet Name
BUILDING ELEVATIONS - A

PRELIMINARY

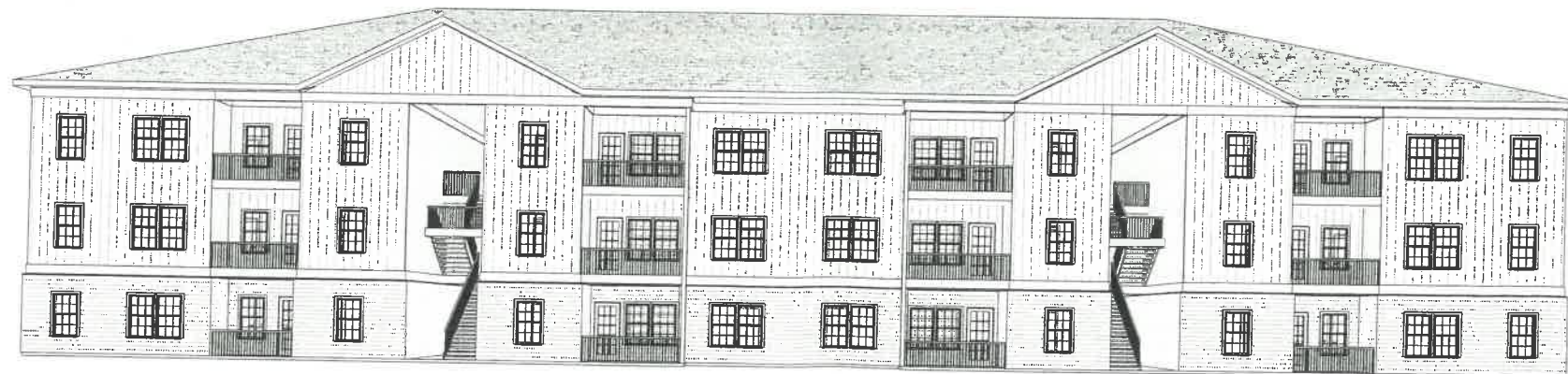
Job No.	217020.01	Sheet No.
Drawn by	BMB	
Checked by	TWB	
Date	03/21/2018	

A4.1a

RECEIVED
Stamp & CC



1 PERSPECTIVE 1
A4.2c SCALE:



2 PERSPECTIVE 2
A4.2c SCALE:

A NEW MULTI-FAMILY
DEVELOPMENT FOR

FOLEY
APARTMENTS

HICKORY ST
FOLEY, AL 36535

Key Plan

PRELIMINARY
FOR REVIEW ONLY
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REVISION, ALTERATION & DELETION.

Revision No.	Date	Remarks

Sheet Name
BUILDING PERSPECTIVES - C

PRELIMINARY

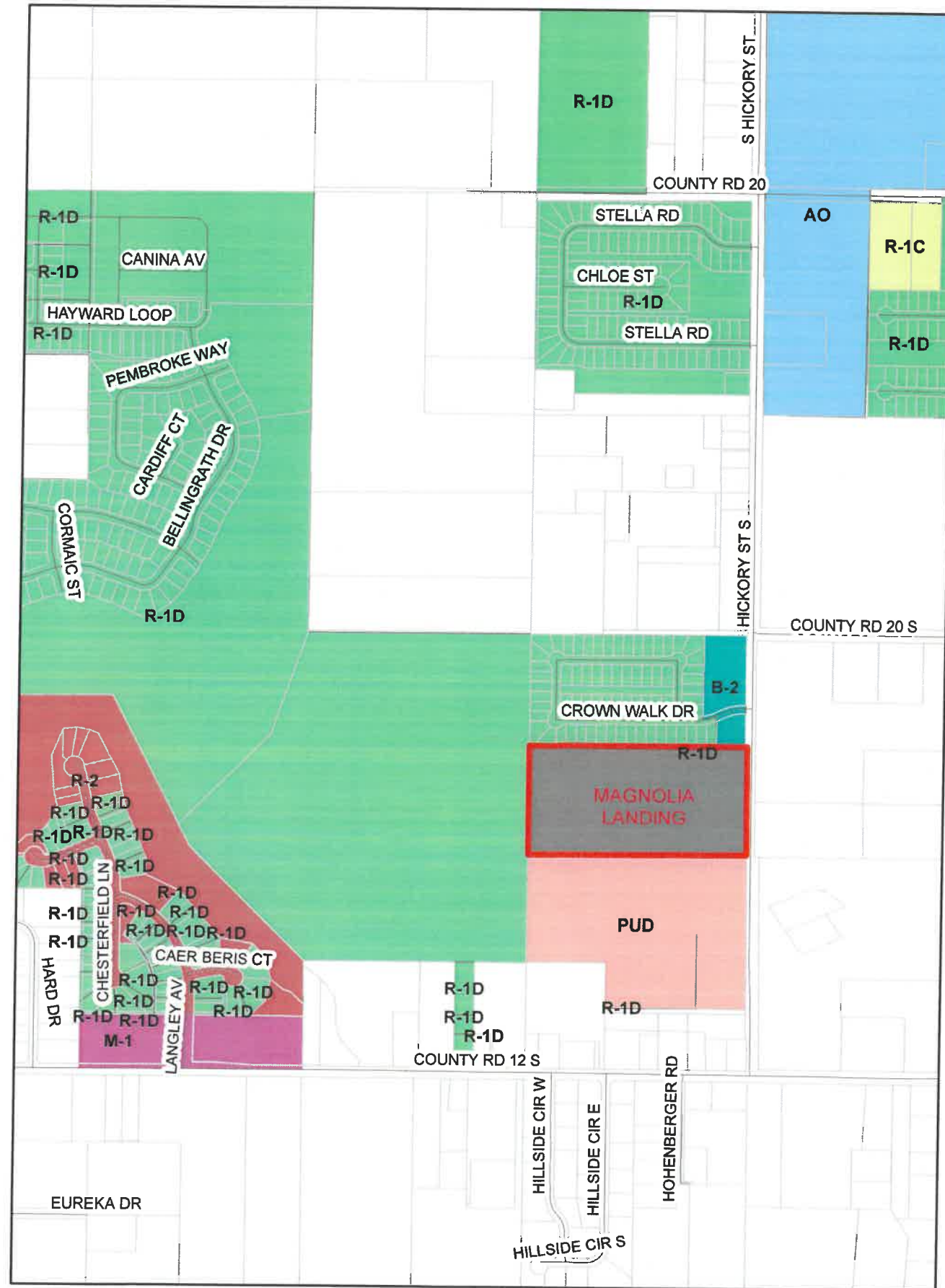
Job No.	217020.01	Sheet No.	A4.2c
Drawn by	BMB		
Checked by	TWB		
Date	03/21/2018		

RECEIVED
3/28/2018
OC

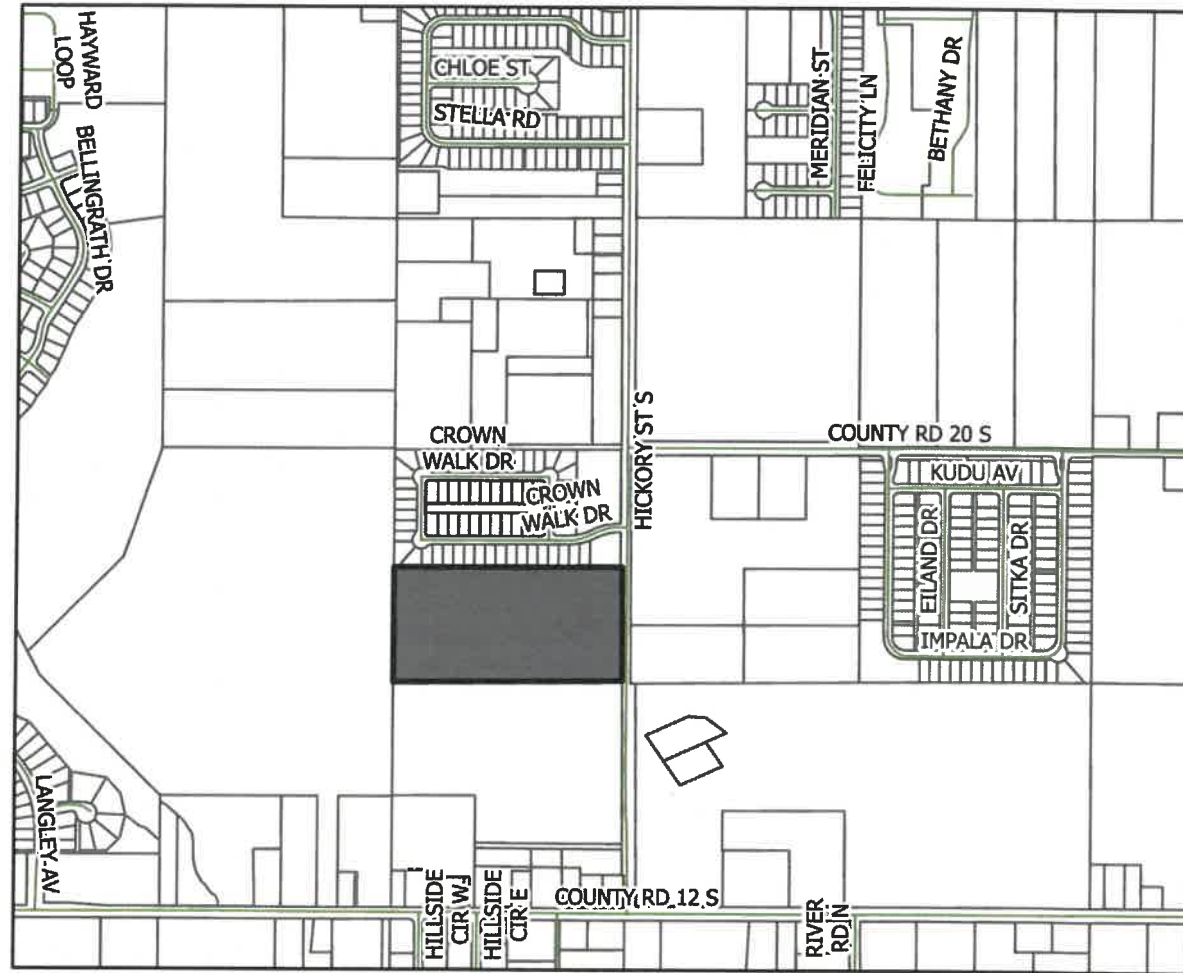


Magnolia Landing Adjacents

66



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 19 +/- acres. Property is currently zoned B-2 (Neighborhood Business District) and R-1D (Residential Single Family). Proposed zoning is PUD (Planned Unit Development). Property is located W. of Hickory St. and N. of County Rd. 12. Applicant is Jade Consulting.

Anyone interested in this rezoning request maybe heard at a public hearing scheduled for April 20, 2022 in the Council Chambers of City Hall located at 407 W. Laurel Ave. at 5:30 p.m. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Wes Abrams
Planning Commission Chairman



Date 3/28/22

City Limits X ETJ

- Signature/Title Harold R. D. President

Mailing Address 30941 Mill Ln, Ste G, Box 258

Spanish Fort, AL 36527

Phone 251-626-0404

Email hunter@smithclarkllc.com



RECEIVED
3/28/20



RIVIERA UTILITIES
413 E Laurel Avenue, P.O. Drawer 2050, Foley, AL 36536
Phone (251) 943-5001 Fax (251) 970-4181

69

3/4/2022

Brent Shyrock
Trillium Capital Resources
301 W. Bay Street, Suite 1488
Jacksonville, FL 32202

RE: 7690 Highway 59

This letter is to confirm that Riviera Utilities is currently able to provide gas and water service to 7690 Highway 59 located in Foley, AL.

Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines. Please ensure all property plats reflect the easements.

Upon final design, Riviera Utilities will provide estimates for service fees and system installation requirements to meet all Riviera specifications. Please contact the following Riviera employees concerning costs and requirements.

Name	Department	Email
Danny Scott	Gas	dscott@rivierautilities.com
Tony Schachle	Water	tschachle@rivierautilities.com

If you have any questions or comments, contact Riviera Utilities at 251-943-5001.

Thank you,

James Wallace



RECEIVED
3/28/22



BALDWIN EMC

Your Touchstone Energy Cooperative 

P.O. Box 220
Summerdale, AL
36580-0220
(251) 989-6247

www.baldwinemc.com

710

February 24, 2022

Brent Shryock
Trillium Capital Resources
301 W. Bay Street, Suite 1488
Jacksonville, FL 32202

Re: 7690 Highway 59, Foley, AL Parcel Number 05-61-05-21-2-001-003.000

Dear Brent Shryock:

This letter is to confirm that Baldwin EMC can provide reasonable power to the above referenced location. Single-phase or three-phase power may be provided at the member's expense.

Baldwin EMC is willing to service the development if the necessary easements are granted and all other appropriate documents and fees are finalized in advance. Baldwin EMC must be given proper notice and planning time with respect to required system upgrades. Any plat approvals will require a lead time of 7-10 business days.

Please contact me to discuss necessary easements and fees. If you have any questions or need further assistance, please contact me at 251-989-0134.

Sincerely,



Ken Pimperl
System Engineer

KP/yb



RECEIVED
3/2/22



February 25, 2022


Brent Shryock
Managing Director
Trillium Capital Resources
Everbank Center
301 W. Bay Street, Suite 1488
Jacksonville, FL 32202

Re: Parcel ID: 7262

At your request, this letter is to verify that Baldwin County Sewer Service LLC (BCSS) has the capacity and capability to serve the proposed Parcel ID: 7262. Baldwin County Sewer Service LLC is willing and able to provide sewer service to the above referenced property, subject to applicant paying all fees required for this service. This development may require a main line extension and / or a road bore which will be at the developers expense. A \$50.00 per lot review fee will be due to have preconstruction plans reviewed and a \$1,500.00 impact fee per lot will need to be paid to Baldwin County Service LLC before a new subdivision plat is signed. This letter is valid for a period of two years from the date of issue. This letter is not to be used to obtain a building permit. Any development that has not paid the necessary fees before this letter expires will need to contact BCSS and request a re-issuance of their willing and able letter.
**A franchise fee may apply in franchise areas.*

The wastewater will be treated at our Fort Morgan Treatment Plant.

Sincerely,


Angela Foley
Baldwin County Sewer Service, LLC
(251) 971-3022
angela@baldwincountysewer.com

14747 Underwood Road Summerdale, AL 36580 / P. O. Box 1628 Foley, AL 36536





1751 Industrial Pkwy. Foley, AL 36535

March 23, 2022

Hunter S Smith, P.L.S.
Smith Clark & Associates
P O Box 7082
Spanish Fort, AL 36577

RE: Gopher Fork Subdivision (Lot 2, 240 units)
Loxley, Alabama

Dear Mr. Smith,

Recently you approached CenturyLink about providing a "will serve" letter to serve Gopher Fork Subdivision Lot 2 in Foley. CenturyLink appreciates the opportunity to provide this development with its future communication needs. In response to the request for a commitment to serve, CenturyLink will work with **the developer** in determining what the needs will be. Upon such determination, CenturyLink will undertake an analysis of the construction required and the cost to complete that construction. It is only at that point, and given the prevailing Terms and Conditions of the General Customer Services Price List that CenturyLink will make a determination whether it can or cannot provide service.

The service you request will be provided for under the prevailing Terms and Conditions of the General Customer Services Price List posted on our CenturyLink web site at www.CenturyLink.com/tariffs.

If there are any further questions, or if I can be of any help, please do not hesitate to call me at 251.952.5781. I will work with you on the requirements.

Jeff Crowe
Eng. II Plant Facilities





Engineering Department
Post Office Box 1750
200 North Alston Street
Foley, Alabama 36536
Tel 251.970.1104
Fax 251.970.2398
www.cityoffoley.org

73

To: CDD Staff
cc: City of Foley Planning Commission
From: Chad P. Christian, P.E.
Date: 4-4-22
Re: Gopher Fork Subdivision

Engineering recommends approval of the proposed Subdivision. A Land Disturbance Permit and Traffic Impact Analysis will be required for the pending development of Lot 2.

Chad P. Christian, P.E.
City Engineer

**Planning Commission Report
By Miriam Boutwell
April 2022
Request for Preliminary**

Name: Gopher Fork SD

Applicant: Hunter Smith / Smith Clark & Associates LLC

Location: East of Hwy 59, north of Richard Childress Lane

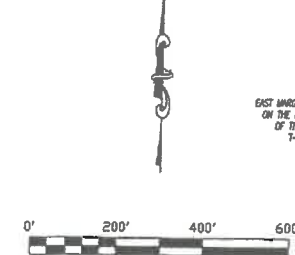
Existing Zoning: B1A – Extended Business District

Acreage: 73+/- Acres

Lots: 2 Lots

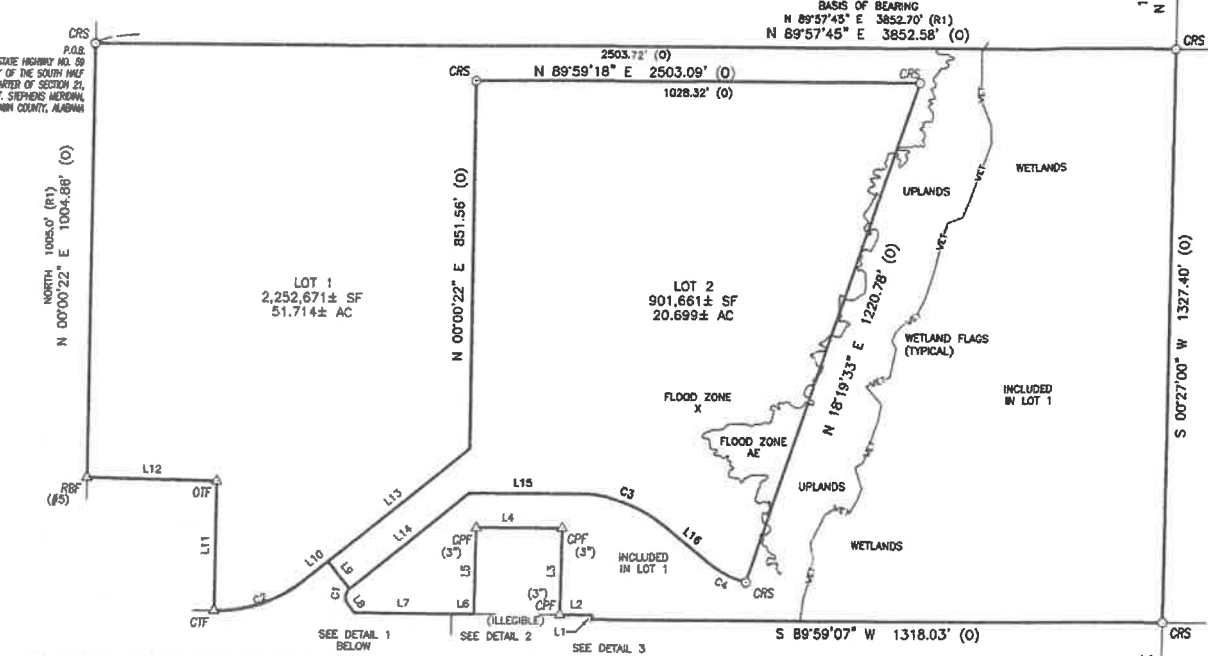
**Flood Zone:
(Unconfirmed)** Yes – Check with Floodplain Administrator + Wetlands

Comments: This request is for 2 lots on 73+/- acres in a B1A – Extended Business District zone. Lot 2 will be requesting an R3 – Residential Multi-Family zoning designation.



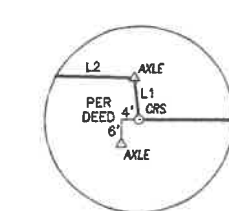
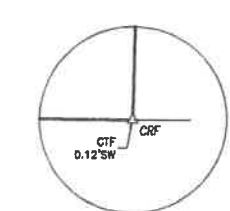
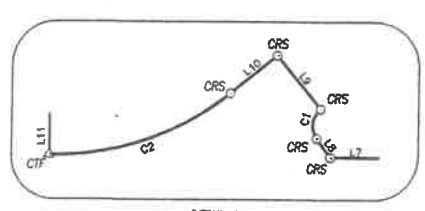
- Legend symbols for various survey features: capped iron rod found, cramped top iron pipe found, open top iron pipe found, rebar iron found, iron pin found, capped iron rod set, record, observed, right of way, point of commencement, point of beginning, chain link fence, wire fence, wood fence, light pole, power pole, surveyor's marker, electrical transformer, gas meter, water meter, water valve, fire hydrant, telephone pedestal.

EAST MARGIN OF ALABAMA STATE HIGHWAY NO. 59 ON THE NORTH BOUNDARY OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 21, T-8-S, R-4-E, S-1/4-3/4-SE, BALDWIN COUNTY, ALABAMA



Gopher Fork Investments (CHORD) BEARING			
C1	37.82' (O)	25.00' (O)	34.38' (O) N 07°13'15" E
C2	224.28' (O)	318.10' (O)	219.68' (O) S 70°52'23" W
C3	212.24' (O)	318.10' (O)	213.04' (O) S 70°13'34" E
C4	88.82' (O)	238.49' (O)	99.19' (O) S 82°37'35" E

OBSERVED			
L1	89°57'31" W	74.26' (O)	L1 N 89°57'31" W 74.26' (O)
L2	00°35'35" E	200.03' (O)	L2 N 00°35'35" E 200.03' (O)
L3	89°47'25" W	199.97' (O)	L3 N 89°47'25" W 199.97' (O)
L4	00°32'36" W	199.97' (O)	L4 N 00°32'36" W 199.97' (O)
L5	89°40'22" W	52.68' (O)	L5 N 89°40'22" W 52.68' (O)
L6	89°40'22" W	223.61' (O)	L6 N 89°40'22" W 223.61' (O)
L7	36°13'58" W	27.41' (O)	L7 N 36°13'58" W 27.41' (O)
L8	36°19'32" W	80.00' (O)	L8 N 36°19'32" W 80.00' (O)
L9	50°40'28" W	89.69' (O)	L9 S 50°40'28" W 89.69' (O)
L10	00°02'17" E	299.71' (O)	L10 N 00°02'17" E 299.71' (O)
L11	88°48'45" W	300.20' (O)	L11 N 88°48'45" W 300.20' (O)
L12	50°39'49" E	415.98' (O)	L12 N 50°39'49" E 415.98' (O)
L13	50°39'41" E	350.43' (O)	L13 N 50°39'41" E 350.43' (O)
L14	89°50'04" E	125.57' (O)	L14 N 89°50'04" E 125.57' (O)
L15	50°39'43" E	133.77' (O)	L15 N 50°39'43" E 133.77' (O)

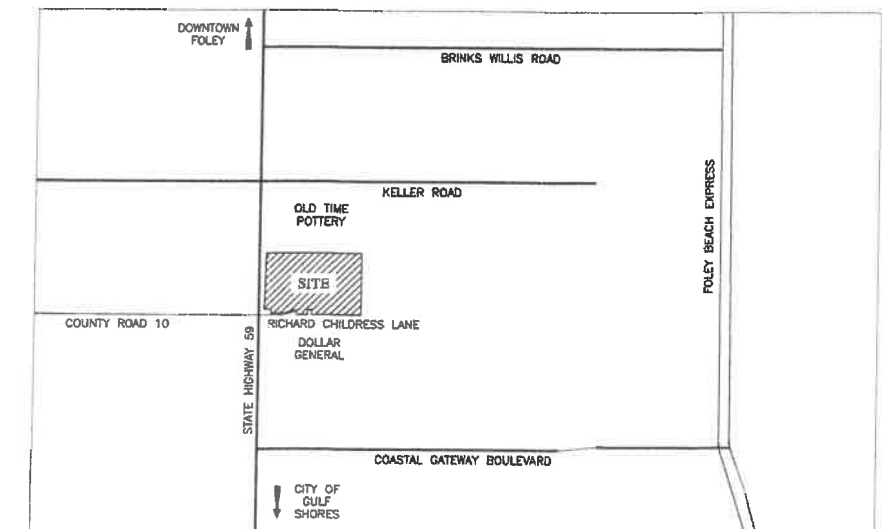


SITE DATA TABLE

TOTAL AREA - 72.413± ACRES
NUMBER OF LOTS - 2
SMALLEST LOT - 20.699± ACRES
CURRENT ZONING - B-1A
PROPOSED USE - LOT 1
COMMERCIAL BUSINESS
PROPOSED USE - LOT 2
MULTI-FAMILY RESIDENTIAL
SETBACKS - FRONT 30'
REAR 20' - SIDE STREET 30'

OWNER DATA

05-61-05-21-2-001-003.000
PIN: 7282
GOPHER FORK INVESTMENTS LLC
P O BOX 1629
FOLEY, AL 36536



BALDWIN COUNTY ALABAMA

BEGINNING AT A POINT MARKED BY AN IRON ROD (REBAR) ON THE EAST RIGHT OF WAY MARGIN OF ALABAMA STATE HIGHWAY 59, AND ON THE NORTH BOUNDARY OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 4 EAST, ST. STEPHENS MERIDIAN, BALDWIN COUNTY, ALABAMA; THENCE DEPARTING SAID EAST MARGIN NORTH 89°57'45" EAST A DISTANCE OF 2,503.72 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 00°27'00" WEST A DISTANCE OF 1,327.40 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 89°39'07" WEST A DISTANCE OF 1,318.03 FEET MARKED BY AN AXLE; THENCE NORTH 06°30'06" WEST A DISTANCE OF 9.74 FEET TO A POINT MARKED BY AN AXLE; THENCE NORTH 88°57'31" WEST A DISTANCE OF 74.26 FEET TO A POINT MARKED BY A 3" CAPPED PIPE; THENCE NORTH 00°35'35" EAST A DISTANCE OF 200.03 FEET TO A POINT MARKED BY A 3" CAPPED PIPE; THENCE NORTH 89°47'25" WEST A DISTANCE OF 199.97 FEET TO A POINT MARKED BY A 3" CAPPED PIPE; THENCE NORTH 89°40'22" WEST A DISTANCE OF 199.97 FEET TO A POINT MARKED BY A 3" CAPPED PIPE; THENCE NORTH 89°40'22" WEST A DISTANCE OF 52.68 FEET TO A POINT; THENCE NORTH 89°40'22" WEST A DISTANCE OF 223.61 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 36°13'58" WEST A DISTANCE OF 27.41 FEET TO THE POINT OF CURVATURE OF A 25.00' RADIUS CURVE TO THE RIGHT MARKED BY A CAPPED IRON ROD (REBAR); THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.92 FEET (CHORD BEARS NORTH 07°13'15" EAST, 34.38') TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 36°19'32" WEST A DISTANCE OF 80.00 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 50°40'28" WEST A DISTANCE OF 89.69 FEET TO THE POINT OF CURVATURE OF A 318.10' RADIUS CURVE TO THE RIGHT MARKED BY A CAPPED IRON ROD (REBAR); THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 224.28 FEET (CHORD BEARS SOUTH 70°52'23" WEST, 219.68') TO A POINT MARKED BY A CRAMPED TOP PIPE; THENCE NORTH 00°02'17" EAST A DISTANCE OF 299.71 FEET TO A POINT MARKED BY AN OPEN TOP PIPE; THENCE NORTH 88°49'45" WEST A DISTANCE OF 300.20 FEET TO A POINT MARKED BY AN IRON ROD (REBAR) ON THE AFORESAID EAST MARGIN OF STATE HIGHWAY 59; THENCE ALONG SAID EAST MARGIN NORTH 00°00'22" EAST A DISTANCE OF 1,004.86 FEET TO THE POINT OF BEGINNING, CONTAINING 3,154,332 SQUARE FEET (72.413 ACRES), MORE OR LESS.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Gopher Fork Subdivision

7690 State Highway 59

Foley, Alabama

- NOTES:
1. TYPE OF SURVEY: BOUNDARY FOR SUBDIVISION
 2. RECORD EMBOSSEMENTS BASED ON THE FOLLOWING RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA:
R1-TWENTY MINORITY DEED RECORDED AS INSTRUMENT NO. 1854035
R2-SUBDIVISION RECORDED AS SLIDE 2000-C
 3. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RECORDS OTHER THAN WHAT IS VISIBLE ON PROVIDED BY THE CLIENT'S COMPAHNS. SETBACK LINES ESTABLISHED BY SURVEY, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
 4. THIS DRAWING IS THE PROPERTY OF SMITH, CLARK & ASSOCIATES, IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NON-TRANSFERABLE TO ANY OTHER PARTY; IT MAY NOT BE USED WITHOUT PRIOR CONSENT FROM SMITH, CLARK & ASSOCIATES.
 5. THIS DRAWING IS TO SCALE WHEN PRINTED ON 24X36 PAPER IN LANDSCAPE VIEW WITH NO SCALING.

DRAWN	CHECKED	APPROVED
TS	BAG	DDC
DATE	SCALE	
3/2/22	1"=200'	
DRAWING NUMBER	FILE NO.	
22-109	151/62	

RECEIVED
3/2/22

GOPHER FORK SUBDIVISION
COMMERCIAL AND RESIDENTIAL DEVELOPMENT
7690 STATE HIGHWAY 59
FOLEY, ALABAMA

ACKNOWLEDGEMENT OF OWNER

THIS IS TO CERTIFY THAT _____ THE UNDERSIGNED, AS AN AUTHORIZED REPRESENTATIVE OF GOPHER FORK INVESTMENTS, LLC, THE OWNERS OF THE LAND SHOWN AND DESCRIBED IN THE PLAN, AND THAT I HAVE CAUSED THE SAME TO BE SUBMITTED HEREON.

DATE THIS ____ DAY OF _____ 20 ____

AUTHORIZED REPRESENTATIVE _____

ACKNOWLEDGEMENT OF NEIGHBOR PUBLIC

STATE OF _____

COUNTY _____

I, THE UNDERSIGNED, A NEIGHBOR PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____

WHOSE NAME IS _____

IF GOPHER FORK INVESTMENTS, LLC, AN ALABAMA DOMESTIC LIMITED LIABILITY COMPANY, IS SIGNED TO THE FOREGOING COMMOVANCE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE COMMOVANCE, HE, IN SAID CAPACITY, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID ENTITY.

GIVEN UNDER MY HAND THIS ____ DAY OF _____, 20 ____

NEIGHBOR PUBLIC _____

MY COMMOVANCE EXPIRES: _____

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAN IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION THIS ____ OF _____ 20 ____

CITY PLANNING COMMISSION CHAIRMAN _____

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA, HEREBY APPROVES THE WITHIN PLAN FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATE THIS ____ DAY OF _____ 20 ____

COUNTY ENGINEER _____

CERTIFICATE OF APPROVAL BY GENERAL UTILITIES (WATER)

THE UNDERSIGNED, AS AUTHORIZED BY GENERAL UTILITIES HEREBY APPROVES THE WITHIN PLAN FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS THE ____ OF _____ 20 ____

AUTHORIZED REPRESENTATIVE OF GENERAL UTILITIES _____

CERTIFICATE OF APPROVAL BY GENERAL UTILITIES (GAS)

THE UNDERSIGNED, AS AUTHORIZED BY GENERAL UTILITIES HEREBY APPROVES THE WITHIN PLAN FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS THE ____ OF _____ 20 ____

AUTHORIZED REPRESENTATIVE OF GENERAL UTILITIES _____

CERTIFICATE OF APPROVAL BY CENTURY LINK

THE UNDERSIGNED, AS AUTHORIZED BY CENTURY LINK HEREBY APPROVES THE WITHIN PLAN FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS THE ____ OF _____ 20 ____

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY BALDWIN EMC

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE WITHIN PLAN FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS THE ____ OF _____ 20 ____

AUTHORIZED REPRESENTATIVE OF BALDWIN EMC _____

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SENIOR SERVICES

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SENIOR SERVICES HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS ____ DAY OF _____ 20 ____

AUTHORIZED REPRESENTATIVE _____

SMITH CLARK ASSOCIATES, Inc. surveyors

Physical Address: 11111 U.S. Hwy 91
Scales G, Box 1559
Scales G, Box 1559
(205) 635-6404

Mail Address: 39543 1101 Lane
Scales G, Box 1559
Scales G, Box 1559
(205) 635-6404

Public Notice

The City of Foley Planning Commission has received a request for preliminary approval of the Gopher Fork Subdivision which consists of 73 +/- acres and 2 lots. Property is located. E. of State Hwy. 59 and S. of Keller Rd. Applicant is Smith Clark & Associates, LLC.

Anyone interested in the approval may be heard at a public hearing scheduled for April 20, 2022 in City Hall Council Chambers (407 E. Laurel Ave.) at 5:30 p.m. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Wes Abrams
Planning Commission Chairman



77

New #
Business 6

**CITY OF FOLEY, ALABAMA
APPLICATION FOR
ZONING OF PROPERTY**

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):
See Attached pin 7262
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS: See Attached
3. APPROXIMATE SIZE OF PROPERTY: ~~73 Acres~~ 20 acres being rezoned
4. PRESENT ZONING OF PROPERTY: B1A
5. REQUESTED ZONING: See Attached "Application Q/A"
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY: See Attached "Application Q/A"
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.) See Attached "Application Q/A"
8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.

Authorized Agent
I CERTIFY THAT I AM THE ~~PROPERTY OWNER~~ AND ATTEST THAT ALL FACTS AND INFORMATION SUBMITTED ARE TRUE AND CORRECT.

DATE: 3/28/22

SMITH, CLARK AND ASSOC.
PROPERTY OWNER/APPLICANT
30941 MILL LN. SUITE G, BOX 258, SPANISH FOR
PROPERTY OWNER ADDRESS 310527
251-626-0404
PHONE NUMBER
nicky@smithclarkllc.com
EMAIL ADDRESS



RECEIVED
6/3/2022

Application Q/A

1. **Parcel ID: 7262**
Parcel Number: 05-61-05-21-2-001-003.000
PIN: 7262
Owner Name: GOPHER FORK INVESTMENTS L L C (5/12 INT)
Address: P O BOX 1629
City: FOLEY
State: AL
Zip: 36536

DEED: Attached
MAP Survey: ATTACHED

2. Adjacent Property Owners Information is Attached.

3. 73 Acres

4. B1A

5. Of the 73 Acres, appx 50 Acres are Useable upland. Keep the frontage on HWY 59 the same. Rezone remaining useable 20 Acres to R-3 Residential. A concurrent Subdivision Application is in process.

6. Current Use of the frontage on 59 is a rock and landscape company. The 20 Acres which we want to rezone through concurrent subdivision application is not being utilized and no structures are on the property.

7. The contemplated use of the property is multifamily use. The type of product being considered is market rate garden style multifamily towards families and create a nice rental neighborhood that is inline with aesthetics and appeal of the surrounding area. We are seeking R3 Zoning which would allow for 12 Dwelling units per acre. We anticipate that the final project will be 220-240 living units.



The Edison of Gulf Shores

Foley, Alabama

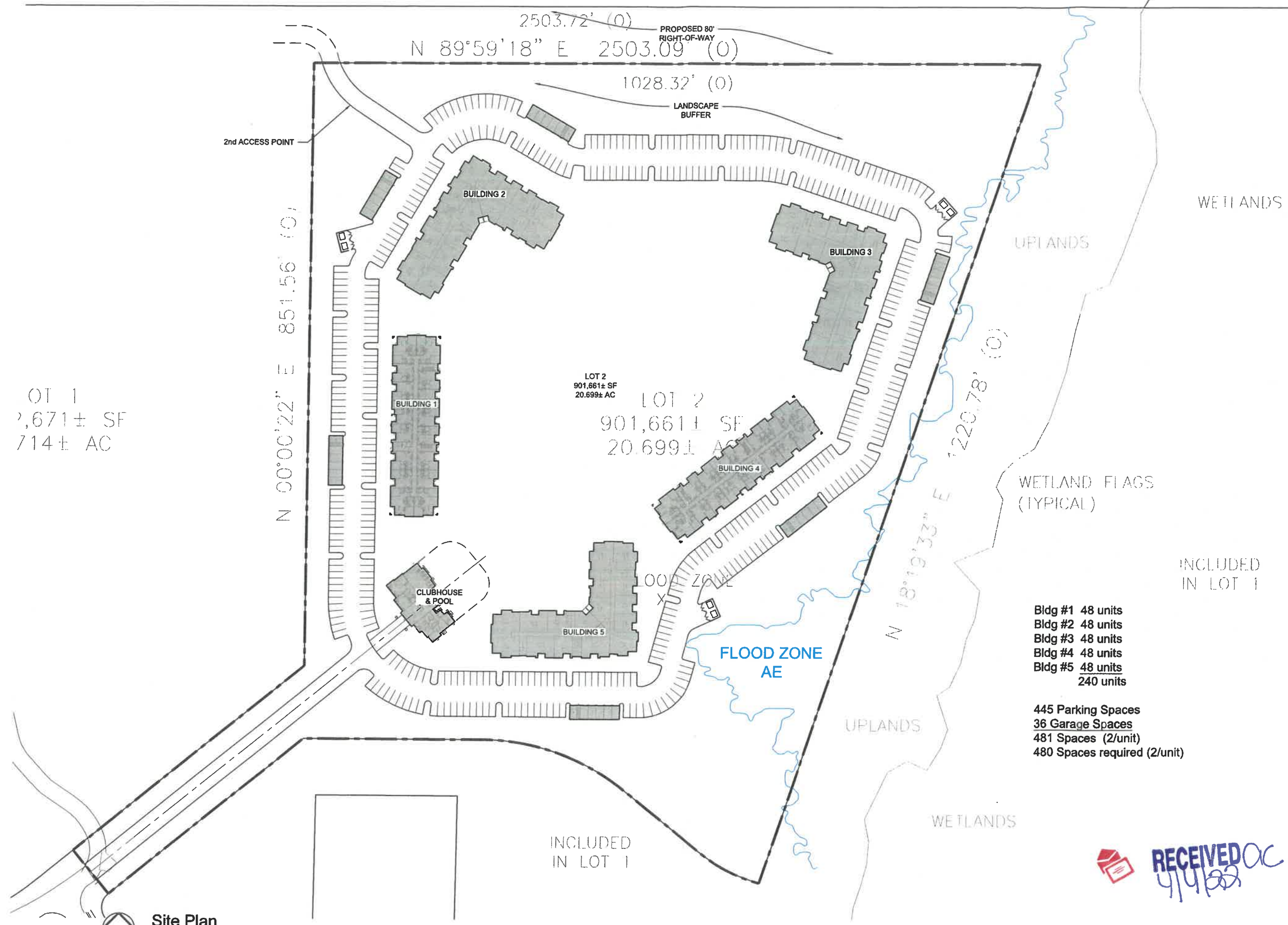
Revisions:

Date	Description	No.

Drawn: XXX
Checked: XXX

LOOMIS ASSOCIATES
landscape architects + planners
7801 Airport Blvd., Suite 100
Foley, AL 36535
T. 850-519-8668
www.loomis-associates.com

Sheet Title:	CONCEPTUAL SITE PLAN
Sheet No:	CSP-1.1
Date:	3/17/22
Job #:	1010.022



Site Plan
SCALE 1"=60'

RECEIVED
4/1/22

Site Map – Key Design Points



- 80 Ft Right of way Creating for Future Road Access.
- At minimum Fire Access Road will be created as 2nd access to the Property
- Southern Road will be built to County/City Specs to allow for Future Expansion of CR10.
- Building Design to limit potential site lines into Single Family Neighborhood North.
- 80 Foot ROW + Landscape Buffer + Parking creates sightline buffer for Existing Single Family Residence North of Property

RECEIVED
Station ac

Conceptual Renderings

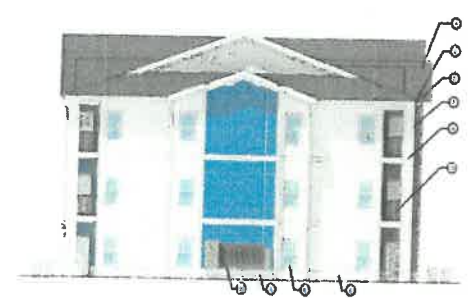


RECEIVED at
3/10/2008

Conceptual Renderings



EXTERIOR ELEVATION
BUILDING A - STREET SIDE



EXTERIOR ELEVATION
BUILDING A - RIGHT



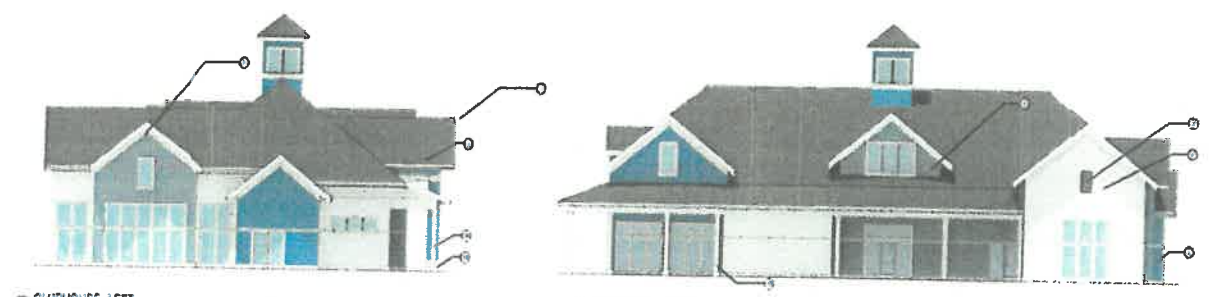
EXTERIOR ELEVATION
BUILDING A - LEFT



EXTERIOR ELEVATION
BUILDING A - COURTYARD SIDE

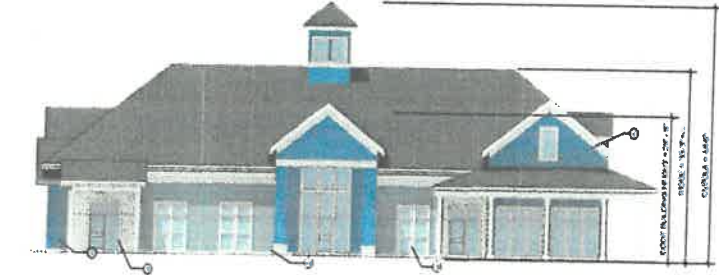
RECEIVED
3/27/20

Conceptual Renderings



4 CLUBHOUSE-LEFT

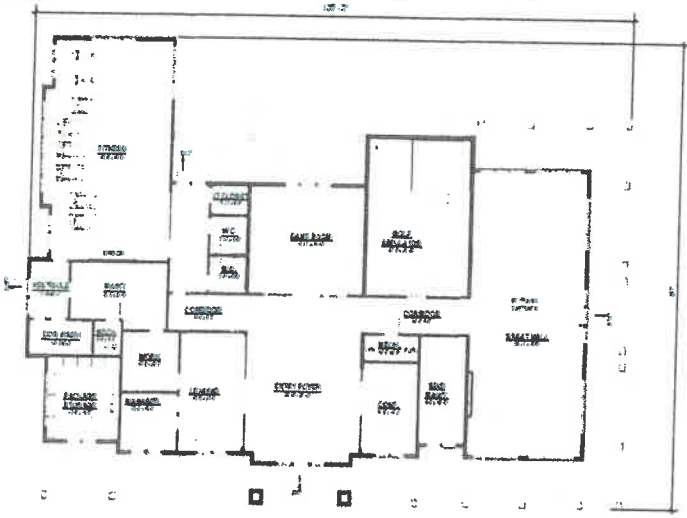
3 CLUBHOUSE-REAR



2 CLUBHOUSE-FRONT



1 CLUBHOUSE-RIGHT



CAB-1ST FLOOR



3D View
PERSPECTIVE FROM SOUTHEAST CORNER

CLUBHOUSE INFORMATION

CLUBHOUSE	
TOTAL FLOOR AREA	
AL. CHANGELAND	47
ACTUAL BUILDING	47
AL. CHANGELAND	47
ACTUAL BUILDING	47
AL. CHANGELAND	47
ACTUAL BUILDING	47
TOTAL FLOOR AREA	
AL. CHANGELAND	47
ACTUAL BUILDING	47
TOTAL FLOOR AREA	
AL. CHANGELAND	47
ACTUAL BUILDING	47
TOTAL FLOOR AREA	
AL. CHANGELAND	47
ACTUAL BUILDING	47

CLUBHOUSE INFORMATION	
TOTAL FLOOR AREA	
AL. CHANGELAND	47
ACTUAL BUILDING	47
AL. CHANGELAND	47
ACTUAL BUILDING	47
AL. CHANGELAND	47
ACTUAL BUILDING	47
TOTAL FLOOR AREA	
AL. CHANGELAND	47
ACTUAL BUILDING	47
TOTAL FLOOR AREA	
AL. CHANGELAND	47
ACTUAL BUILDING	47

RECEIVED
3/10/02

Traffic Study - Summary



All the individual approaches of the intersection except eastbound County Road 10 approach will operate at adequate operating conditions.

During AM peak hour, the eastbound County Road 10 approach will operate at LOS F both without (no-build condition) and with (build condition) the proposed development in 2024. A careful look into the results show that during the AM peak hour, heavy volumes of traffic make right turns from County Road 10 to US 59 causing LOS of the right turn movement to F. It should be noted that these right turn volumes do not include any traffic generated by the proposed development. Therefore, the AM peak hour LOS of the eastbound right turn movement would be F even without the proposed development. **NOTE That Thru Traffic from Eastbound 10 impact is negligible over current conditions.**

Potential Future Right hand entrance (highlighted in Orange) does not change the overall Operating Conditions of intersection on CR10 and US 59.



RECEIVED ac
5/08/00

Traffic Study – Recommendation

Recommendation:

Conversion of the existing eastbound right-turn CR10/HWY59 lane into a channelized right-turn lane with a yield sign.

Per Engineer, the eastbound County Road 10 approach of the intersection of US 59 and County Road 10 will experience a level of service (LOS F) during AM peak hour in 2024 both without and with the proposed development.

Further capacity analyses show that if the eastbound right turn lane is channelized with a yield sign, the approach LOS will improve from F to an acceptable level of D. The overall intersection LOS will improve from LOS D to LOS C. The summary of analysis is attached. Periodic enforcement will be needed to ensure that the turning drivers obey the yield sign control before entering the crossroad (US-59). According to FHWA (Reference 1), the channelized right-turn lanes are applicable for intersections with high volumes of right-turning vehicles that experience excessive delay due to traffic signal.

Although the analysis show that the channelization of the right-turn lane will improve the LOS to an acceptable level, an acceleration lane may be provided in addition to channelizing the right turn lane. The acceleration lane will allow the right turning vehicles to accelerate and safely merge into the southbound traffic on US 59.

 RECEIVED *ac*
3/28/00

Planning Commission Report

By Miriam Boutwell

April 2022

Rezoning

Applicant:	Gopher Fork Rezoning
Location:	East of State Hwy, north of Richard Childress Lane
Size:	20+/- Acres
Current Zoning:	B1A – Extended Business District
Requested Zoning:	R3 – Residential Multi-Family
Adjacent Zoning:	B1A – Extended Business District, PUD – Planned Unit Development & BC District 30 Zoning
Future Land Use:	RCC – Retail/Commercial Concentration
Flood Zone:	Yes – Check with our Floodplain Administrator
Unconfirmed	
Comments:	The owner would like to rezone to R3 – Residential Multi-Family for a 220-240 unit development. There will be an 80’ access between this development & the PUD to the north. The northern most building appears to be approximately 320’ from the PUD to the north. There will be open parking as well as 42 garage spaces.

CDD Report for Planning Commission

By: Eden Lapham

Prelim Meeting Date: 3/15/22

Rezone/Site Plan Review

Project Name:

The Edison of Gulf Shores

Applicant:

Scott Taccati

Location:

E of Hwy 59, N of Richard Childress Ln

PPIN(s):

7262

Existing Zoning:

B-1A >> requesting rezone to R-3

Flood Zone:

X & AE (Unconfirmed) Boggy Branch runs through east end

Comments:

will need to specify bldg stories, open space %, distance behind Bldg 3 (ROW across north means lot doesn't actually touch SFR to north, but PC will still ask)

Zone: R-3 Multi Fam/Apts

	Allowed	Initial Proposal Rcvd 3/10/22
Total Dwelling Units	240.6	240.0
Max Density/Acre	12.0	12.0
Min Lot Area s/f	1 acre	±20.05ac
Min Lot Width@BL	200	exceeds
Min FY Depth	40	exceeds
Min RY Depth	30*	
Min ea SY Width	25*	
Min SY Depth@St	40	
Max Bldg Area	40%	
Min Open Space	25% (not including Storm)	
Max Bldg Height	50	
Max Bldg Stories	4	
Parking per Unit	2/unit = 480	570.0

Onsite Amenities?

appears to be a clubhouse at SW corner

Offsite Amenities?

Sale or Lease?

if for sale, need SD plan showing lots

Overlay Districts?

n/a

Stormwater Plan?

Required Buffers?

Boggy Branch/Wetlands on east end

Major/Collector Rd?

59 is an Arterial

Dumpsters? Bulk?

Need to know:

Utility Letters, Traffic Analysis, Site Plan review w/PC , LDP, Impact Fees, Sign Permit

* Where multi-family is located adjacent to single family, min RY & SY are 50 ft.
Also, structures over 2 stories add 1ft setback for each ft over 35 high, max 50ft.



Engineering Department
Post Office Box 1750
200 North Alston Street
Foley, Alabama 36536
Tel 251.970.1104
Fax 251.970.2398
www.cityoffoley.org

88

To: CDD Staff

cc: City of Foley Planning Commission

From: Chad P. Christian, P.E.

Date: 4-4-22

Re: Gopher Fork Rezoning

Engineering is not opposed to the requested Rezoning. A Land Disturbance Permit with Traffic Impact analysis will be required.

A handwritten signature in black ink, appearing to read "C. Christian", written over a horizontal line.

Chad P. Christian, P.E.
City Engineer



89
120 West Verbena Avenue
Foley, Alabama 36535
(251) 943-1266
Fax (251) 943-7432
www.cityoffoley.org

March 29, 2022

City of Foley Planning Commission
407 East Laurel Avenue
Foley, Alabama 36535

Re: Gopher Fork Subdivision
Smith & Clark Associates, LLC
Application for Rezoning

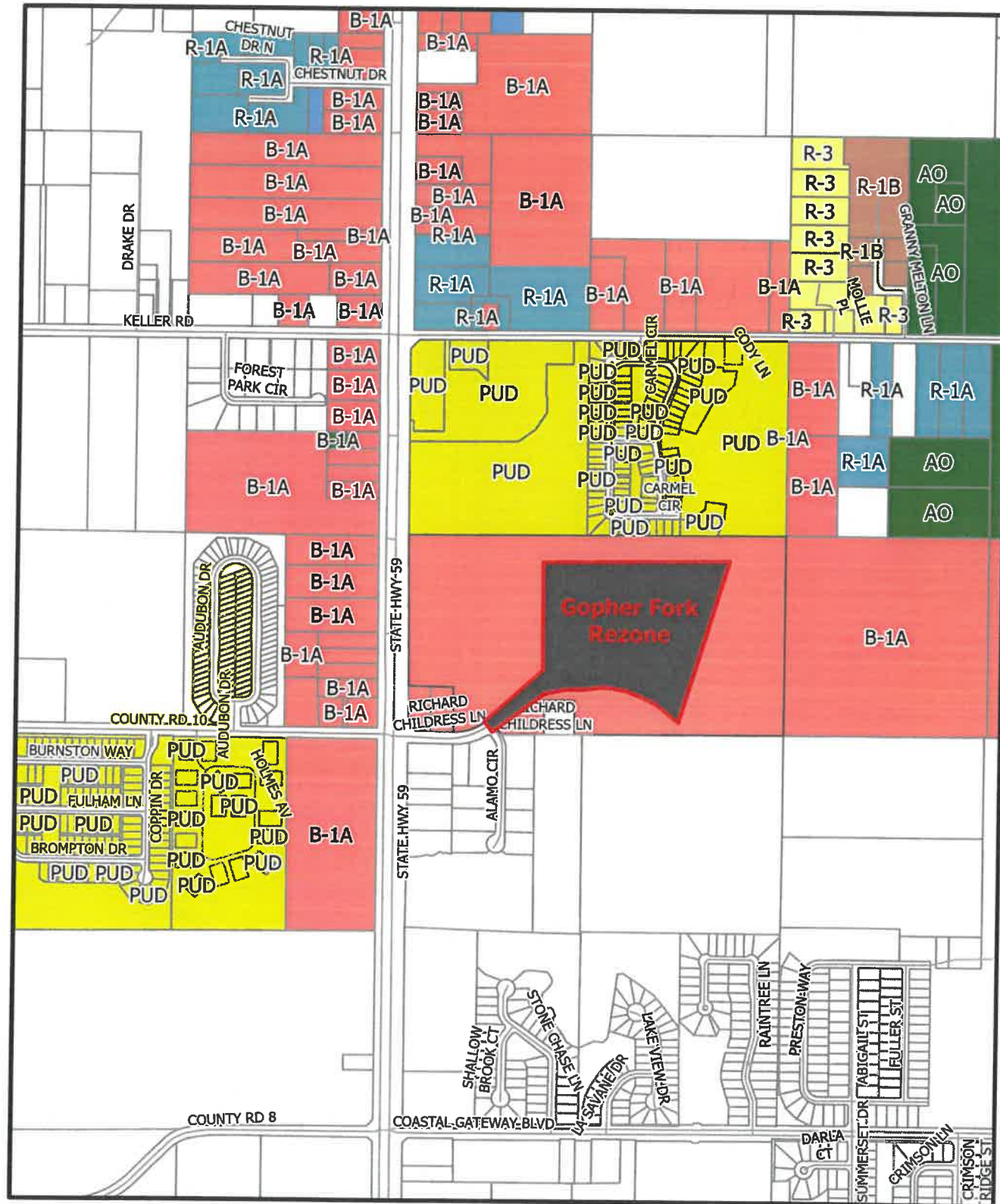
Fire has reviewed this Application for Rezoning and has found no issues.

Sincerely,

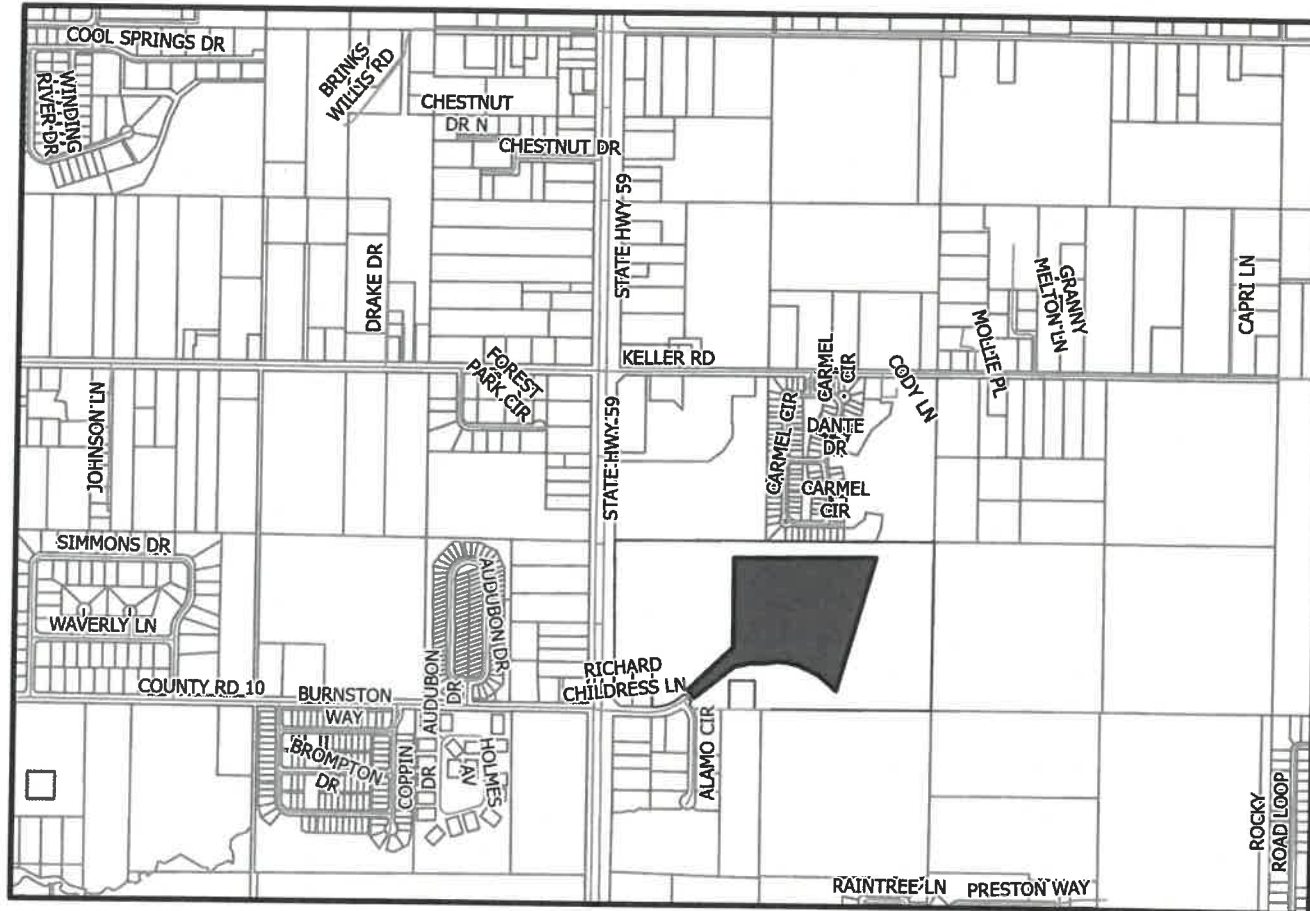
Brad Hall
Fire Inspector
City of Foley
bhall@cityoffoley.org

cc: City of Foley Planning and Zoning

Gopher Fork Adjacent Zones



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 20 +/- acres. Property is currently zoned B-1A (Extended Business District) requested zone is R-3 (Residential Multi-Family). Property is located E. of State Hwy. 59 and S. of Keller Rd. Applicant is Smith & Clark Associates, LLC.

Anyone interested in this approval may heard at a public hearing scheduled for April 20, 2022 in City Hall Council Chambers (407 E. Laurel Ave.) at 5:30 p.m. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Wes Abrams
Planning Commission Chairman



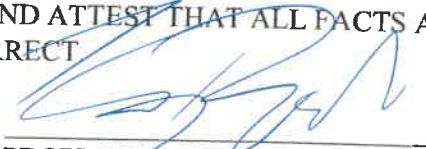
New 92
Business #17

**CITY OF FOLEY, ALABAMA
APPLICATION FOR
ZONING OF PROPERTY**

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):
05-61-02-09-0-001-002.000 pin# 26102
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
Wheels Up Inc, Ronald Hoover, Sevilla Place Apts, Charles Horne, Temple Interest LLC
3. APPROXIMATE SIZE OF PROPERTY:
Total PUD = 41.51 ac
4. PRESENT ZONING OF PROPERTY:
PUD Modification
5. REQUESTED ZONING:
PUD
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
AG
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
This PUD Modification is to add Multifamily as a use to the lots off of James Road.
8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.

I CERTIFY THAT I AM THE PROPERTY OWNER AND ATTEST THAT ALL FACTS AND INFORMATION SUBMITTED ARE TRUE AND CORRECT

DATE: 3/24/22


PROPERTY OWNER/APPLICANT
956 Commerce Loop
PROPERTY OWNER ADDRESS
(251) 747-0097
PHONE NUMBER
stacey.ryals@gmail.com
EMAIL ADDRESS



RECEIVED
3/24/22
AL

Planning Commission Report
By Miriam Boutwell
April 2022
Request for PUD Modification

Name: Grand Riviera PUD Modification

Applicant: Stacey Ryals

Location: South of CR 20/Miflin Road & West of James Rd

Existing Zoning: PUD – Planned Unit Development

Acreage: 8.86 Acres - Total PUD 41.51 acres

Lots: 3

Flood Zone: X
(Unconfirmed)

Comments: This request is for a PUD Modification for Lots 4-B1, Lot 6 & Lot 7 as shown on the 2/21 PUD layout. They are requesting multi-family for 100 lots. This was brought to the February 2022 PC meeting for your input.



Engineering Department
Post Office Box 1750
200 North Alston Street
Foley, Alabama 36536
Tel 251.970.1104
Fax 251.970.2398
www.cityoffoley.org

94

To: CDD Staff

cc: City of Foley Planning Commission

From: Chad P. Christian, P.E.

Date: 4-4-22

Re: Ryals PUD Mod

Engineering is not opposed to the requested PUD Mod. Please provide traffic analysis of entry gate to ensure adequate stacking is provided off ROW.

Chad P. Christian, P.E.
City Engineer



95
120 West Verbena Avenue
Foley, Alabama 36535
(251) 943-1266
Fax (251) 943-7432
www.cityoffoley.org

March 29, 2022

City of Foley Planning Commission
407 East Laurel Avenue
Foley, Alabama 36535

Re: Grand Riviera
Stacey Ryals
Application for PUD Modification

Fire has reviewed this Application for PUD Modification and has found no issues.

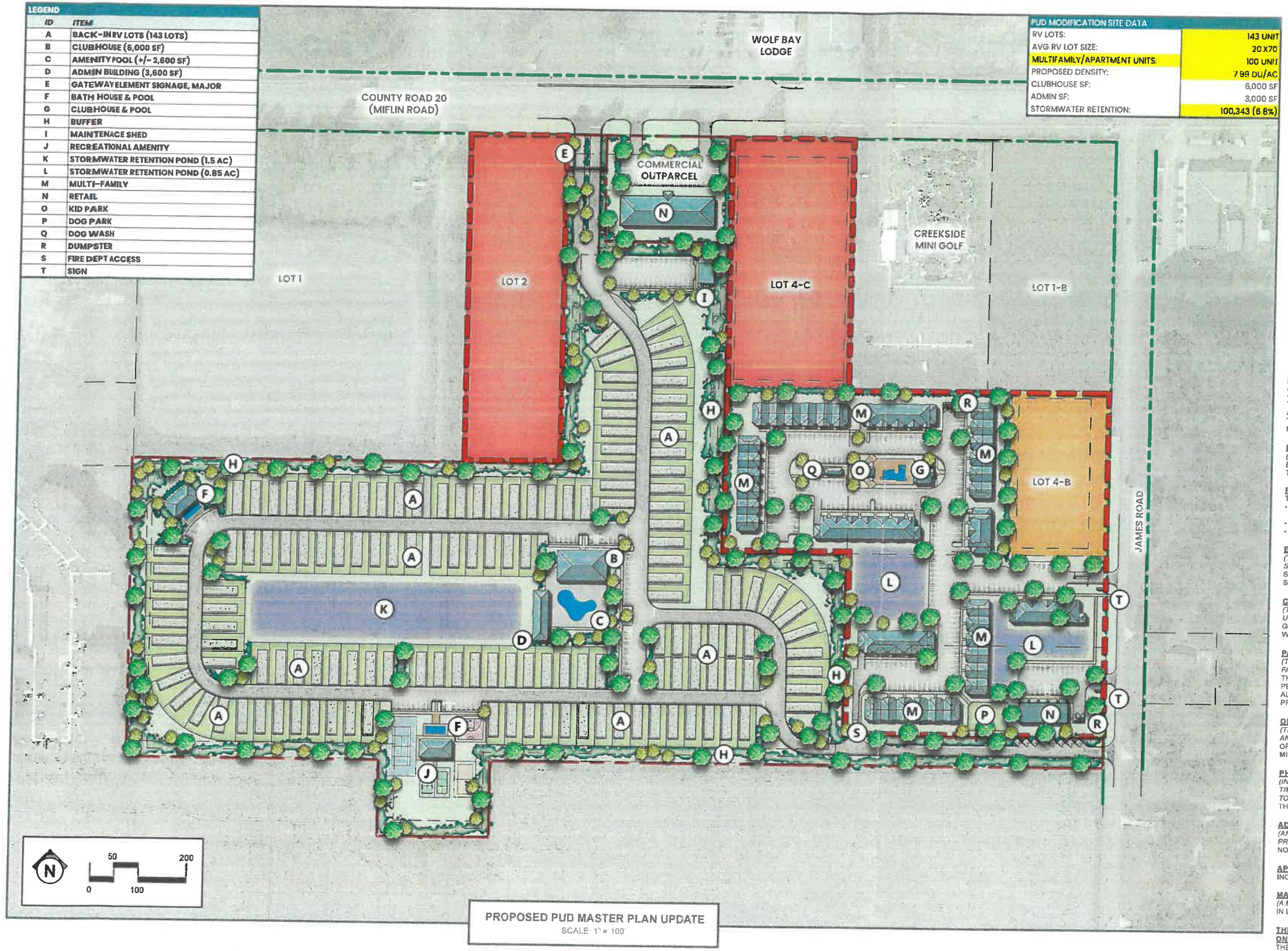
Sincerely,

Brad Hall
Fire Inspector
City of Foley
bhall@cityoffoley.org

cc: City of Foley Planning and Zoning

LEGEND	ITEM
A	BACK-IN RV LOTS (143 LOTS)
B	CLUBHOUSE (6,000 SF)
C	AMENITY POOL (+/- 2,600 SF)
D	ADMIN BUILDING (3,600 SF)
E	GATEWAY ELEMENT SIGNAGE, MAJOR
F	BATH HOUSE & POOL
G	CLUBHOUSE & POOL
H	BUFFER
I	MAINTENANCE SHED
J	RECREATIONAL AMENITY
K	STORMWATER RETENTION POND (1.5 AC)
L	STORMWATER RETENTION POND (0.85 AC)
M	MULTI-FAMILY
N	RETAIL
O	KID PARK
P	DOG PARK
Q	DOG WASH
R	DUMPSTER
S	FIRE DEPT ACCESS
T	SIGN

PUD MODIFICATION SITE DATA	
RV LOTS:	143 UNIT
AVG RV LOT SIZE:	20'X70'
MULTIFAMILY/APARTMENT UNITS:	100 UNIT
PROPOSED DENSITY:	7.99 DU/AC
CLUBHOUSE SF:	6,000 SF
ADMIN SF:	3,000 SF
STORMWATER RETENTION:	100,343 (6.6%)



PUD NARRATIVE:
GRAND RIVIERA RV RESORT IS A PROPOSED RESORT/HOSPITALITY DEVELOPMENT INTENDED TO ACCOMMODATE THE CONTINUALLY GROWING RV MARKET IN OUR AREA. WITH ITS CLOSE PROXIMITY TO THE FOLEY SPORTS TOURISM COMPLEX AND OWA, THIS DEVELOPMENT WILL OFFER ANOTHER LODGING OPPORTUNITY FOR FOLEY'S GUESTS TO ENJOY OUR FINE CITY. BESIDES ITS PROXIMITY TO MANY LOCAL DESTINATIONS, GRAND RIVIERA WILL PROVIDE MANY ONSITE AMENITIES FOR ITS GUESTS, INCLUDING POOL AND RECREATION AMENITIES, WALKING TRAIL, LUSH LANDSCAPING, AND COZY SITES. THE RETAIL SITE WILL OFFER ANOTHER OPPORTUNITY FOR THE CR 20 CORRIDOR TO GROW AS A DESTINATION CORRIDOR IN OUR CITY, PROVIDE JOBS AND RETAIL/OFFICE SQUARE FOOTAGE, AND ADD SALES TAX REVENUE. BEING TUCKED AWAY FROM CR 20, THE GRAND RIVIERA RV RESORT WILL QUIETLY HOST ITS GUESTS ALONG A CORRIDOR THAT IS ALREADY BUILT TO ACCOMMODATE THIS AREA'S GROWTH. THE GRAND RIVIERA RV RESORT WILL FILL A GROWTH MARKET NEED, BE A GREAT COMPLEMENT TO THE SURROUNDING AREA AND FOLEY AS A WHOLE. ALONG WITH THE RV RESORT AS THE PRIMARY DEVELOPMENT, NEW OPPORTUNITIES FOR OUTPARCEL DEVELOPMENT ARE INCLUDED. THE INTENT OF THIS IS TO DIVERSIFY THE POTENTIAL FOR THIS PARCEL TO OPTIMALLY SERVE THE NEEDS OF THE GROWING FOLEY MARKET.

SPECIFIC TO THE ORDINANCE, ADDITIONAL INFORMATION IS ADDRESSED BELOW:
PUBLIC BENEFITS:
• JOB CREATION, DURING CONSTRUCTION AND OPERATION
• SALES AND BED TAX REVENUE
• ADDITIONAL RETAIL SPACE ALONG CR 20
• ATTRACTIVE SIGNAGE ALONG CR 20
• COMPLEMENTS CURRENT DEMAND AND SERVES FOLEY SPORTS TOURISM COMPLEX PATRONS/GUESTS/SPECTATORS
• PRIVATE STREETS, THUS LESSENING MAINTENANCE COSTS TO CITY VS OTHER DEVELOPMENT TYPES
• MULTIPLE EXIT POINTS FROM PROPERTY, THUS IMPROVING AREA TRAFFIC FLOW

PRIVATE BENEFITS:
• HIGH-QUALITY COMMON AMENITIES, SUCH AS POOL, CLUBHOUSE, BOCCIE BALL, HORSESHOES, ETC.
• MULTI-MODAL CIRCULATION INCLUDING A WALKING TRAIL AND TRAIN RIDE, WHICH COULD BE CONNECTED TO A BROADER NETWORK WITH PARTNERSHIP(S)
• LUSH LANDSCAPING CREATING PERIMETER BUFFER AND COZY SITES
• PROXIMITY TO LOCAL DESTINATIONS
• PROXIMITY TO ONSITE RETAIL
• ATTRACTIVE CLUBHOUSE ARCHITECTURE AND OTHER LANDSCAPE ARCHITECTURE

SITE LOCATION AND SIZE WITH LEGAL DESCRIPTION:
SURVEY INCLUDED IN APPLICATION SET AS SHEET 3 OF 3.

OWNERSHIP INTERESTS:
DOCUMENTS INCLUDED IN APPLICATION SET.

SITE CONTEXT:
(THE RELATIONSHIP OF THE SITE TO EXISTING DEVELOPMENT IN THE AREA, INCLUDING STREETS, UTILITIES, RESIDENTIAL AND COMMERCIAL DEVELOPMENT, AND PHYSICAL FEATURES OF THE LAND INCLUDING PERTINENT ECOLOGICAL FEATURES)
SITE CONTEXT MAP FROM CITY GIS IS INCLUDED AS SHEET 2 OF 3 IN APPLICATION SET.

SITE DATA TABLE:
(THE DENSITY OR INTENSITY OF LAND USE TO BE ALLOCATED TO ALL PARTS OF THE SITE TO BE DEVELOPED TOGETHER WITH TABULATIONS BY ACREAGE AND PERCENTAGES THEREOF)
SEE GRAPHIC AT LEFT.

COMMON INTERESTS:
(THE LOCATION, SIZE AND CHARACTER OF ANY COMMON OPEN SPACE, COMMON OWNED FACILITIES AND THE FORM OF ORGANIZATION PROPOSED TO OWN AND MAINTAIN ANY COMMON OPEN SPACE AND COMMON OWNED FACILITIES)
THE RV RESORT'S LOTS WILL BE SOLD FEE-SIMPLE, THEN MANAGED BY AN ON-SITE RENTAL COMPANY WHICH WILL EXECUTE A RESORT MANAGEMENT TYPE BUSINESS PLAN ON BEHALF OF THE LOT OWNERS. THE COMMON AREAS WILL BE OWNED BY THE PROPERTY OWNERS' ASSOCIATION AND MAINTAINED ON THE POA'S BEHALF BY THE MANAGEMENT COMPANY. THE OTHER PARCELS WILL BE AVAILABLE AND CONVEYED APPROPRIATELY PER MARKET DEMAND.

BUILDINGS:
(THE USE AND TYPE OF BUILDINGS, I.E., SINGLE-FAMILY DETACHED, TOWNHOUSES, OR GARDEN APARTMENTS, PROPOSED FOR EACH PORTION OF THE AREA INCLUDED WITHIN THE OUTLINE DEVELOPMENT PLAN.)
THE PROPOSED BUILDINGS ON SITE ARE NOTED ON THE PLAN AND NAMED DESCRIPTIVELY.

FUTURE DEVELOPMENT LOT USES:
(THE PROPOSED FUTURE DEVELOPMENT LOTS MAY INCLUDE THE FOLLOWING USES.)
• COUNTY ROAD 20 FRONTAGE LOTS: MULTI-FAMILY RESIDENTIAL, NEIGHBORHOOD COMMERCIAL, HOSPITALITY, MIXED-USE, CIVIC & INSTITUTIONAL, PLACES OF ATTRACTION/AMUSEMENT
• JAMES ROAD FRONTAGE LOT 4B ALLOWED USES: LODGING, COMMERCIAL
• JAMES ROAD FRONTAGE LOTS 6 & 7: PROFESSIONAL OFFICE, MIXED-USE, CIVIC & INSTITUTIONAL, **MULTI-FAMILY**

ENGINEERING FEASIBILITY:
(THE ENGINEERING FEASIBILITY AND PROPOSED METHOD OF PROVIDING REQUIRED IMPROVEMENTS SUCH AS STREETS, WATER SUPPLY, AND STORM DRAINAGE AND SEWAGE COLLECTION)
STREETS ARE TO BE PRIVATELY OWNED. WATER, SEWER AND ELECTRIC TO BE CONNECTED TO ON EITHER CR20 OR JAMES ROAD. STORM DRAINAGE TO BE HANDLED TO SATISFY CURRENT JURISDICTIONAL REQUIREMENTS.

COVENANTS, ETC.:
(THE SUBSTANCE OF COVENANTS, GRANTS OR EASEMENTS OR OTHER RESTRICTIONS PROPOSED TO BE IMPOSED UPON THE USE OF THE LAND, BUILDINGS AND STRUCTURES INCLUDING PROPOSED EASEMENTS FOR PUBLIC UTILITIES.)
GIVEN THE RELATIVE SIMPLICITY OF THE PROJECT, THERE ARE NO MAJOR COVENANTS OR RESTRICTIONS. THE BUSINESSES WILL OPERATE PER STANDARD PRACTICE.

PARKING/PEDESTRIAN ACCOMMODATIONS:
(THE PROVISIONS FOR PARKING VEHICLES AND THE FUNCTION AND LOCATION OF VEHICULAR AND PEDESTRIAN SYSTEM FACILITIES.)
THE RV RESORT PROVIDES AMPLE PAD PARKING, GUEST PARKING ON THE PADS, AND PARKING AT THE AMENITY AREA. PEDESTRIANS WILL WALK ALONG THE WIDE STREETS, PER COMMON PRACTICE PER THIS DEVELOPMENT TYPE. PEDESTRIANS ALSO WILL HAVE A TRAIL SYSTEM THAT WILL CONNECT TO CR20 SIDEWALKS, AND THE ADJACENT MINI-GOLF SITE. THE RETAIL SITE PROVIDES AMPLE PARKING SPACES PER CITY REQUIREMENTS.

OPEN SPACE:
(THE PROVISIONS FOR THE DISPOSITION OF OPEN SPACE INCLUDING ITS DEVELOPMENT OR NON-DEVELOPMENT CHARACTER AND FUNCTION.)
OPEN SPACE IS SHOWN GRAPHICALLY ON PLAN FOR THE RV RESORT. % CALCULATIONS ARE INDICATED IN THE SITE DATA TABLE. MINIMUM OPEN SPACE SHALL BE 25% OF THE OVERALL PUD NOT INCLUDING AREAS RESERVED FOR DRAINAGE PURPOSES.

PHASE DEVELOPMENT:
(IN THE CASE OF PLANS WHICH CALL FOR DEVELOPMENT OVER A PERIOD OF YEARS, A SCHEDULE SHOWING THE PROPOSED TIMES WITHIN WHICH APPLICATION FOR FINAL APPROVAL OF ALL SECTIONS OF THE PLANNED UNIT DEVELOPMENT ARE INTENDED TO BE FILED.)
THE RV RESORT PORTION OF THE PUD IS INTENDED TO BE BUILT IN ONE PHASE. OTHER PARCELS ARE TBD.

ADDITIONAL INFO:
(ANY ADDITIONAL DATA, PLANS OR SPECIFICATIONS AS THE APPLICANT OR THE CITY MAY BELIEVE ARE PERTINENT TO THE PROPOSED PLANNED UNIT DEVELOPMENT)
NOTHING AT THIS TIME.

APPLICATION AND FEES:
INCLUDED AS SEPARATE DOCUMENTATION.

MASTER SIGNAGE PLAN:
(A MASTER SIGNAGE PLAN MEETING THE CRITERIA OF ARTICLE XXI, SECTION 21.7)
IN LIEU OF A FULL SIGNAGE PLAN, THE LOCATIONS FOR SIGNAGE ARE NOTED ON THE PLAN.

THE REASON A PLANNED UNIT DEVELOPMENT WOULD BE CONSISTENT WITH THE CITY'S STATEMENT OF PURPOSE ON PLANNED UNIT DEVELOPMENT:
THE MAIN REASON IS THAT THIS IS A MIXED-USE DEVELOPMENT THAT DOES NOT FIT OTHER ZONING CLASSES BECAUSE OF THE RV USE. HOWEVER, WITH THE WEALTH OF OPEN SPACE THAT A DEVELOPMENT OF THIS TYPE PROVIDES, THAT ALSO FITS THE SPIRIT OF THE PUD ORDINANCE WELL.

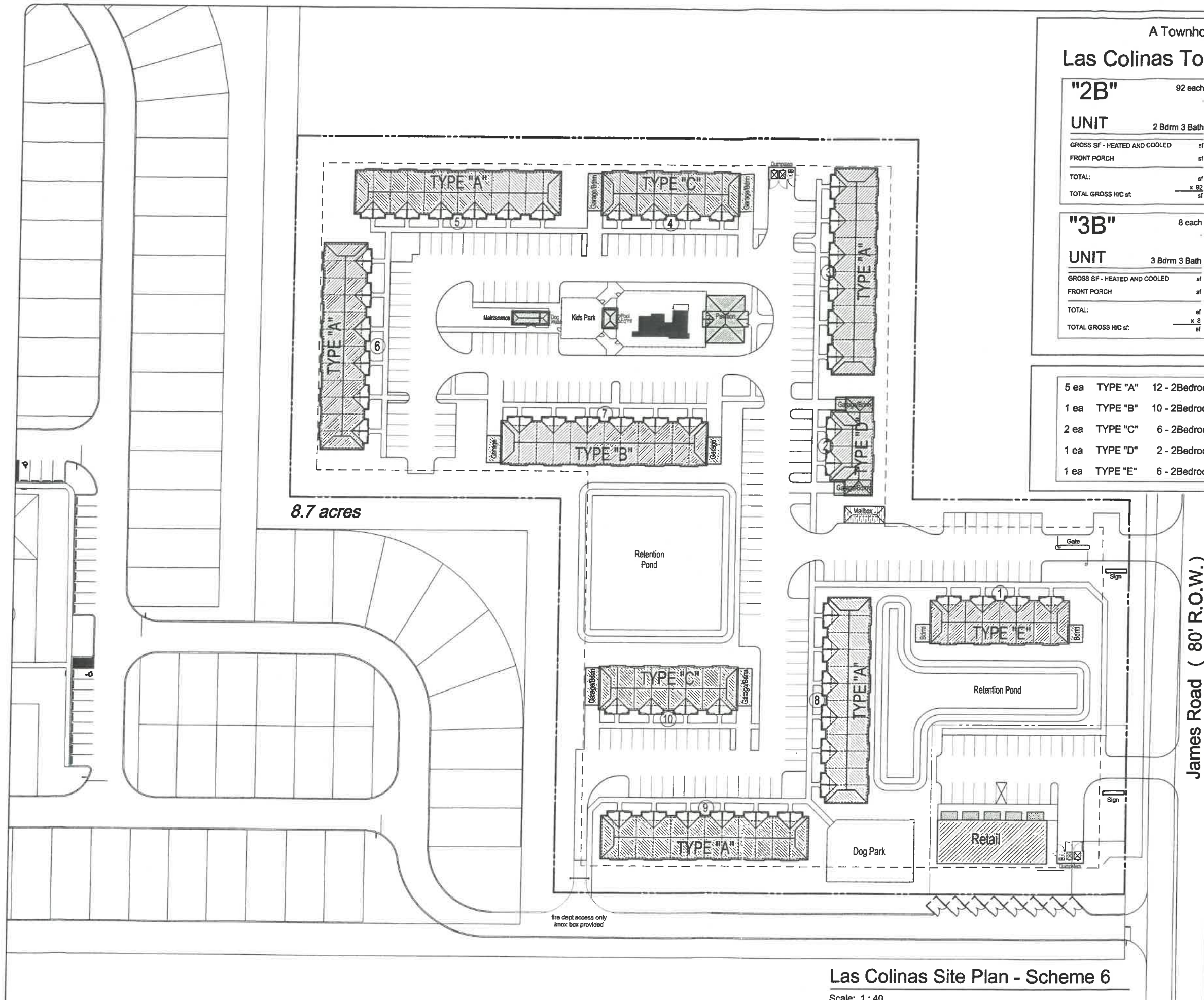
*HIGHLIGHTED WORDING REPRESENTS CHANGES BASED ON PUD MODIFICATION

Grand Riviera PUD Modification - Foley, Alabama

MASTER PLANNING
03.22.22 | Page 1 of 1

Project Number: 223431-001





A Townhouse Development
Las Colinas Townhomes 100 Units

"2B" 92 each

UNIT 2 Bdrm 3 Bath

GROSS SF - HEATED AND COOLED sf

FRONT PORCH sf

TOTAL: sf

TOTAL GROSS H/C sf: $\frac{\text{sf}}{\text{sf}} \times 92$

"3B" 8 each

UNIT 3 Bdrm 3 Bath

GROSS SF - HEATED AND COOLED sf

FRONT PORCH sf

TOTAL: sf

TOTAL GROSS H/C sf: $\frac{\text{sf}}{\text{sf}} \times 8$

Garages 8

AVERAGE ENCLOSED SPACE $\frac{\text{sf}}{\text{sf}} \times 8$

TOTAL: sf

PARKING REQUIRED: 2 / UNIT = 200 spaces

PARKING PROVIDED: 205 spaces

PARKING SPACES SIZE: 10' X 20'

ACRES: 8.7

- 5 ea TYPE "A" 12 - 2Bedroom Units
- 1 ea TYPE "B" 10 - 2Bedroom Units & 2 - 2Bedroom Units w/garage
- 2 ea TYPE "C" 6 - 2Bedroom Units & 2 - 3Bedroom Units w/garage
- 1 ea TYPE "D" 2 - 2Bedroom Units & 2 - 3Bedroom Units w/garage
- 1 ea TYPE "E" 6 - 2Bedroom Units & 2 - 3Bedroom Units

revision log:

no.	date	remarks
97		

Las Colinas
Active Living Townhomes
JAMES ROAD - FOLEY, ALABAMA

professional seal:



released for:
review ☒
permitting ☐
construction ☐

Architect



DESIGN
BUILD
SOLUTIONS

P.O. BOX 1434
FAYETTEVILLE, AL 36533
251.751.6383
jeffhudson@hugobuild.com

job number:

2126

date:

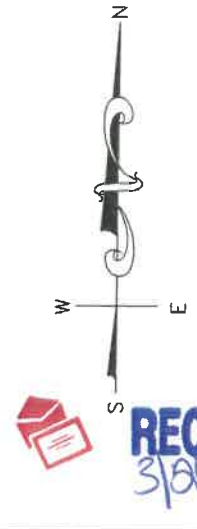
25 FEB 22

sheet title & no.

Sch6

Las Colinas Site Plan - Scheme 6

Scale: 1 : 40






98
New #8
Business 8

**CITY OF FOLEY, ALABAMA
APPLICATION FOR
ZONING OF PROPERTY**

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):
Response: CR20 & S. Pine St., PPIN #034817, 269941, 269942, 238387 & 238388
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
Response: Please see attached list of property owners.
3. APPROXIMATE SIZE OF PROPERTY:
Response: 24.44
4. PRESENT ZONING OF PROPERTY:
Response: PUD
5. REQUESTED ZONING:
Response: R3
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
Response: The property is vacant and was previously approved PUD for a RV park.
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
Response: Proposed multi-family development with 264 units
8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.
Response: Total check amount is \$575

I CERTIFY THAT I AM THE PROPERTY OWNER AND ATTEST THAT ALL FACTS AND INFORMATION SUBMITTED ARE TRUE AND CORRECT.

DATE: 3/25/22


PROPERTY OWNER/APPLICANT Hathaway Development
3300 Northeast Expressway Building 6, Atlanta, GA 30341
PROPERTY OWNER ADDRESS
251-928-3443
PHONE NUMBER
sruth@jadengineers.com
EMAIL ADDRESS



15.1.1 R-3 RESIDENTIAL MULTI-FAMILY

Special Provisions: Multiple family housing, because of increased densities, often generates large, bulky buildings and large parking areas. This type of development can be incompatible with surrounding uses. If these developments are not properly designed the large buildings and parking areas can dominate the site and leave only small remnants of open space that does not adequately provide for the recreational needs of the residents.

1. Location: Multiple family residential sites shall be located on a Major or Collector Roads as designated on the Major Road Plan. These sites shall be consistent with the Comprehensive Plan and shall only be permitted where multiple family residential land use is indicated on the adopted plan.

Response: *County Road 20 is a major collector roadway and this site location is consistent with the surrounding areas to provide multi-family housing uniquely positioned between existing residential PUD developments to the West of S Pine St and existing commercial developments to the East along CR20 and Hwy 59. This proposed development should be consistent with the city comprehensive plan.*

2. Application Requirements: All applications for R3 shall furnish the following information to the Planning Commission:

- a. A preliminary traffic analysis indicating the probable effect of the proposed development on traffic patterns and capacities of adjacent streets in the immediate area.

Response: *The traffic study is underway and will be provided to the City upon receipt.*

- b. Official letters of commitment of utility services to the proposed Multiple Family Residential from the appropriate water, sewer, electric, gas and other utilities.

Response: *Please see utility letters included with this submittal.*

3. Site Plan Review: Site Plan review shall be required for all R-3 Multiple Family Residential Developments as provided in Article 11.1 of this Ordinance.

Response: *Understood. Site plan submittal shall be made soon and run concurrently with the rezoning application after initial review of rezoning by staff and the Planning Commission.*

4. Site Design Guidelines: Building Orientation

- a. Each multiple family development shall reflect a site orientation suited to the surrounding topography, neighborhood setting and community. When adjacent to single family residential, the site orientation shall take into account the height, bulk, and character of the surrounding development to avoid conflicts. The developments shall be designed in a manner to integrate them into the neighborhood rather than an abrupt intrusion into the neighborhood.
- b. Arrange buildings to provide functional public and private outdoor spaces. Avoid developments that are "facing inward" and offer no relationship to the adjoining neighborhoods and greater community.
- c. Orient multiple family buildings to the adjacent public streets by providing large windows, porches, balconies and entryways or other entry features on the street side of the buildings.

Avoid the creation of blank street-facing walls that create unattractive streetscapes.

- d. Building ends shall contain windows and active spaces to provide additional security and visual interest.
- e. Site Plans shall be designed with a variation in both the street patterns and the sighting of structures so the appearance of the streetscape does not become overly repetitive. Avoid continuous lines of buildings with the same setback.

Response: *The proposed site layout and building orientation is consistent with the intent of this code section. The buildings are oriented in various ways to allow inward and outward appearance. The site is not immediately adjacent to single family residential. The unique orientation of this site allows for low visibility from the public right-of-way. Building orientation is designed to avoid continuous lines of buildings with the same setback.*

- 5. Off Street Parking: Off street parking shall be designed in a way to minimize the visual prominence of vehicles and to minimize the potential pedestrian conflicts.
 - a. Parking shall not be located in the front yard of the development. The parking shall be located behind the street setback to the side and rear of the buildings, wherever possible.
 - b. Parking areas visible from the public street rights-of-way and adjacent properties shall be screened from view with landscape elements, low profile walls or berms, or other types of visual barriers and screens.
 - c. Landscaping and walkways shall be located between buildings and paved parking areas. Avoid parking vehicles directly against a building or structure.
 - d. Shade trees shall be designed into all parking areas to provide for natural shading and provide for proper aesthetics.
 - e. Enclosed garages and carports may be permitted. All carport roofs visible from public streets or adjacent properties shall reflect the overall design and character of the residential structures in the development.
 - f. All garages, carports, exterior storage of boats, recreational vehicles and trailers shall be fully enclosed or sufficiently screened when visible from public street or adjacent properties.

Response: *The proposed site layout and building orientation is consistent with the intent of this code section. The unique orientation of this site allows for low visibility from the public right-of-way. Proposed garages and carports shall be screened from the public roads. Additional design is pending to provide pedestrian walkways throughout the property and is not currently reflected on the site plan. Final architectural drawings and landscape plans shall be submitted upon site plan review and/or building permit review. The approximate building maximum height is 39'-10"*

- 6. Open Space:
 - a. The open space provided in multiple family residential developments shall address both active and passive outdoor open space uses. Open space shall be designed to enhance the overall appearance and compatibility of the development.
 - b. Include sufficient open spaces in the form of squares, greens and parks. A minimum of 25% of open space shall be provided in all multiple family developments. Stormwater retention areas are not included in this 25% open space requirement, unless it is properly designed and determined to be acceptable open space by the Planning Commission.



- c. Retain existing mature trees within the new project design and landscaped areas where possible. Extra effort should be made to retain existing trees and vegetation adjacent to single family residential areas.
- d. Open space shall be distributed throughout the development and easily accessible to all residents. Open space should not be concentrated in large areas that are inconvenient to residents of the development.

Response: *The open space provided is designed to address both active and passive outdoor open space uses. Open space will be designed to enhance the overall appearance and compatibility of the development. The project will retain as much existing vegetation as possible, however, the site does not include many existing mature trees and is not heavily wooded. Please see open space exhibit included with this narrative.*

7. Landscaping:

- a. Adequate landscape screens shall be provided along the perimeter of all multiple family developments. Where multiple family developments are located adjacent to single family residential, a dense landscape screen shall be provided.
- b. On perimeter streets, sidewalks, streetscape plantings shall be provided. These screens shall include street trees and landscaping where necessary to screen parking and other areas.
- c. Dense landscaping and/or architectural elements shall be provided to screen unattractive views and features, such as outdoor storage areas, trash enclosures, mechanical equipment and other similar equipment.
- d. Landscape plans shall include placement of deciduous shade trees around the east, west and south sides of residential buildings to help reduce cooling loads during the summer and permit solar gain during the winter months.
- e. Wall-mounted or ground-mounted utility equipment such as transformers, electric and gas meters, electrical panels, junction boxes and transformers shall be screened by walls, berms, fences and/or landscaping.
- f. All utility lines including electric, telephone, gas and cable television lines shall be placed underground in each development.

Response: *The proposed landscape plan shall be consistent with the intent of this code section. Final landscape plans shall be submitted upon site plan review and/or building permit review.*

8. Accessory Structures and Elements:

- a. Accessory structures and amenities, such as community rooms, recreation facilities, swimming pools, mail

Response: *The proposed site plan includes all these amenities.*



**BALDWIN EMC**Your Touchstone Energy® Cooperative P.O. Box 220
Summerdale, AL
36580-0220
(251) 989-6247www.baldwinemc.com

March 7, 2022

Sherry Ruth
Jade Consulting, LLC
208 North Greeno Road, Suite C
Fairhope, Alabama 36532

Re: County Road 20 and South Pine Street, Foley, AL PPIN Numbers 34817, 269941, and 269942

Dear Sherry Ruth:

This letter is to confirm that Baldwin EMC can provide reasonable power to the above referenced location. Single-phase or three-phase power may be provided at the member's expense.

Baldwin EMC is willing to service the development if the necessary easements are granted and all other appropriate documents and fees are finalized in advance. Baldwin EMC must be given proper notice and planning time with respect to required system upgrades. Any plat approvals will require a lead time of 7-10 business days.

Please contact me to discuss necessary easements and fees. If you have any questions or need further assistance, please contact me at 251-989-0134.

Sincerely,



Ken Pimperl
System Engineer

KP/yb



RECEIVED *al*
3/28/22



RIVIERA UTILITIES
413 E Laurel Avenue, P.O. Drawer 2050, Foley, AL 36536
Phone (251) 943-5001 Fax (251) 970-4181

103

3/8/2022

Sherry Ruth
JADE Consulting
208 North Greeno Road, Suite C
Fairhope, AL 36532

RE: Foley Apartments

This letter is to confirm that Riviera Utilities is currently able to provide water, sewer, gas, and broadband service to Foley Apartments project located in Foley, AL.

Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines. Please ensure all property plats reflect the easements.

Upon final design, Riviera Utilities will provide estimates for service fees and system installation requirements to meet all Riviera specifications. Please contact the following Riviera employees concerning costs and requirements.

Name	Department	Email
Tony Schachle	Water/Sewer	tschachle@rivierautilities.com
Danny Scott	Gas	dscott@rivierautilities.com
Jason Thompson	Broadband	jthompson@rivierautilities.com

If you have any questions or comments, contact Riviera Utilities at 251-943-5001.

Thank you,

James Wallace



RECEIVED
3/8/22

Planning Commission Report

By Miriam Boutwell

April 2022

Rezoning

Applicant:	The Exchange Rezoning
Location:	East of Pine Street, north of CR 20
Size:	24.44+/- Acres
Current Zoning:	PUD – Planned Unit Development
Requested Zoning:	R3 – Residential Multi-Family
Adjacent Zoning:	B1A – Extended Business District & PUD – Planned Unit Development
Future Land Use:	RCC – Retail/Commercial Concentration
Flood Zone:	X
Unconfirmed	
Comments:	The owner would like to rezone to R3 – Residential Multi-Family for a 264 unit development. This is a density of 10.8 units, the maximum is 12 units per acre. There is an open space area around the boundary.

CDD Report for Planning Commission

By Eden Lapham

March 28, 2022

Rezone & Site Plan Review

Project Name:	Pine & 20 Garden Apartments
Applicant:	Jade Consulting
Location:	North of CR20, East of S Pine (Palm City RV Park/Prochazka sub)
PPIN(s):	269941, 269942, 034817, 238387, 238388
Existing Zoning:	PUD
Flood Zone:	x (Unconfirmed)

Comments: Currently zoned PUD with an approved 250 unit RV Park. We recommend a re-zone to R-3 for this apartment development.

Zone:	PUD	seeking R-3	Multi
	Currently Approved RV PUD	R-3 Allowed	Initial Proposal (12/3/21)
Total Dwelling Units	250 RV pads	293	264
Min Acreage	24.07	1.0	24.44
Max Res Density/Acre	10.4	12.0	10.8
Min Lot Width @BL	40	200	exceeds
Min FY Depth		40	South >40'
Min RY Depth		30	North >40'
Min ea SY Width		25	West & East >25'
Min SY Depth @ Street	n/a	40	West@ S Pine>40'
Max Height		50	46'4"
Max Stories		4	
Max Bldg Area (% gross)	41%	40%	9%
Min Open Space	59%	25%	33%
Off St Parking Res/Unit	2	528 req	596.0

Onsite Amenities?	Dog Park, Pool/Cabana, Club House/Office, Garages
Offsite Amenities?	(sidewalks to connect to CR20 were required for PUD)
Sale or Lease?	Lease
Overlay Districts?	n/a
Stormwater Plan?	retention pond in SE corner
Required Buffers?	N/A
Need to know: May require Traffic Analysis, Site Plan review w/PC, LDP, Impact Fee Schedule, Signage Permits	



Engineering Department
Post Office Box 1750
200 North Alston Street
Foley, Alabama 36536
Tel 251.970.1104
Fax 251.970.2398
www.cityoffoley.org

106

To: CDD Staff

cc: City of Foley Planning Commission

From: Chad P. Christian, P.E.

Date: 4-4-22

Re: Gerges Rezoning

Engineering is not opposed to the requested Rezoning. Please provide trip generation analysis to determine if a detailed Traffic Impact Study is required.

Chad P. Christian, P.E.
City Engineer



107
120 West Verbena Avenue
Foley, Alabama 36535
(251) 943-1266
Fax (251) 943-7432
www.cityoffoley.org

March 29, 2022

City of Foley Planning Commission
407 East Laurel Avenue
Foley, Alabama 36535

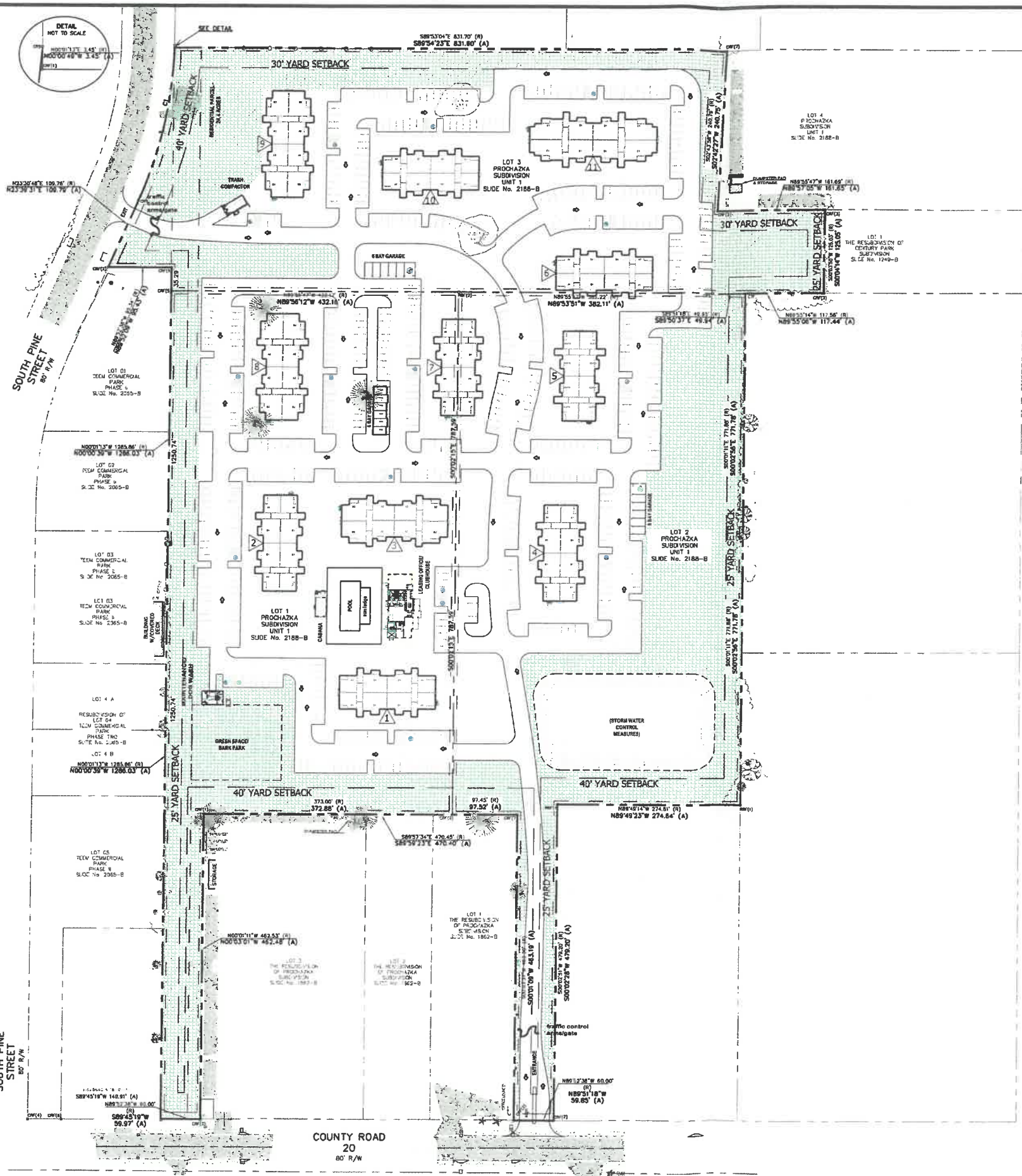
Re: Sam Gerges, County Road 20 and South Pine Street
Hathaway Development
Application for Rezoning

Fire has reviewed this Application for Rezoning and has found no issues.

Sincerely,

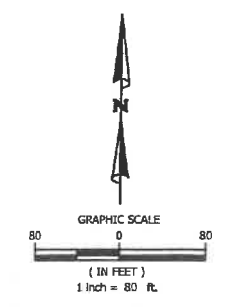
Brad Hall
Fire Inspector
City of Foley
bhall@cityoffoley.org

cc: City of Foley Planning and Zoning



Jinright & Associates Development Engineers
 208 Greeno Road N., Ste. C Fairhope, Alabama 36532
 P.O. Box 1929 Fairhope, Alabama 36533
 Phone: (251) 928-3443 Fax: (251) 928-3665
 jadengineers.com

108
 DATE: 03/25/2022

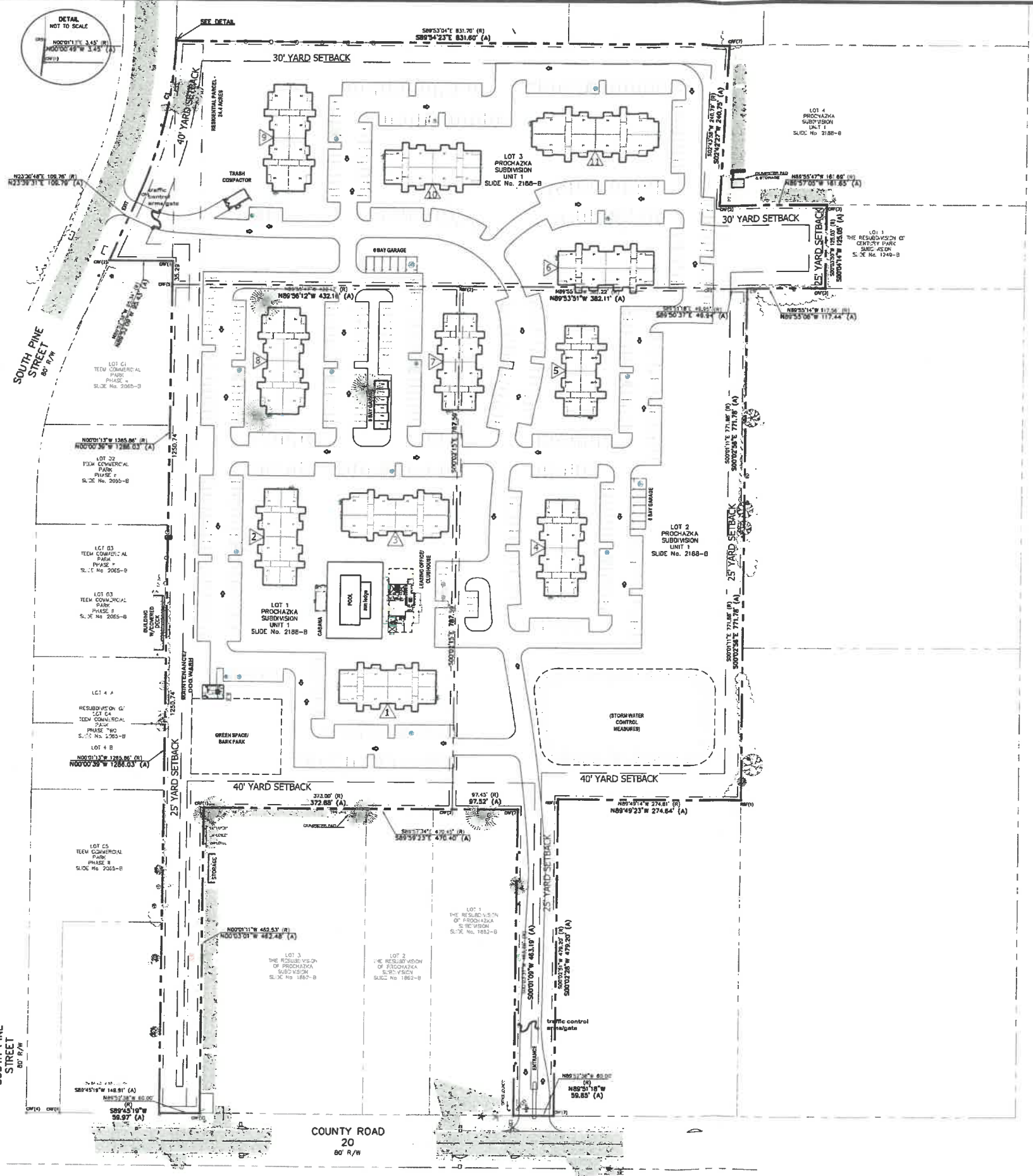


SITE DATA TABLE	
STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FOLEY	
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PARCEL SIZE:	APPROX. 24.44 ACRES
EXISTING ZONING:	PUD
PROPOSED ZONING:	R-3
OPEN SPACE REQUIREMENTS:	
	MINIMUM: PROVIDED:
	25% 8.06 AC. / 24.44 AC. = 33%

PROVIDED OPEN SPACE
 (APPROX. 8.06 AC. ≈ 33%)

OPEN SPACE EXHIBIT
 APPROX. 24.44 ACRES
 PROPOSED RESIDENTIAL DEVELOPMENT
 COUNTY ROAD 20
 AND
 SOUTH PINE ST
 FOLEY, AL

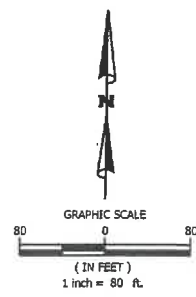




Jinright & Associates Development Engineers
 208 Greeno Road N., Ste. C Fairhope, Alabama 36532
 P.O. Box 1929 Fairhope, Alabama 36533
 Phone: (251) 928-3443 Fax: (251) 928-3665
 jadengineers.com

109

DATE: 03/25/2022



SITE DATA TABLE		
STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FOLEY		
TAX PARCEL ID:	05-61-03-05-4-001-015.003 05-61-03-05-4-001-015.002 05-61-03-05-4-001-015.000 05-61-03-05-4-001-014.008 05-61-03-05-4-001-014.009	
PARCEL SIZE:	APPROX. 24.44 ACRES	
EXISTING ZONING:	PUD	
PROPOSED ZONING:	R-3	
BUILDING SETBACKS:		
FRONT:	40'	
SIDE:	25'	
REAR:	30'	
PARKING STANDARDS:		
	REQUIRED:	PROVIDED:
VEHICLE PARKING:	2 SPACES/UNIT 264 UNITS * 2 SPACES = 528 SPACES	<u>264 SPACES</u> (INC. 19 H/C)
AREA & DIMENSIONAL REQUIREMENTS:		
	MAXIMUM:	PROVIDED:
BUILDING HEIGHT:	50'-0"	46'-4"
BUILDING AREA:	40%	2.25 AC. / 24.44 AC. = 9%
DENSITY REQUIREMENTS:		
	MAXIMUM:	PROVIDED:
DENSITY:	12 UNITS/ACRE	264 UNITS / 24.44 AC. = <u>10.8 UNITS / AC.</u>
OPEN SPACE REQUIREMENTS:		
	MINIMUM:	PROVIDED:
	25%	8.06 AC. / 24.44 AC. = 33%

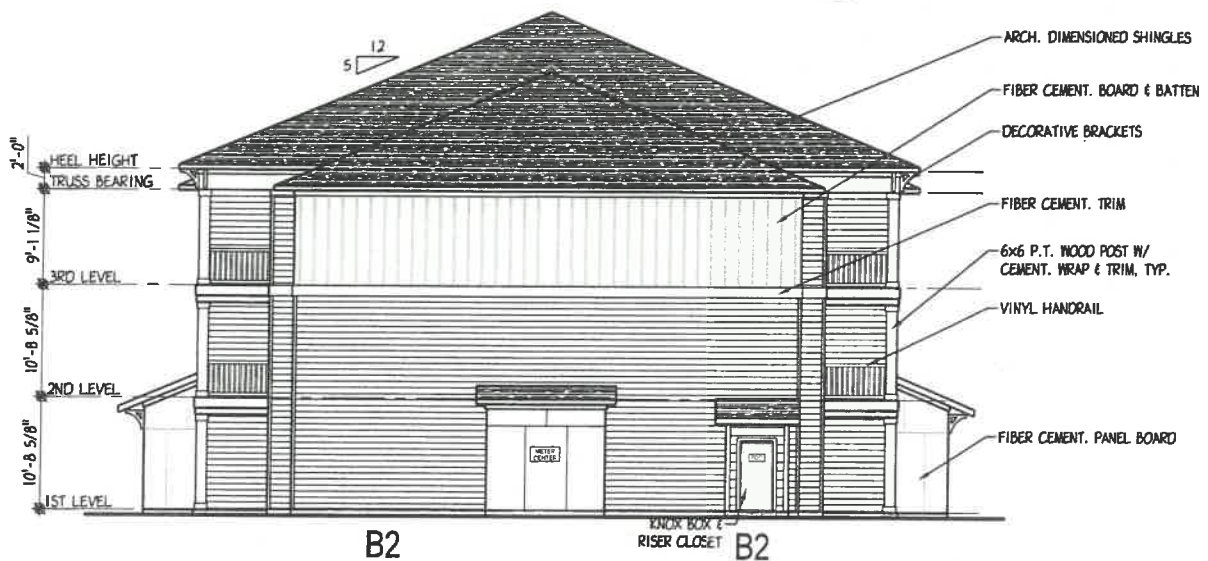
REZONING EXHIBIT
 APPROX. 24.44 ACRES
 PROPOSED RESIDENTIAL DEVELOPMENT
 COUNTY ROAD 20
 AND
 SOUTH PINE ST
 FOLEY, AL



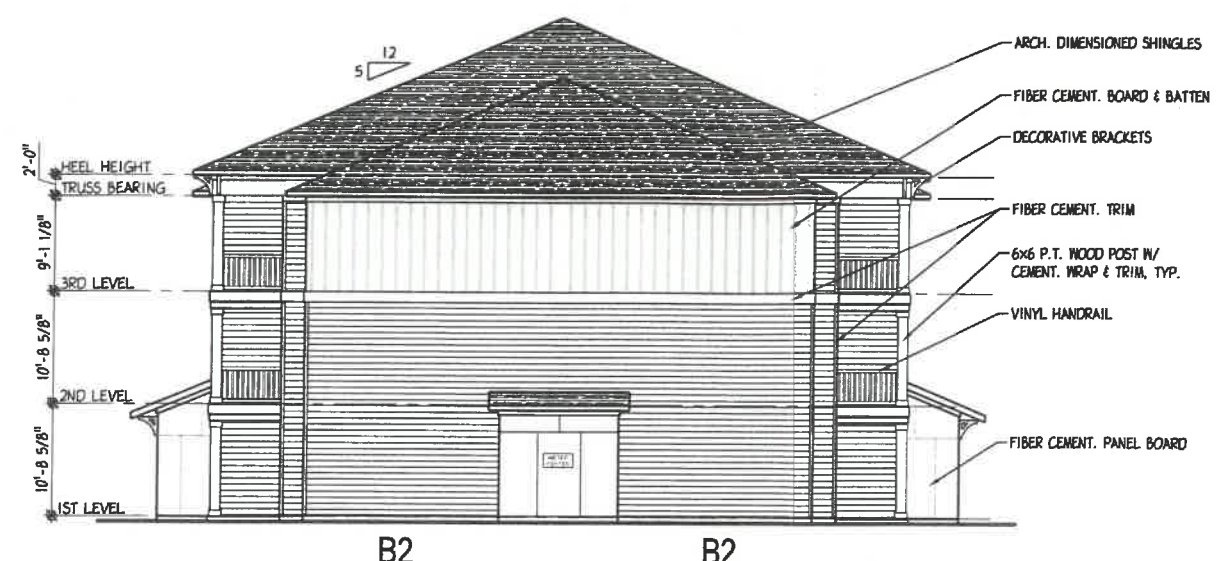


1 FRONT ELEVATION - BUILDING TYPE II
SCALE: 1/8" = 1'-0"
BLDG. # 2, 3, 4 & 5

- ARCH. DIMENSIONED SHINGLES
- DECORATIVE BRACKETS
- FIBER CEMENT. BOARD & BATTEN
- FIBER CEMENT. TRIM
- 6x6 P.T. WD. POST W/ CEMENT. WRAP & TRIM, TYP.
- VINYL HANDRAIL
- FIBER CEMENT. TRIM
- SINGLE HUNG WINDOWS
- FIBER CEMENT. HORIZ. SIDING



2 LEFT ELEVATION - BUILDING TYPE II
SCALE: 1/8" = 1'-0"
BLDG. # 2, 3, 4 & 5



3 RIGHT ELEVATION - BUILDING TYPE II
SCALE: 1/8" = 1'-0"
BLDG. # 2, 3, 4 & 5

- ARCH. DIMENSIONED SHINGLES
- FIBER CEMENT. BOARD & BATTEN
- DECORATIVE BRACKETS
- FIBER CEMENT. TRIM
- 6x6 P.T. WOOD POST W/ CEMENT. WRAP & TRIM, TYP.
- VINYL HANDRAIL
- FIBER CEMENT. PANEL BOARD



4 REAR ELEVATION - BUILDING TYPE II
SCALE: 1/8" = 1'-0"
BLDG. # 2, 3, 4 & 5

- ARCH. DIMENSIONED SHINGLES
- DECORATIVE BRACKETS
- FIBER CEMENT. BOARD & BATTEN
- FIBER CEMENT. TRIM
- 6x6 P.T. WD. POST W/ CEMENT. WRAP & TRIM, TYP.
- VINYL HANDRAIL
- FIBER CEMENT. TRIM
- SINGLE HUNG WINDOWS
- FIBER CEMENT. HORIZ. SIDING

110

Studio HD
Studio for Housing Design, LLC
Architecture + Planning
3084 Mercer University Drive, Suite 110
Atlanta, Georgia 30341
(470) 395-8402 web@Studio4HD.com

JOB No: 21155
DRAWN BY: MP
CHECK BY: FP
JOB PROGRESS:
ITEM DATE

REVISIONS:

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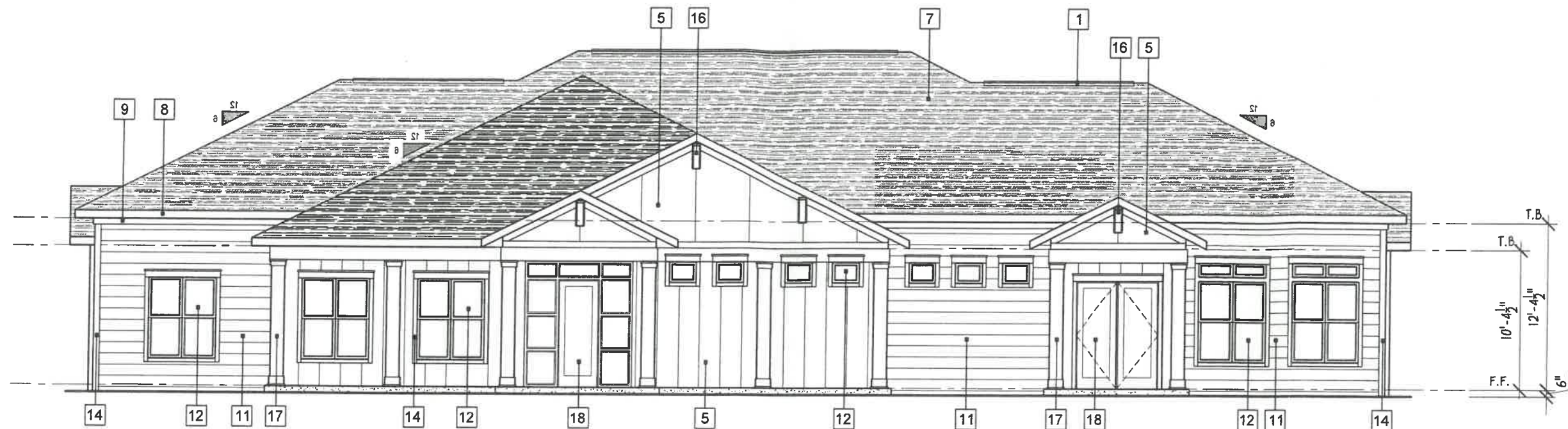
Exchange at Foley
AN APARTMENT COMMUNITY
Foley, Alabama
for
HATHAWAY DEVELOPMENT
Atlanta, Georgia

BUILDING ELEVATION
BUILDING TYPE II
BLDG. # 2, 3, 4 & 5
SHEET NO.

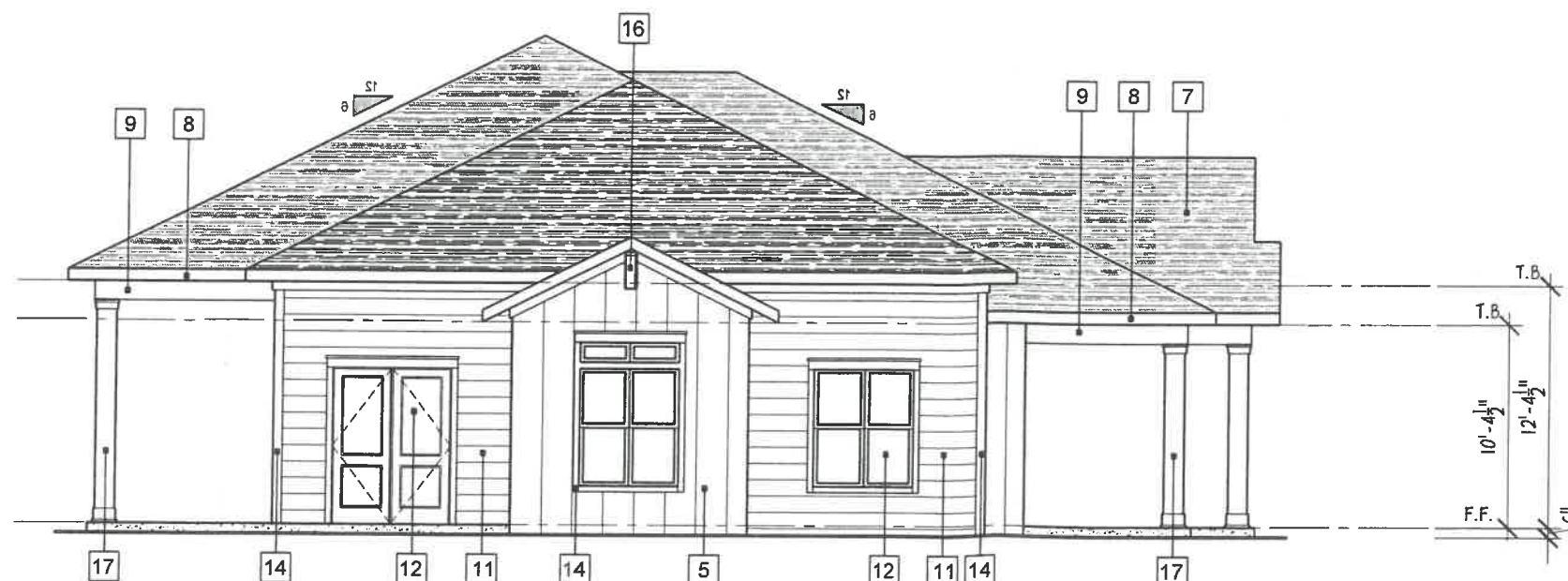
A-402

RECEIVED

NOT RELEASE FOR CONSTRUCTION



1 BUILDING FRONT ELEVATION
O-50 SCALE: 1/4" = 1'-0"



2 BUILDING LEFT ELEVATION
O-50 SCALE: 1/4" = 1'-0"

ELEVATION, MATERIAL LEGEND		ELEVATION COLOR LEGEND
1	CONTINUOUS RIDGE VENT	"TBA"
2	FIBER CEMENT PANELS ON P.T. FURRING	"TBA"
3	CEMENTITIOUS PANEL BOARD	"TBA"
4	20" HIGH DECORATIVE BRACKETS, EQUALLY SPACED AT 6'-1 3/8" BOARD & BATTEN	"TBA"
5	1X8 CEMENTITIOUS TRIM	"TBA"
6	ARCHITECTURAL DIMENSIONED ASPHALT SHINGLES, TYP.	"TBA"
7	5/4 X8 CEMENTITIOUS FASCIA, TYP.	"TBA"
8	1X8 CEMENTITIOUS FRIEZE TRIM	"TBA"
9	1X10 CEMENTITIOUS TRIM	"TBA"
10	CEMENTITIOUS SIDING ON 7/16" OSB, TYP.	"TBA"
11	VINYL W/ INSULATION GLASS WINDOW, SEE SCHEDULE	"TBA"
12	WOOD WINDOW SHUTTERS	"TBA"
13	1X6 CEMENTITIOUS TRIM	"TBA"
14	Louvered Panel	"TBA"
15	Decorative Bracket	"TBA"
16	12" x 12" P.T. WOOD COLUMN, SEE STRUCT.	"TBA"
17	Decorative Door, See Door Schedule	"TBA"
18	Decorative faux window shutters	"TBA"

Studio4HD

Studio for Housing Design, LLC
Architecture + Planning
3084 Mercer University Drive, Suite 110
Atlanta, Georgia 30341
(470) 395-8402 web@studio4hd.com

JOB No: 2115S
DRAWN BY: MP
CHECK BY: FP
JOB PROGRESS:
ITEM DATE

REVISIONS:

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Exchange at Foley
AN APARTMENT COMMUNITY
for
HATHAWAY DEVELOPMENT
Atlanta, Georgia

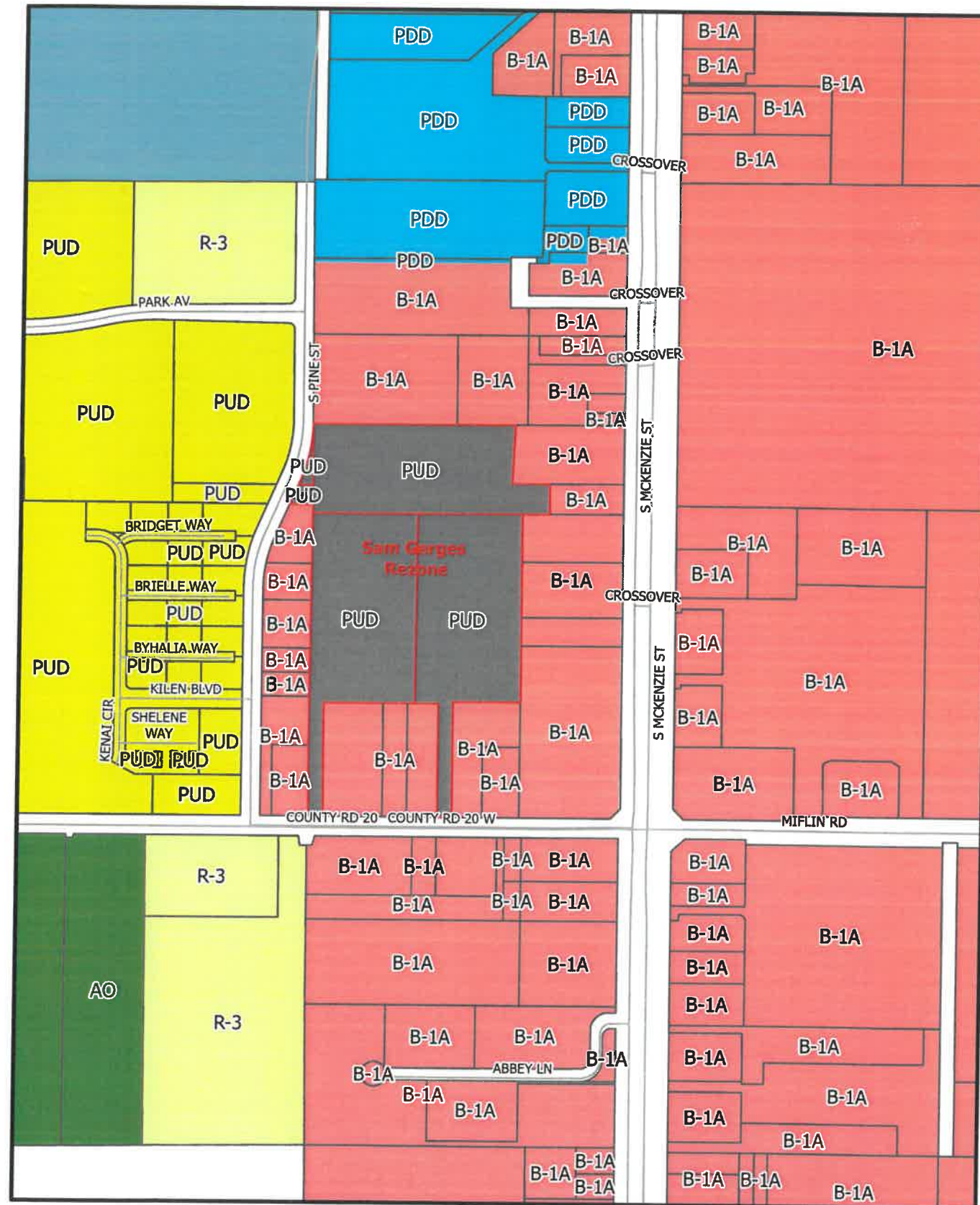
CLUBHOUSE
BUILDING ELEVATIONS
FRONT & LEFT SIDE
SHEET NO.

LO-50

RECEIVED
3/20/2021

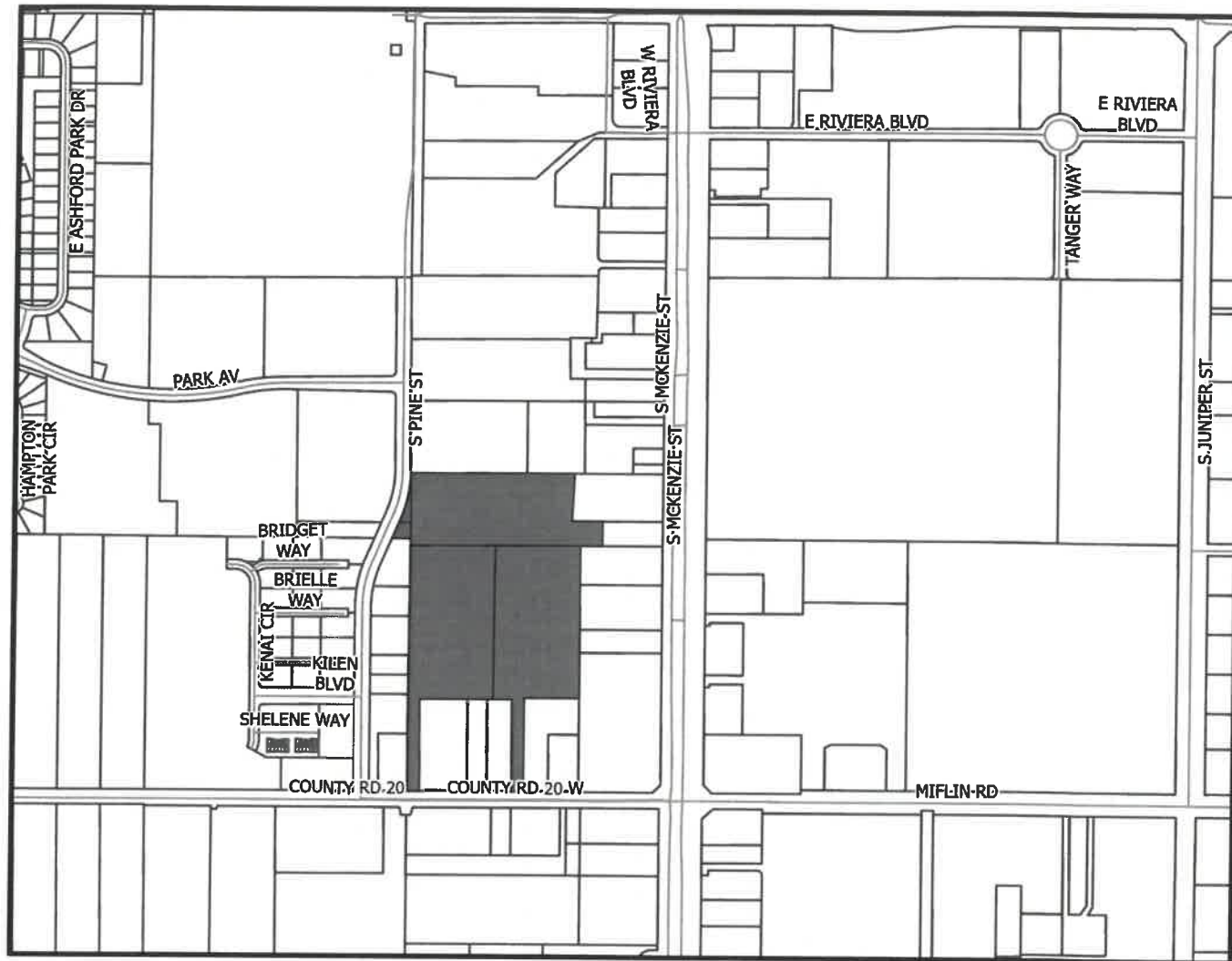


Sam Gerges Adjacent Zones





PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 24.44 +/- acres. Property is currently zoned PUD (Planned Unit Development) requested zone is R-3 (Residential Multi-Family). Property is located N. of County Rd. 20 and E. of S. Pine St. Applicant is Sam Gerges.

Anyone interested in this proposed rezoning request maybe heard at a public hearing scheduled for April 20, 2022 in the City Hall Council Chambers located at 407 W. Laurel Ave. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Wes Abrams
Planning Commission Chairman



114
New #
Business 9

**CITY OF FOLEY, ALABAMA
APPLICATION FOR
PDD MODIFICATION**

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):

Please see attached. pin # 17683

2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:

Please see attached.

3. APPROXIMATE SIZE OF PROPERTY:

+/- 102 acres

4. PRESENT ZONING OF PROPERTY:

PDD

5. REQUESTED ZONING:

PDD Modification

6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:


There are no structures located on the property.
The site is undeveloped farmland.

7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)

Please see attached letter, amendment addendum, and map.

I CERTIFY THAT I AM THE PROPERTY OWNER AND ATTEST THAT ALL FACTS AND INFORMATION SUBMITTED ARE TRUE AND CORRECT.

DATE: 3/28/2022

Applicant

PROPERTY OWNER/APPLICANT
P.O. Box 16167, Mobile, AL 36616-0167
PROPERTY OWNER ADDRESS
251-380-1230
PHONE NUMBER
misty@burtonprop.com
EMAIL ADDRESS

115

March 28, 2022

Phillip G. Burton
Burton Property Group
41 W I-65 Service Rd N
Mobile, LA 36608

BPG

Burton
PROPERTY GROUP

VIA ELECTRONIC MAIL

Foley Planning Commission
c/o Miriam Boone, MPA, AICP, CFM
120 S McKenzie Street
Foley, AL 36535
mboone@cityoffoley.org

Re: PDD Amendment Request
Magnolia Walk East
Northeast Corner of Foley Beach Expressway and County Road 20

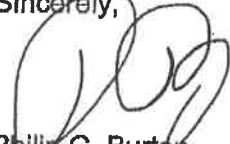
Commissioners,

Burton Property Group is pleased to present for your consideration the attached Application for PDD Modification for the master planned development concept for the property at the northeast corner of Foley Beach Expressway and County Road 20.

Along with the application submitted, we have provided a revised plan showing general land uses being requested for approval by the Planning Commission. We understand that we will return to the Planning Commission for each phase of the project for approval of a more detailed plan.

We look forward to advancing this development in coordination with the City of Foley and respectfully request your consideration and approval of this amendment request. Should you have any questions, please let us know.

Sincerely,



Phillip G. Burton
President & CEO
philip@burtonprop.com

Magnolia Walk East – Amendment #1
Addendum to Application and PDD Plan

I. Applicability of Code:

Except as specifically set forth in this amendment, the requirements for the PDD shall be as previously approved for Magnolia Walk or, where lacking specific requirements, in accordance with the City of Foley Zoning Ordinance Planned Development District as adopted at the time of approval of this amendment.

II. History of the PDD:

This parcel was originally part of the Magnolia Walk Planned Development District. This District was proposed in 1999 to merge entertainment with retail, commercial, and residential, to attract tourist passing through on Foley Beach Express, and to give locals a central point to call home between play and work. The original PDD has been amended several times during the ongoing development of the West side which houses OWA.

III. Property Location and Adjacent Uses:

The property is located at the northeast corner of Foley Beach Expressway and County Road 20. Foley Beach Express parallels the western property line and beyond that is OWA. County Road 20 (a.k.a. Miflin Road) parallels the southern property line with agricultural land beyond it. The eastern property line partially parallels Frank Cole Lane and several residential uses, and borders Wolf Creek Estates subdivision near the north side of the property.

IV. Consistency with the Comprehensive Plan:

This development is consistent with the Comprehensive Plan which designates this area for:

- a. Mixed Use (Commercial / Residential)
- b. Retail / Commercial Concentration

Additionally, the Planning Commission has previously approved the existing PDD for this site, which is similar in uses to this amendment.

V. Proposed Uses and Requirements:

a. Open Space:

The project plans to provide a minimum of 15% open space as required by the Foley Planned Development District Requirements. Open space will be provided for the overall PDD - not necessarily within each individual phase being approved.

Additionally, consistent with the preferences expressed in the code, the developer is attempting to preserve existing natural features adjacent to Wolf Creek and other areas. These areas will be considered for enhancement for use as recreational spaces.

b. Commercial:

Commercial uses will vary in intensity and may include all uses allowed by right in the City of Foley code for Planned Development Districts and the Foley Beach Express Overlay District as applicable. Additionally, the following uses are allowed in the PDD:

- i. Boat Storage (Indoor and Outdoor)
- ii. Boat Dealership and Service Center
- iii. Fuel Station & (Automobile filling station). The Existing Magnolia Walk PDD and the FBE overlay district allow for Fuel Station.
- iv. Car washes

c. Residential (Townhome):

Residential uses will vary in intensity and may include all uses allowed by right in the City of Foley code for Planned Development Districts and the Foley Beach Express Overlay District as applicable. Additionally, these uses will be sited within the boundary of the Planned Development and would be per the requirements below or as noted in Section I.

i. Townhome Requirements:

1. Lot Area Requirements:

Minimum Lot Area	2,400 square feet
Minimum Lot Width at Building Line	20 feet
Minimum Depth of Front Yard	20 feet
Minimum Depth of Rear Yard	15 feet
Minimum Width of Side Yard (on end unit)	10 feet
Minimum Depth of Side Yard Abutting Street	16 feet
Maximum Building Height (feet):	85 feet
Maximum Building Height (stories):	6
Maximum Density Per Acre	30
Off-Street Parking Spaces (per family unit)	2

- 2. Not more than twelve (12) contiguous townhouses shall be built in a row with the same front line, and not more than twelve (12) townhouses shall be contiguous.
- 3. No portion of a townhouse or accessory structure in or related to one (1) townhouse complex shall be closer than twenty (20) feet to any portion of the townhouse or accessory structure related to another townhouse complex, or to any building outside the townhouse area except as allowed by governing building codes.
- 4. Each townhouse shall be constructed on its own lot.

5. No side yards shall be required except at the unattached ends of a townhouse complex, in which case the minimum width shall be as noted in the lot area requirements above.
6. Each townhouse shall have on its own lot, one (1) yard containing not less than four hundred (400) square feet, reasonably secluded from view from streets or from neighboring property.

Planning Commission Report
By Miriam Boutwell
April 2022
Request for PDD Modification

TEMPORARY WITH EXPIRATION?

Name: Magnolia Walk PDD Modification

Applicant: Burton Property / Woerner Gulf Beach Express

Location: Northeast corner of FBE & CR 20

Existing Zoning: PDD – Planned Development District

Acreage: 102+/- Acres

Lots: 1

Flood Zone: Yes – Check with Floodplain Administrator
(Unconfirmed)

Comments: This request is for a PDD Modification for Magnolia Walk East. Please note they are requesting some modifications from the PDD including: Boat Storage, Gas Station (which is allowed in the FBE Overlay District), maximum density of 30 units for residential (we are in the process of amending as noted below).

21.5 PDD – PLANNED DEVELOPMENT DISTRICT

- *Maximum Residential Density per Acre 20 units
- *The residential portion of a PDD shall not exceed 30% of the overall site.



Engineering Department
Post Office Box 1750
200 North Alston Street
Foley, Alabama 36536
Tel 251.970.1104
Fax 251.970.2398
www.cityoffoley.org

120

To: CDD Staff
cc: City of Foley Planning Commission
From: Chad P. Christian, P.E.
Date: 4-4-22
Re: Magnolia Walk East PDD Mod

Engineering is not opposed to the requested PDD Mod. Access to the FBE will be permitted in accordance with the Tri-Party agreement.

A handwritten signature in black ink, appearing to read "Chad P. Christian", written over a horizontal line.

Chad P. Christian, P.E.
City Engineer



121
120 West Verbena Avenue
Foley, Alabama 36535
(251) 943-1266
Fax (251) 943-7432
www.cityoffoley.org

March 29, 2022

City of Foley Planning Commission
407 East Laurel Avenue
Foley, Alabama 36535

Re: Magnolia Walk East
Burton Property Group
Application for PDD Modification

Fire has reviewed this Application for PDD Modification and has found no issues.

Sincerely,

Brad Hall
Fire Inspector
City of Foley
bhall@cityoffoley.org

cc: City of Foley Planning and Zoning

MAGNOLIA WALK EAST

PLANNED DEVELOPMENT AMENDMENT







**WOLF CREEK
ESTATES**

FRANK COLE LANE

FOLEY BEACH EXPRESSWAY

COUNTY ROAD 20

OWA

-  OPEN SPACE / PRESERVATION
 TRANSITION / STORMWATER MANAGEMENT
 RESIDENTIAL - HIGH DENSITY
 COMMERCIAL
 COMMERCIAL / RESIDENTIAL - HIGH DENSITY
 RESIDENTIAL - HIGH DENSITY (MULTI-FAMILY)

PDD PLAN

SCALE IN FEET

400	200	0	400
-----	-----	---	-----

א-ח-ט

MAGNOLIA WALK PDD AMENDMENT
FOLEY, AL
FOR BURTON PROPERTY GROUP



314 E. Bayou Road
The Woodlands, LA 77381
Office: 282.147.0090
Fax: 282.147.7039
www.dgpc.com

[illegible]



123
New #10
Business

CITY OF FOLEY, ALABAMA
APPLICATION FOR
ZONING OF PROPERTY

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):
See survey sheet. pin# 11220
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
See attached sheet.
3. APPROXIMATE SIZE OF PROPERTY:
125 AC
4. PRESENT ZONING OF PROPERTY:
AO
5. REQUESTED ZONING:
PUD
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
The current use is undeveloped land with no existing structures on the property.
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
The proposed use is a single family residential subdivision with a density of 1.63 lots/acre.
8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.

I CERTIFY THAT I AM THE PROPERTY OWNER AND ATTEST THAT ALL FACTS AND INFORMATION SUBMITTED ARE TRUE AND CORRECT.

DATE: 3/15/2022

Albert P. Downey DFLP
PROPERTY OWNER/APPLICANT
320 MAULERY ST. ST. SIMONS ISL, GA. 31572
PROPERTY OWNER ADDRESS
912-222-2646
PHONE NUMBER
alldowney@bellsouth.net
EMAIL ADDRESS

✓ pd. receipt #
20134



RECEIVED

date 3/17/22



RIVIERA UTILITIES
413 E Laurel Avenue, P.O. Drawer 2050, Foley, AL 36536
Phone (251) 943-5001 Fax (251) 970-4181

124

3/8/2022

Austin Lutz
Engineering Design Group, LLC
1000 E Laurel Ave
Foley, AL 36535

RE: 61-06-13-0-000-003.000

This letter is to confirm that Riviera Utilities is currently able to provide water service to parcel 61-06-13-0-000-0003.00 located in Foley, AL. Sewer service will require an extension of approximately 1,600 LF to reach the west property line.

Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines. Please ensure all property plats reflect the easements.

Upon final design, Riviera Utilities will provide estimates for service fees and system installation requirements to meet all Riviera specifications. Please contact the following Riviera employees concerning costs and requirements.

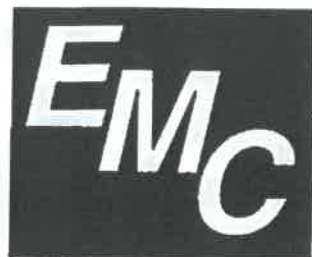
Name	Department	Email
Tony Schachle	Water/Sewer	tschachle@rivierautilities.com

If you have any questions or comments, contact Riviera Utilities at 251-943-5001.

Thank you,

James Wallace





BALDWIN EMC

Your Touchstone Energy' Cooperative 

P.O. Box 220
Summerdale, AL
36580-0220
(251) 989-6247

www.baldwinemc.com

125

March 7, 2022

Austin Lutz
Engineering Design Group, LLC
120 Bishop Circle, Suite 300
Pelham, AL 35124

Re: Proposed Residential Subdivision Wolf Bay Drive, Foley, AL PPIN Number 11220

Dear Austin Lutz:

This letter is to confirm that Baldwin EMC can provide reasonable power to the above referenced location. Single-phase or three-phase power may be provided at the member's expense.

Baldwin EMC is willing to service the development if the necessary easements are granted and all other appropriate documents and fees are finalized in advance. Baldwin EMC must be given proper notice and planning time with respect to required system upgrades. Any plat approvals will require a lead time of 7-10 business days.

Please contact me to discuss necessary easements and fees. If you have any questions or need further assistance, please contact me at 251-989-0134.

Sincerely,



Ken Pimperl
System Engineer

KP/yb



RECEIVED
3/8/22

Planning Commission Report

By Miriam Boutwell

April 2022

Rezoning

Applicant: Eagles Landing at Graham Creek

Location: South of Wolf Bay Drive, east of GCNP

Size: 92.23 +/- Acres

Current Zoning: AO – Agricultural Open Space

Requested Zoning: PUD – Planned Unit Development

Adjacent Zoning: R1R – Restricted Residential Single Family, PUD – Planned Unit Development, AO – Agricultural Open Space & BC District 30 Zoning

Flood Zone: Yes – Check with our Floodplain Administrator

Unconfirmed

Comments: The owner would like to rezone to PUD for a single family residential subdivision.

REQUIREMENTS:	PROPOSED:
Maximum Density = 11 per acre	1.63 units per acre
Lots Sizes Range From 60’, 65’, 75’ & 100’	adjacent to Graham Creek Estates
Front Setback = 20’	25’
Rear Setback = 15’	25’
Side Yard Setbacks = 10’	They are requested 5’ on the 60’ lots & 7.5’ on the other lots + 15’ on corner setbacks
Minimum Open Space = 25%	36.70%
Amenities	Community Pier, Community Trail to GCNP Kayak Launch
Wolf Bay Drive Improvements	Expanded Common Area to allow a separate multi-use path separate from Wolf Bay Drive along with landscaping.

A proposed donation of 38 acres across the creek to the City - GCNP

The developers did meet with representatives from Graham Creek Estates & Bay Forest Estates.

A representative from Wolf Bay Pines was invited as well but did not attend.

CDD Report for Planning Commission

By: Eden Lapham

Prelim Meeting Date: 2/14/22

Rezone/Site Plan Review

Project Name: Downey Property / Eagles Landing at Graham Creek

Applicant: David Dichiaro / EDG & Terra Core Dev

Location: South of Wolf Bay Drive, west of Graham Creek Estates

PPIN(s): 11220

Existing Zoning: AO - seeking Rezone to PUD for portion north of creek

Flood Zone: X, X shaded, & AE (Unconfirmed)

Comments: Suggested Developer meet with Graham Creek, Bay Forest, & Bay Pines POAs to discuss proposal. Met 2/18/22 w/GC board & came back with revised layout in March. Met again 3/28/22 w/GC & BF reps to discuss.

Zone: **PUD**

	Allowed	Initial Proposal Rcvd 2/11/22	Revised Proposal Rcvd 3/17/22
Total Dwelling Units	1,375.0	193.0	202.0
Max Density/Acre	11.0	1.54	1.62
BUILDABLE AREA DENSITY	<i>for information only</i>		<i>96.2 ac = 2.1 effective density</i>
Min Lt Area	1 acre	125 ac ±	125 ac ±
Min Lot Width@BL	60 for SFR	52, 65, 75, & 100	60, 65, 75, & 100
Min FY Depth	20		25.0
Min RY Depth	15		25.0
Min RY/Pool Depth	10		n/a
Min SY Width	10		15' abutting street 7.5' on 65', 75', & 100' lots 5' on 60' lots
Open Space Reservation	25% of site		45.71 ac = 36.79%
Max Bldg Area	50% gross lot		as yet unknown
Max Height	85		as yet unknown
Max Stories	6		as yet unknown
Off St Parking (Res) per Unit	2		

Public or Private Benefit? Portion to south of Graham Bayou to be donated to City (it does not need to be rezoned).
Off street sidewalk on south side of Bay Forest Dr along front

Onsite Amenities? Community Pier, Trail to GCNP Kayak Launch

Offsite Amenities?

Overlay Districts? n/a

Stormwater Plan? multiple stormwater mitigation areas shown on site plan

Required Buffers? 28 ac wetlands surrounding Graham Creek/Bayou, 30' wetland buffer shown on site plan

Other? Have Utility Letters



Engineering Department
Post Office Box 1750
200 North Alston Street
Foley, Alabama 36536
Tel 251.970.1104
Fax 251.970.2398
www.cityoffoley.org

128

To: CDD Staff
cc: City of Foley Planning Commission
From: Chad P. Christian, P.E.
Date: 4-4-22
Re: Downey Rezoning

Engineering is not opposed to the requested Rezoning. Provide a Trip Generation analysis to determine if a detailed Traffic Impact Study is required.

A handwritten signature in black ink, appearing to read "CP Christian", with a long horizontal line extending to the right.

Chad P. Christian, P.E.
City Engineer



129
120 West Verbena Avenue
Foley, Alabama 36535
(251) 943-1266
Fax (251) 943-7432
www.cityoffoley.org

March 29, 2022

City of Foley Planning Commission
407 East Laurel Avenue
Foley, Alabama 36535

Re: Downey Property/Eagles Landing at Graham Creek
EDG, LLC
Application for Rezoning

Fire has reviewed this Application for Rezoning and has found no issues.

Sincerely,

Brad Hall
Fire Inspector
City of Foley
bhall@cityoffoley.org

cc: City of Foley Planning and Zoning

Planned Unit Development (PUD) – Foley, AL

Planned Unit Development (PUD) – Foley, AL

PUD Narrative and Design approach:

The proposed project is located along Wolf Bay Drive and encompasses approximately 125 acres and is identified in the below figure 1. The property is bound by Wolf Bay Drive to the north, Graham Creek Estates to the east, the City of Foley's Graham Creek Nature preserve to the west and shares 2 miles of shoreline along Graham Creek to the south.

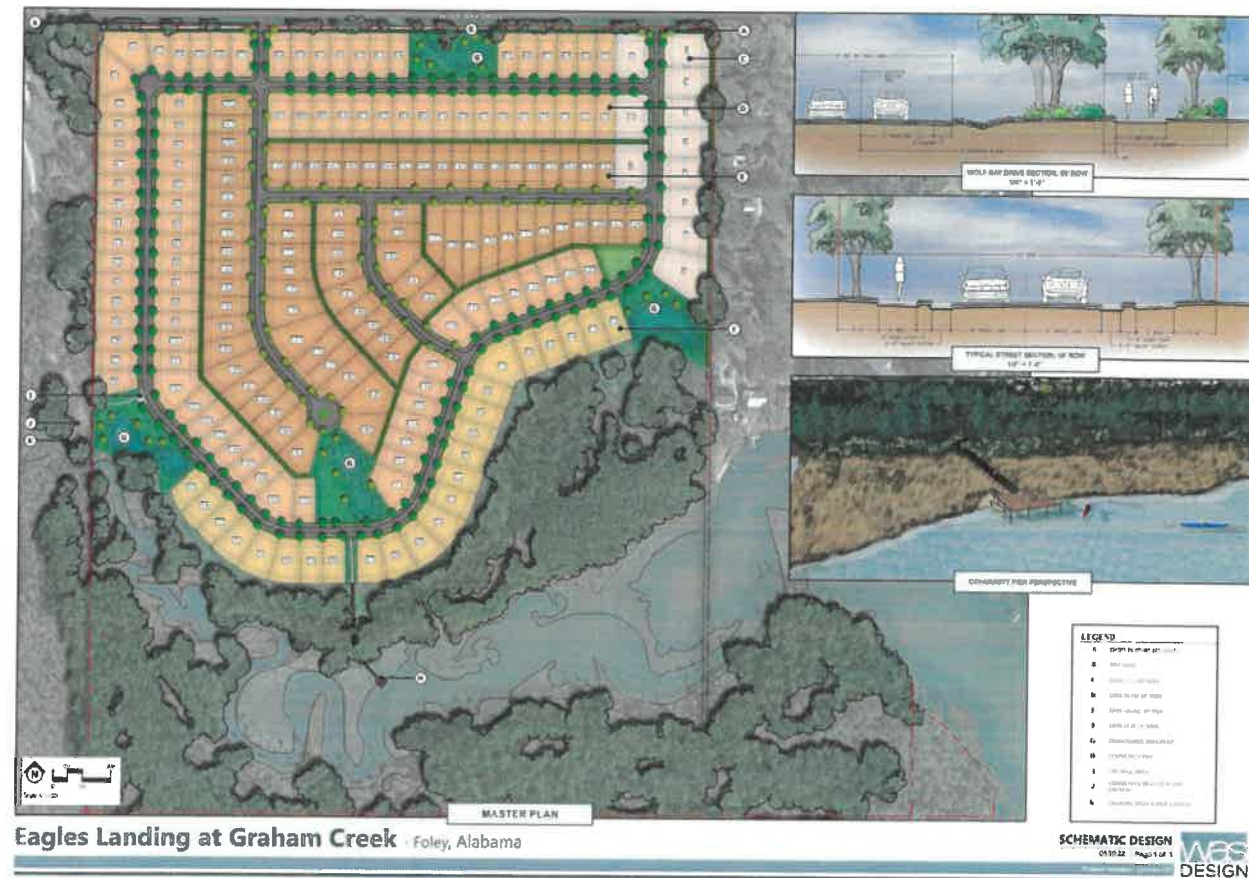


Figure 1 – Project Location and Plan

Eagles Landing at Graham Creek PUD conforms with the District requirements by providing a single-family development that will blend with the character of the existing Wolf Bay and Graham Creek neighborhoods. The existing neighborhoods have been highly successful at creating a unique area that is only found in this section of Foley. The area promotes interaction with natural resources such as Wolf Bay, Graham creek, the nature preserve and encourages exercise with the bike trails and kayak launches.



The proposed development is planned to be an extension of the area's characteristics and enhance/provide more availability to those valuable resources through a deliberate planned community. Spaces within the new development will encourage exploration and enjoyment of the natural resources. This includes the proposed community pier as well connectivity with the Graham Creek nature preserve trails and kayak launch as shown in the below figure 2.

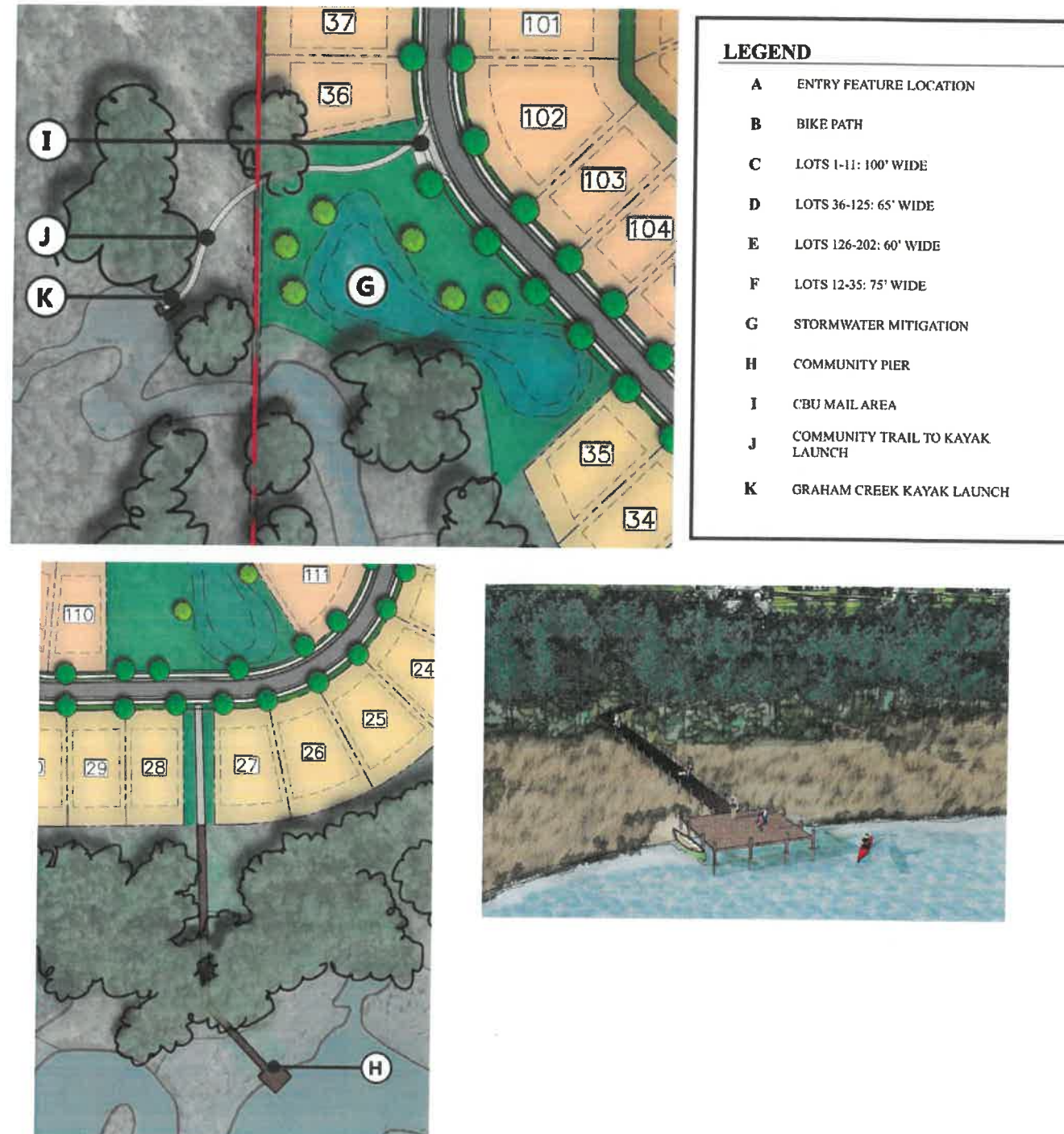


Figure 2 – Community Spaces and Natural Resource activity areas

In an effort to blend aesthetics with neighboring developments, the project will provide an expanded common area along Wolf Bay drive a separate multi-use path off the roadway to improve pedestrian safety and to create a deliberate landscaping scheme to soften the development boundary as can be seen in the below figure 3.

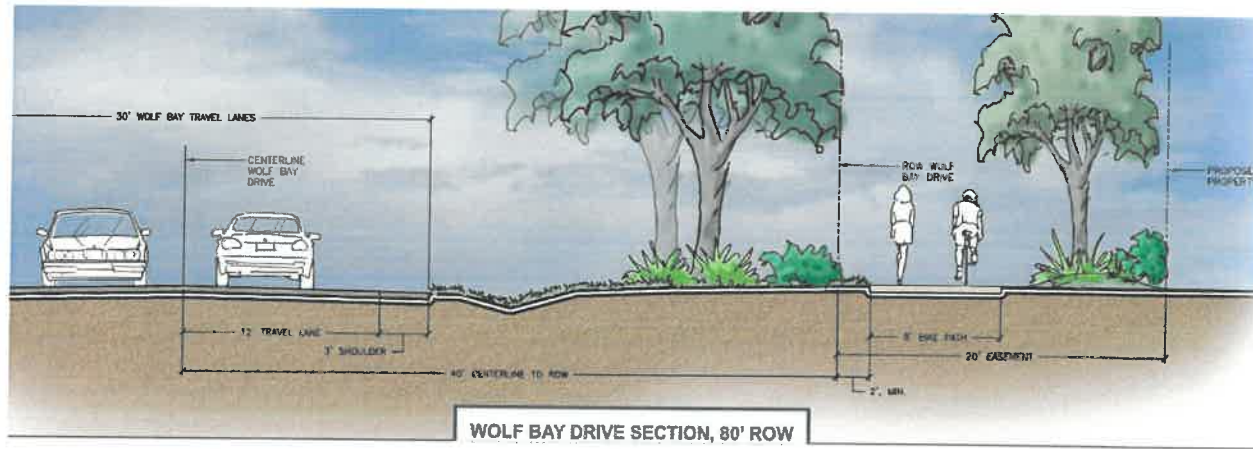


Figure 3. Wolf Bay Drive Section with Multi-use Path

The developer is committed to enhancing the area to promote project success and is proposing a donation of the 32 acres that falls south of Graham Creek to the City in hopes that it can become an expansion to the City's Nature Preserve.

The public benefits will include:

- Traffic/pedestrian safety by adding the multi-use path separated from the roadway.
- Sanitary sewer infrastructure will be extended along Wolf Bay Drive
- A 20 foot common area is proposed along Wolf Bay Drive
- Natural areas will be preserved along the north and south portion along Graham Creek as well as incorporating existing heritage trees where feasible
- The proposed donation of the 38 acres of property to become an extension of the nature preserve

The private benefits will include:

- Connection to the Graham Creek Nature Preserve trail system and kayak launch
- A community pier centrally located along Graham Creek
- Connectivity to the multi-use path system along Wolf Bay Drive
- The opportunity to live a neighborhood that is truly unique for the City of Foley with shoreline access

Requested Variances: None

133

DESCRIPTION

PARCEL #05-61-08-13-0-000-003.000

INSTRUMENT #0953614 PARCEL "C"
THE WEST ONE-HALF (1/2) OF THE SOUTHEAST QUARTER AND THE WEST ONE-HALF (1/2) OF THE EAST ONE-HALF (1/2) OF THE SOUTHEAST QUARTER LYING NORTH OF GRAHAM BAYOU AND ALL OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER LYING SOUTH OF GRAHAM BAYOU, SECTION 13, TOWNSHIP 8 SOUTH, RANGE 4 EAST, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTH OF GRAHAM BAYOU, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 5 EAST, CONTAINING APPROXIMATELY 138 ACRES.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

PARCEL 2

[illegible]


NOTES:

- NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
- ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON.
- THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. HOWEVER, THERE MAY EXIST UNDERGROUND UTILITIES OR BURIED PIPES WHICH WERE NOT LOCATED OR OF WHICH THE SURVEYOR HAS NO KNOWLEDGE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED BECAUSE THE UNDERGROUND UTILITIES WERE NOT PHYSICALLY LOCATED.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM GRID AZIMUTH (ALABAMA WEST ZONE) (NAD 83) AND WERE DETERMINED USING GPS OBSERVATION.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR ALABAMA (FAP) NO GUARANTEES THAT THE EFFECTIVE DATE APRIL 19, 2010), THIS SITE LIES WITHIN ZONE X ZONE X SHADED WITH 0.2% CHANCE ANNUAL FLOOD AND ZONE A ELEVATION 10.
- SURVEY PREPARED FOR: TERRACORE
- THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.
- THE SHORELINE AND WETLAND (FORESTED AND WASH) LINES WERE PROVIDED BY VOLUNTEER DATA AUGUST 2021 AND USED TO DETERMINE THE BOUNDARY ALONG THE SHORELINE OF GRAHAM CREEK AND GRAHAM BAYOU.

HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR

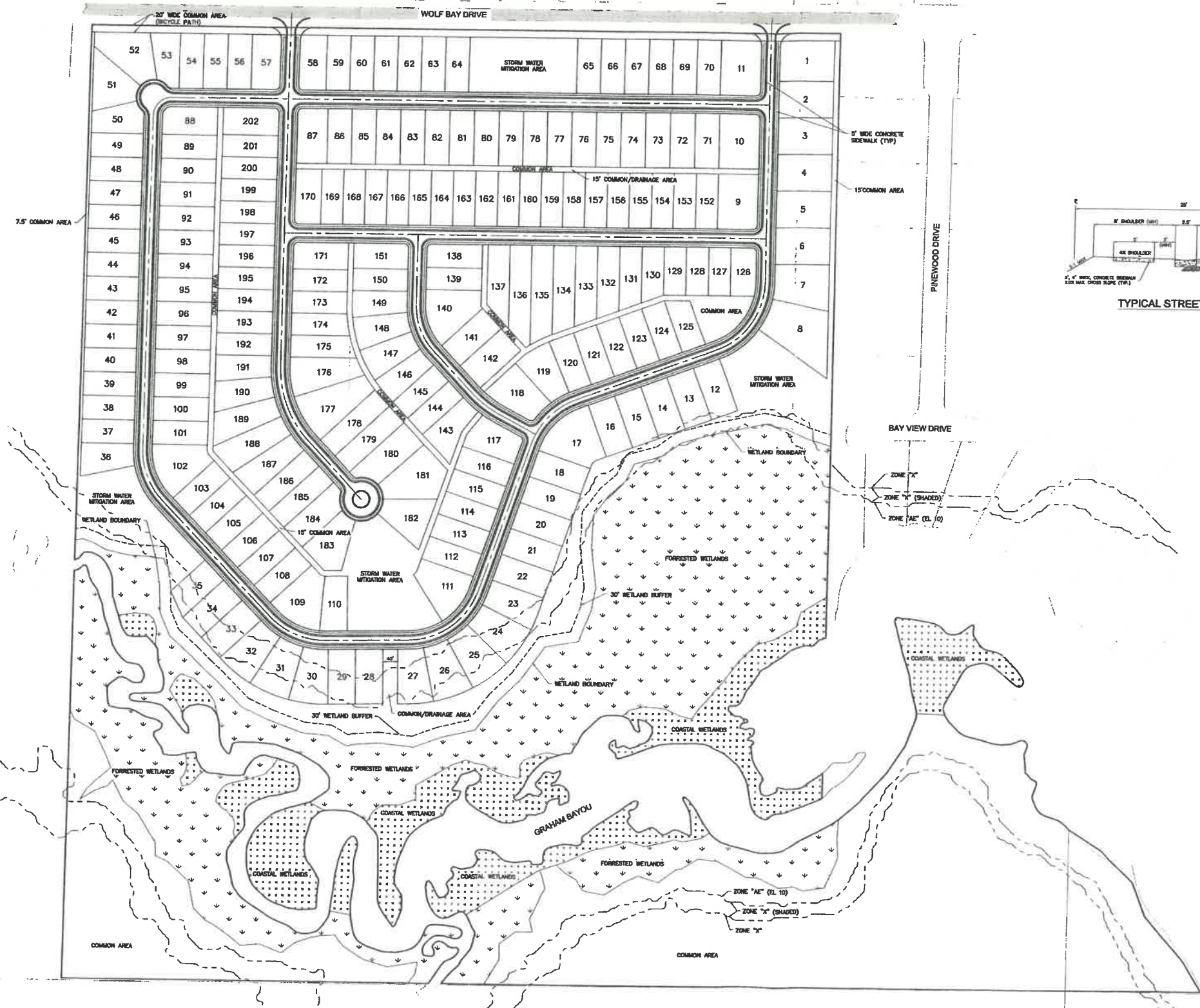
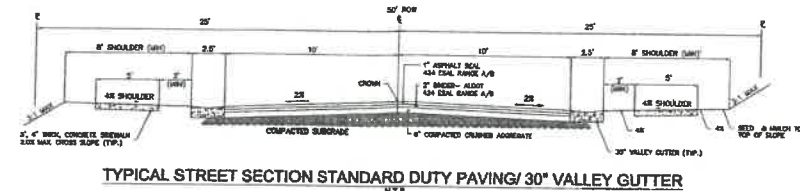
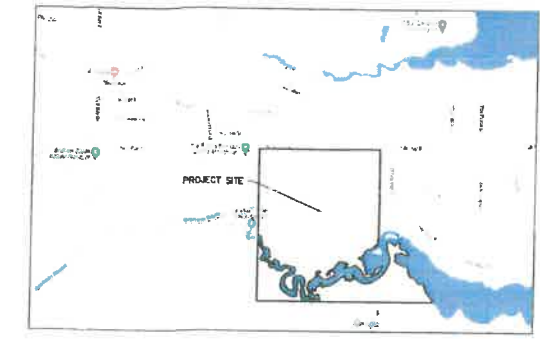
B. Craig
L.C. JOHNSON DA
WYOMING LICENSE NO. 2300

 <p>EDG ENGINEERING DESIGN GROUP, LLC CIVIL ENGINEERING & LAND SURVEYING (CERT. 3442-0000 (POLYMER))</p>	21106 HWY 98 Foley, AL 36535 251.943.8960		PROJECT:	BOUNDARY SURVEY		DRAWN BY: RDC	REVISIONS 	DATE
			TITLE:	DOWNNEY PROPERTY		CHECKED BY: BCJ		
						PROJECT No.: F-TERRA0004		
						DATE: March 16, 2022		
						SCALE: 1" = 150'		
SHEET NO.			1 OF 1					

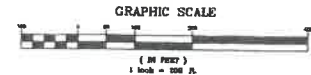
EDG

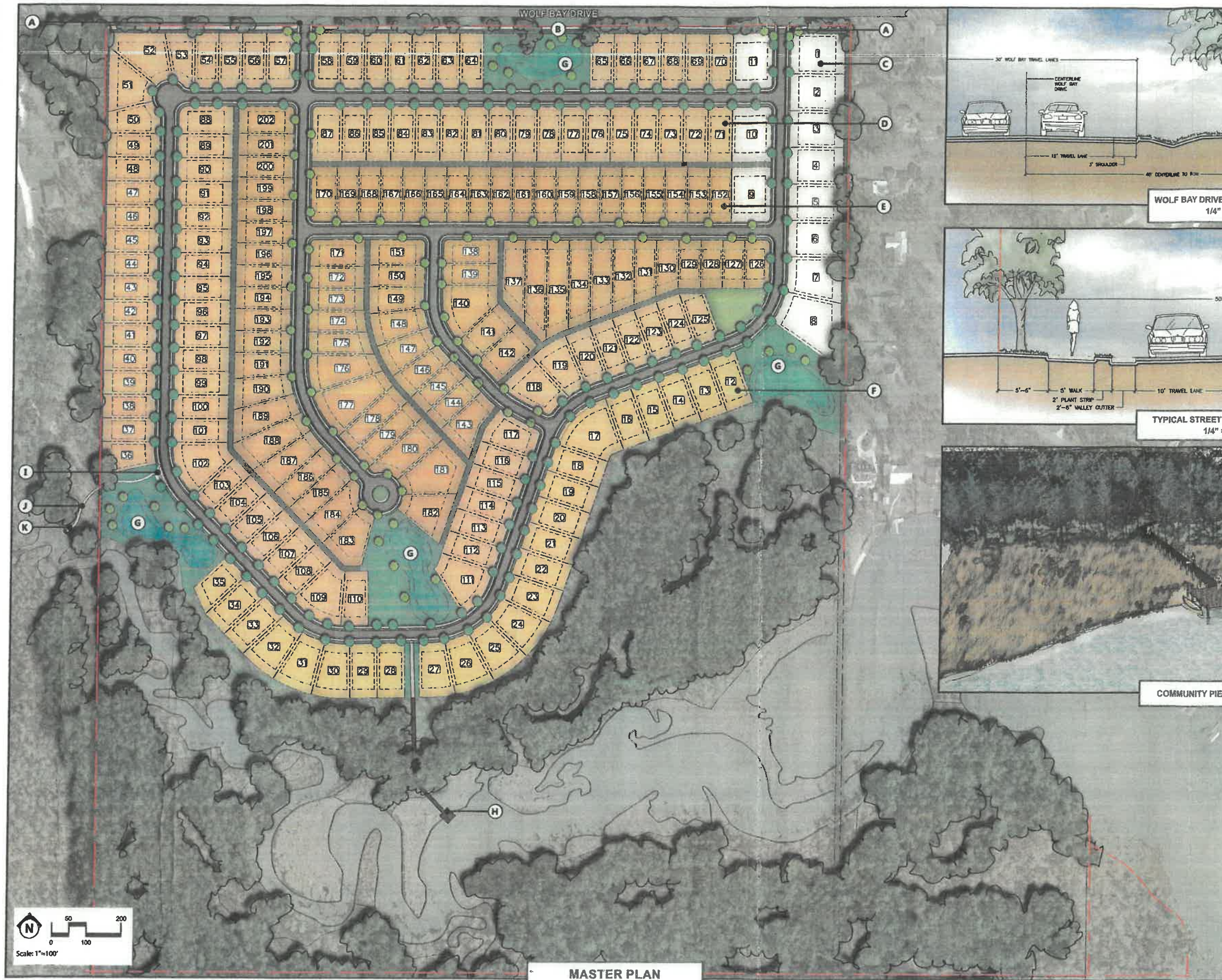
EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING

SHEET NO.
1 OF 1

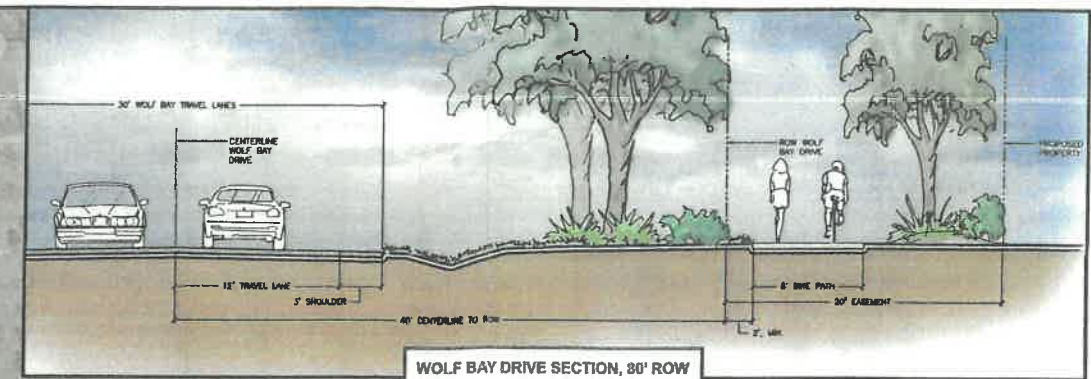


SITE DATA TABLE	
PARCEL ID #:	05-01-02-13-0-000-000,000
PAR #:	11220
CURRENT ZONING:	AGRICULTURAL OPEN SPACE (AOS)
PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT (PUD)
TOTAL PARCEL ACREAGE:	124.28 AC
AREA NORTH OF GRAHAM BAYOU	
WETLAND:	18.07 AC
UPLAND:	73.58 AC
TOTAL:	91.65 AC
AREA SOUTH OF GRAHAM BAYOU	
WETLAND:	8.78 AC
UPLAND:	22.34 AC
TOTAL:	31.12 AC
TOTAL UNABLE AREA:	98.25 AC
COMMON AREA ACREAGE:	45.71 AC (36.78%)
TOTAL WETLAND ACREAGE:	26.85 AC
TOTAL CALCULATED DENSITY:	202 LOTS/124.28 AC = 1.63 LOTS/AC
CALCULATED DENSITY EXCLUDING WETLAND:	202 LOTS/95.39 AC = 2.12 LOTS/AC
TOTAL LOT COUNT:	202
LOT SIZE DISTRIBUTION:	
11 - 100' WIDE LOTS (1-11)	
34 - 75' WIDE LOTS (12-45)	
81 - 60' WIDE LOTS (46-125)	
78 - 60' WIDE LOTS (126-202)	
SETBACKS (MINIMUM):	
100' LOTS:	
FRONT - 30'	
REAR - 20'	
SIDE - 7.5' (15' ON CORNER LOTS)	
75' LOTS:	
FRONT - 20'	
REAR - 20'	
SIDE - 7.5' (15' ON CORNER LOTS)	
60' LOTS:	
FRONT - 20'	
REAR - 20'	
SIDE - 7.5' (15' ON CORNER LOTS)	
60' LOTS:	
FRONT - 20'	
REAR - 20'	
SIDE - 7.5' (15' ON CORNER LOTS)	

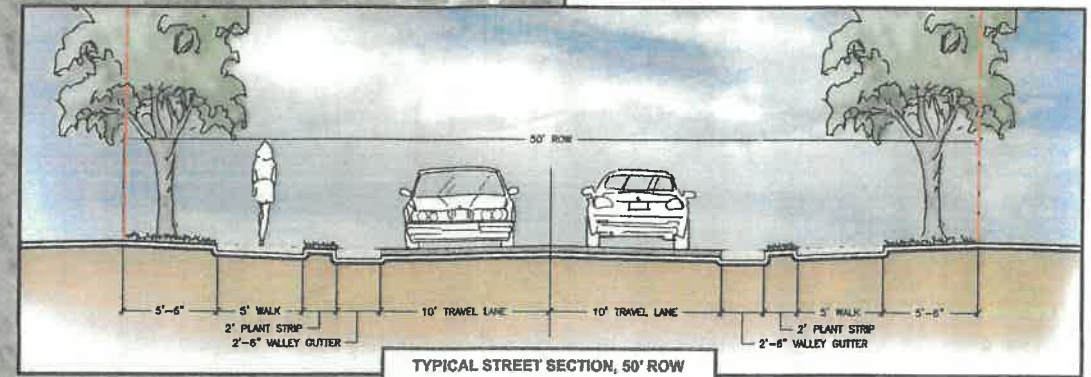




MASTER PLAN



WOLF BAY DRIVE SECTION, 30' ROW
1/4" = 1'-0"



TYPICAL STREET SECTION, 50' ROW
1/4" = 1'-0"



COMMUNITY PIER PERSPECTIVE

LEGEND

- A ENTRY FEATURE LOCATION
- B BIKE PATH
- C LOTS 1-11: 100' WIDE
- D LOTS 36-125: 65' WIDE
- E LOTS 126-202: 60' WIDE
- F LOTS 12-35: 75' WIDE
- G STORMWATER MITIGATION
- H COMMUNITY PIER
- I CBU MAIL AREA
- J COMMUNITY TRAIL TO KAYAK LAUNCH
- K GRAHAM CREEK KAYAK LAUNCH

Eagles Landing at Graham Creek - Foley, Alabama



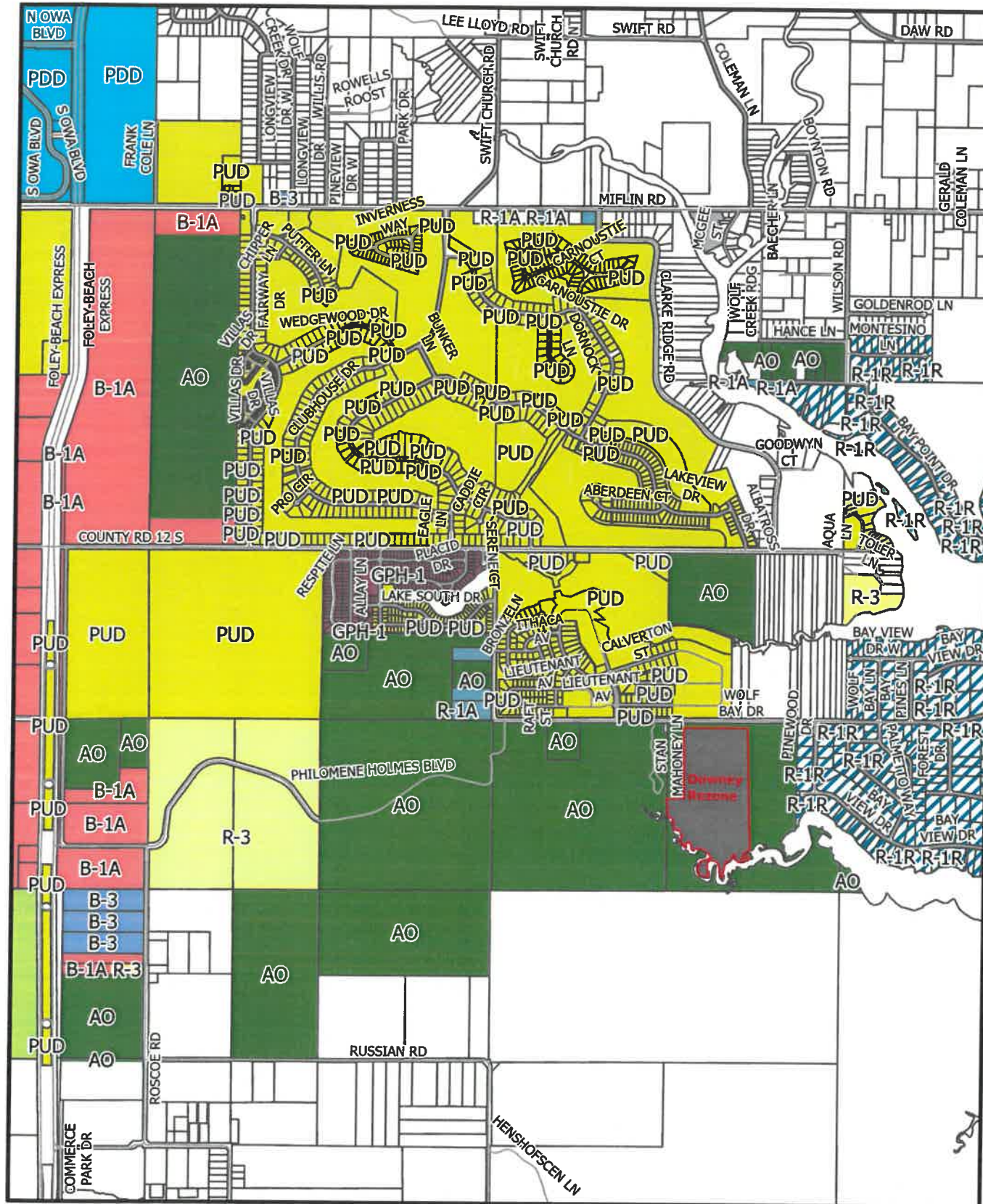
SCHEMATIC DESIGN

03.09.22 | Page 1 of 1

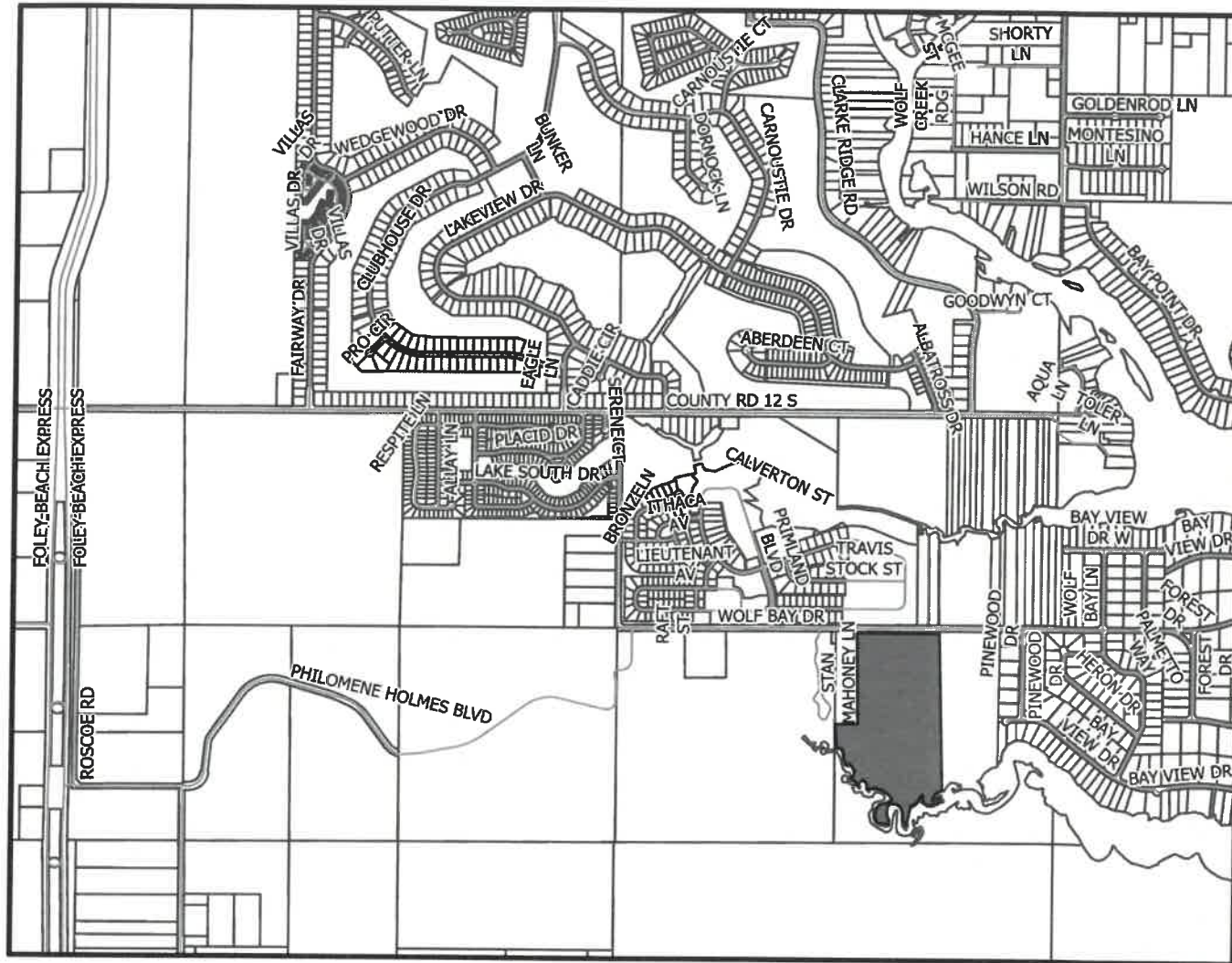
Project Number: 223163-137



Downey Family Adjacent Zones



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 92.23 +/- acres. Property is currently zoned AO (Agricultural Open Space) requested zone is PUD (Planned Unit Development). Property is located S. of Wolf Bay Dr. and E. of Stan Mahoney Ln. Applicant is Downey Family Limited.

Anyone interested in this proposed rezoning request maybe heard at a public hearing scheduled for April 20, 2022 in the City Hall Council Chambers located at 407 W. Laurel Ave. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Wes Abrams
Planning Commission Chairman

138
New Business
11

Foley

CITY OF FOLEY, ALABAMA
APPLICATION FOR
ZONING OF PROPERTY

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DBED, AND CORPORATION OWNERSHIP INFORMATION):
9880 S HICKORY ST, FOLEY, AL 36535
PPINs 200268 & 80852
2.7 acres legal: 313(S) X 377(S) in Beg At Pt 710' S & 40' E Of Nw Cor Of Sec 8, Th E 377(S), Th S 313.1', Th W 377(S), Th N 313(S) To Pcb Sec 8-T8s-R4s (Exec D) Pp245 Pg988 (Death Cert)
16 acres legal: 16 Ac(Or) W 1/2 Of Nw1/4 Of Nw1/4 Less & Except Fm Sw Cor Of Nw1/4 Of Nw1/4 Run E 40'(S) & N 330'(S) To Pcb, Th N 313(S), Th E 377(S), Th S 313.1', Th W 377(S) To Beg In Nw1/4 Of Nw1/4 Sec 8-T8s-R4s (Exec D)(Survivorship) Death Cert
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
3. APPROXIMATE SIZE OF PROPERTY: 18.7 AC
4. PRESENT ZONING OF PROPERTY: Single Family / Agricultural
5. REQUESTED ZONING: PUD Multi Family
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY: The 2.7 ac tract is currently a single family residence, the 16 acre tract is agriculture/timber
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
The proposed use is a for-rent single family cottage development with a main street and homes that front on greens with parking in the rear. The property will comprise of two lots with multiple structures on each at a density of 6-10 / acre
8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.

I CERTIFY THAT I AM THE PROERTY OWNER AND ATTEST THAT ALL FACTS AND INFORMATION SUBMITTED ARE TRUE AND CORRECT.

DATE: 4/1/2022

Kenneth M Teem POA for Kenneth E Teem
Kenneth M. Teem POA for Kenneth E. Teem
PROPERTY OWNER/APPLICANT

Physical Address: 17280 Loren Fulford Ln. Bon Secour, AL 36511
Mailing Address: P.O.Box 6 Bon Secour, AL 36511

PROPERTY OWNER ADDRESS
251-424-3765
PHONE NUMBER
MartinTeem051@gmail.com
EMAIL ADDRESS

Planning Commission Report
By Miriam Boutwell
April 2022
Rezoning Report

Name: Hickory Street Community

Applicant: Kenneth M Teem POA Kenneth E Teem

Location: Southeast corner of CR 20 & Hickory Street

Existing Zoning: AO – Agricultural Open Space

Requested Zoning: PUD – Planned Unit Development

Future Land Use: Residential Medium Density

Acreage: 18.79 acres

Units: 152

Flood Zone: X
(Unconfirmed)

Comments:

REQUIREMENTS:	PROPOSED:
Maximum Density = 14	8.1 (152 Units)
Minimum Open Space = 25%	42.86%

CDD Report for Planning Commission

By Eden Lapham
3/28/22

Site Plan Review

Project Name:	Hickory Street Community PUD
Applicant:	Chad Watkins
Location:	SE corner of CR 20 & Hickory St
PPIN(s):	200268, 80852
Existing Zoning:	AO - Agricultural Open Space
Flood Zone:	X (Unconfirmed)

Comments:	<div>- Mixed unit type development - 107 cottages & 45 row houses. - Requesting narrow internal setbacks of 10' off "Mainstreet" through center & 8ft between cottages (explained would have to have fire rated walls) surrounding shared greenspace "front yards". - All cottages on East side within 100' of SFR are single story.</div>
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Zone: PUD		Initial Proposal	Revised Proposal
		R-3 MF TH	PUD
		11/10/21	3/28/22
	Allowed		
Total Dwelling Units	205.7	200.0	152.0
Max Density/Acre	11.0	10.7	8.1
Effective Buildable Density (excludes stormwater)		n/a	tbd
Min Lt Area	1 acre	18.7 ac	18.7 ac
Min Lot Width@BL	40	625'	625'
Min FY Depth	20	n/a	N end ~50'
Min RY Depth	15	n/a	S end >50'
Min RY/Pool Depth	10	n/a	n/a
Min SY Width	10 / 50 if MF by SF	n/a	E=50', W=20'
Open Space Reservation	25% of site	4.1 ac	
Max Bldg Area	50% gross lot	3 ac	
Max Height	85	n/a	<50'
Max Stories	6	2.0	1 or 2
Off St Parking (Res) per Ur	2per = 240	484.0	305.0

Public/Private Benefit?	
Onsite Amenities?	Clubhouse & pool on large greenspace/stormwater pond lot. Internal sidewalks & trail network encircling development. Cottages face shared greenspaces with parking in rear.
Offsite Amenities?	
Sale or Lease?	Lease
Overlay Districts?	n/a
Stormwater Plan?	pond in greenspace near SW corner. McSwain drainage crosses near south end.
Required Buffers?	70' on east side, with plans to cut in half by adding fence/trees
Need to know:	Utility Letters, Traffic Analysis, Site Plan review w/PC, LDP, Impact Fees

* Where multi-family is located adjacent to single family, min RY & SY are 50 ft.
Also, structures over 2 stories add 1ft setback for each ft over 35 high, max 50ft.

NOTES:
Future Land Use - RM Residential Medium Density
Adjacent to: R1C, R1D, Unzoned BC District 27



Engineering Department
Post Office Box 1750
200 North Alston Street
Foley, Alabama 36536
Tel 251.970.1104
Fax 251.970.2398
www.cityoffoley.org

141

To: CDD Staff

cc: City of Foley Planning Commission

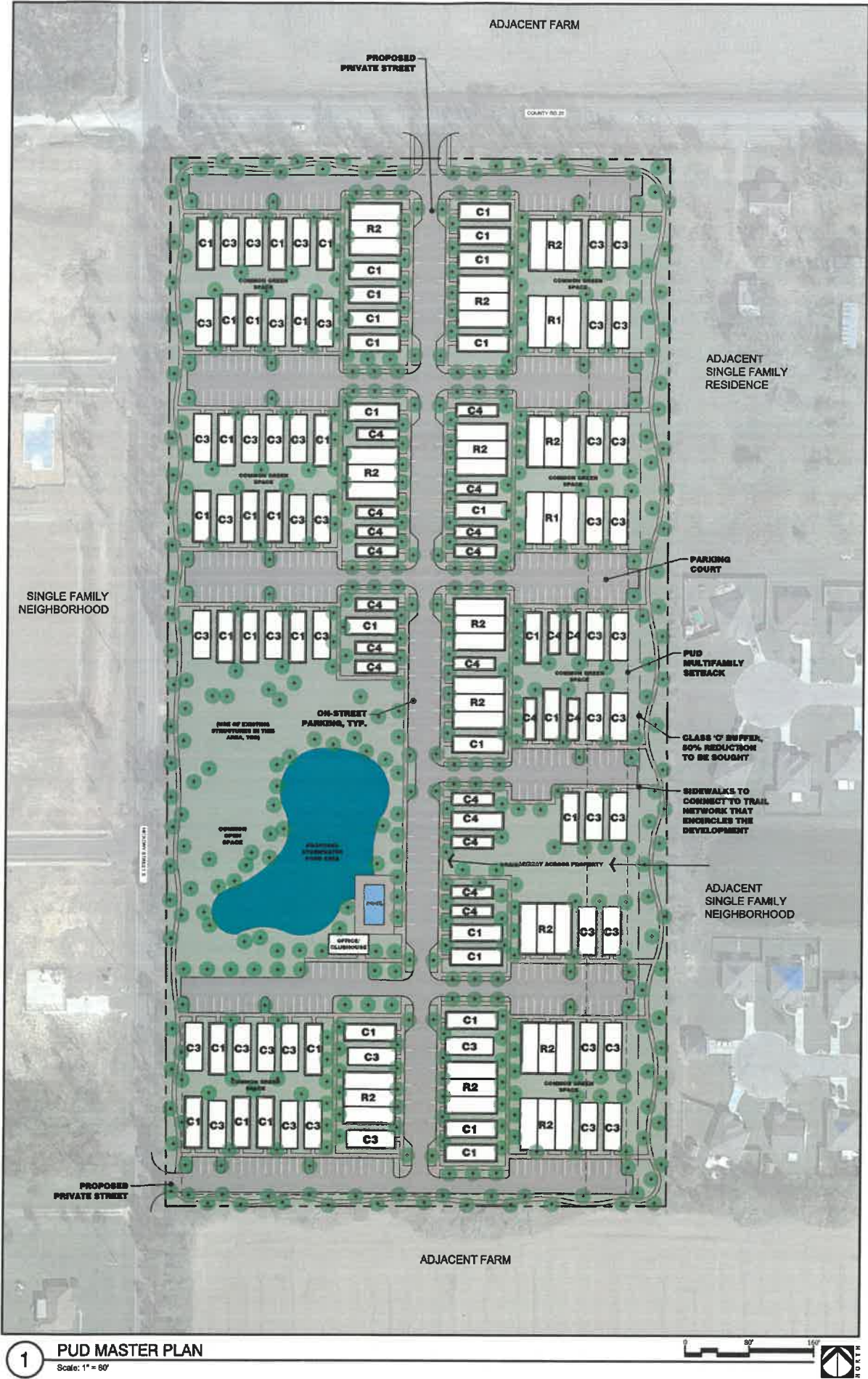
From: Chad P. Christian, P.E.

Date: 4-4-22

Re: Teem Rezoning

Engineering is not opposed to the requested Rezoning. Please provide trip generation analysis to determine if a detailed Traffic Impact Study is required.

Chad P. Christian, P.E.
City Engineer



SITE DATA				
ITEM	EXISTING	ALLOWED	REQUIRED	PROPOSED
TOTAL SITE AREA:	818,851 SF (18.79 AC.)			
ZONING:	A-O			PUD-MF
LAND USE:	VACANT			RESIDENTIAL
TOTAL UNITS:		263 UNITS		152 UNITS
C1 - COTTAGES, 22x65, 2 STORY, 3 BR				34 UNITS
C2 - COTTAGES, 22x65, 2 STORY, 4 BR				7 UNITS
C3 - COTTAGES, 22x60, 1 STORY, 3 BR				46 UNITS
C4 - COTTAGES, 16x53, 2 STORY, 2 BR				20 UNITS
R1 - ROW HOUSES, (3-PACK, 22x65, 1 STORY, 2 BR)				9 UNITS
R2 - ROW HOUSES, (3-PACK, 22x65, 2 STORY, 4 BR)				36 UNITS
DENSITY:		14 DU/AC		8.1 DU/AC
YARD DEPTH REQUIREMENTS:				
FRONT YARD			20' MIN.	10', REQUESTED
REAR YARD			15' MIN.	15'
SIDE YARD			5' MIN.	5' MIN.
SIDE YARD ABUTS STREET			UN-NOTED	20'
BUILDING AREA		50% OF GROSS LOT AREA, MAX.		4.72 AC. OR 25.1%
OPEN SPACE			25% MIN.	8.05 AC. OR 42.86%
BUILDING HEIGHT		50' MAX.		< 50' HT.
TOTAL PARKING SPACES (2/UNIT)(a):			304 SPACES	330 SPACES
(a) PARKING SPACES ARE SIZED AT 10'x20'.				

PUD NARRATIVE
HICKORY STREET COMMUNITY IS A PROPOSED MULTIFAMILY "COTTAGE" DEVELOPMENT INTENDED TO ACCOMMODATE THE DEMAND FOR LONG-TERM RENTALS IN OUR MARKET, AT MARKET RATE, THROUGH THOUGHTFUL SITE AND TRADITIONAL GULF COAST ARCHITECTURAL DESIGN.

SPECIFIC TO THE ORDINANCE, ADDITIONAL INFORMATION IS ADDRESSED BELOW:
PUBLIC BENEFITS
JOB CREATION, DURING CONSTRUCTION
HOUSING FOR THE "MISSING MIDDLE", WHICH CAN BE MIDDLE-SIZED PRODUCT, OR MIDDLE ATTAINABILITY, BUT SPEAKS TO A NEED FROM DOWNSIZING BOOMERS, SINGLE-PERSON HOUSEHOLDS, AND MILLENIALS WHO WANT NEIGHBORHOODS AND WALKABILITY.

PRIVATE BENEFITS
HIGH-QUALITY COMMON AMENITIES, SUCH AS POOL, CLUBHOUSE, COMMON GREEN SPACES, AND AN EXTENSIVE SIDEWALK AND TRAIL NETWORK.
LUSH LANDSCAPING THROUGH THE REQUIRED PERIMETER BUFFER, STREETSCAPE TREATMENTS, AND COMMON GREEN SPACES.
PROXIMITY TO LOCAL DESTINATIONS

SITE LOCATION AND SIZE WITH LEGAL DESCRIPTION
LEGAL DESCRIPTION AS FOLLOWS: (INSERT HERE)

OWNERSHIP INTERESTS
DOCUMENTS INCLUDED IN APPLICATION SET.

SITE CONTEXT
(THE RELATIONSHIP OF THE SITE TO EXISTING DEVELOPMENT IN THE AREA, INCLUDING STREETS, UTILITIES, RESIDENTIAL AND COMMERCIAL DEVELOPMENT, AND PHYSICAL FEATURES OF THE LAND INCLUDING PERTINENT ECOLOGICAL FEATURES)
THE SITE FRONTS ON CR20 AND HICKORY STREET. THE CR20 EXTENSION TO CR85 IS UNDERSTOOD TO BE ON THE 5-YEAR PLAN, MAKING THIS DEVELOPMENT A PRIME LOCATION FOR THIS TYPE OF HOUSING PRODUCT. THE SITE IS CURRENTLY USED FOR AGRICULTURE WITH A FARMSTEAD. A FARM POND IS LOCATED ON THE SITE, WHICH WILL BE MODIFIED AS NEEDED FOR STORMWATER MANAGEMENT. STORMWATER FROM THE EAST MOVES THROUGH THE SITE CURRENTLY, AND THIS WILL BE CONSIDERED AND ACCOMMODATED AS PLANNING, DESIGN, AND ENGINEERING PROGRESS.

SITE DATA TABLE
(THE DENSITY OR INTENSITY OF LAND USE TO BE ALLOCATED TO ALL PARTS OF THE SITE TO BE DEVELOPED TOGETHER WITH TABULATIONS BY ACREAGE AND PERCENTAGES THEREOF.)
SEE GRAPHIC ABOVE.

COMMON INTERESTS
(THE LOCATION, SIZE AND CHARACTER OF ANY COMMON OPEN SPACE, COMMON OWNED FACILITIES AND THE FORM OF ORGANIZATION PROPOSED TO OWN AND MAINTAIN ANY COMMON OPEN SPACE AND COMMON OWNED FACILITIES.)
THE ENTIRETY OF THIS PROPERTY WILL BE HELD BY A SINGLE ENTITY, WHICH HAS NOT YET BEEN ESTABLISHED. THIS DEVELOPMENT WILL OPERATE MUCH LIKE AN APARTMENT COMPLEX WITH SERVICES, COMMON AREA MAINTENANCE AND AMENITIES PROVIDED AS PART OF THE RENTAL PACKAGE.

BUILDINGS
(THE USE AND TYPE OF BUILDINGS, I.E., SINGLE-FAMILY DETACHED, TOWNHOUSES, OR GARDEN APARTMENTS, PROPOSED FOR EACH PORTION OF THE AREA INCLUDED WITHIN THE OUTLINE DEVELOPMENT PLAN.)
THE PROPOSED BUILDINGS ON SITE ARE NOTED ON THE PLAN AND CODED FOR REFERENCE TO THE SITE DATA TABLE. THE FOLLOWING SHEET MP102 HAS EXAMPLE ARCHITECTURAL PATTERNS THAT WILL BE USED TO GUIDE DESIGN.

ENGINEERING FEASIBILITY
(THE ENGINEERING FEASIBILITY AND PROPOSED METHOD OF PROVIDING REQUIRED IMPROVEMENTS SUCH AS STREETS, WATER SUPPLY, AND STORM DRAINAGE AND SEWAGE COLLECTION.)
THE MAIN STREET IS PROPOSED TO BE BUILT TO CITY STANDARDS AND DEDICATED TO THE CITY. THE COTTAGES' PARKING COURTS ARE TO BE HELD AND MAINTAINED BY THE OWNERSHIP ENTITY.

COVENANTS, ETC.
(THE SUBSTANCE OF COVENANTS, GRANTS OR EASEMENTS OR OTHER RESTRICTIONS PROPOSED TO BE IMPOSED UPON THE USE OF THE LAND, BUILDINGS AND STRUCTURES INCLUDING PROPOSED EASEMENTS FOR PUBLIC UTILITIES.)
GIVEN THAT THE PROPERTY IS UNDER A SINGLE OWNER, THERE ARE NO MAJOR COVENANTS OR RESTRICTIONS. THE BUSINESSES WILL OPERATE PER STANDARD PRACTICE.

PARKING/PEDESTRIAN ACCOMMODATIONS
(THE PROVISIONS FOR PARKING VEHICLES AND THE FUNCTION AND LOCATION OF VEHICULAR AND PEDESTRIAN SYSTEM FACILITIES.)
PARKING IS PROVIDED THROUGH ON-STREET PARALLEL SPACES, AS WELL AS IN PARKING COURTS ON THE "REAR" SIDE OF THE COTTAGES. THE PARKING COURTS ARE TUCKED BEHIND THE FIRST TIER OF 2-STORY BUILDINGS ALONG THE STREET TO DE-EMPHASIZE THOSE PAVED AREAS. AS AN ADDED BENEFIT, THE PARALLEL SPACES SHOULD CALM TRAFFIC ALONG THE MAIN STREET.

OPEN SPACE
(THE PROVISIONS FOR THE DISPOSITION OF OPEN SPACE INCLUDING ITS DEVELOPMENT OR NON-DEVELOPMENT CHARACTER AND FUNCTION.)
OPEN SPACE IS SHOWN GRAPHICALLY ON PLAN IN A DIAGRAM ON MP102. % CALCULATIONS ARE INDICATED IN THE SITE DATA TABLE. MINIMUM OPEN SPACE SHALL BE 25% OF THE OVERALL PUD NOT INCLUDING AREAS RESERVED FOR DRAINAGE PURPOSES.

PHASE DEVELOPMENT
(IN THE CASE OF PLANS WHICH CALL FOR DEVELOPMENT OVER A PERIOD OF YEARS, A SCHEDULE SHOWING THE PROPOSED TIMES WITHIN WHICH APPLICATION FOR FINAL APPROVAL OF ALL SECTIONS OF THE PLANNED UNIT DEVELOPMENT ARE INTENDED TO BE FILED.)
THE DEVELOPMENT IS INTENDED TO BE BUILT IN ONE PHASE. (VERIPA)

ADDITIONAL INFO
(ANY ADDITIONAL DATA, PLANS OR SPECIFICATIONS AS THE APPLICANT OR THE CITY MAY BELIEVE ARE PERTINENT TO THE PROPOSED PLANNED UNIT DEVELOPMENT.)
NOTHING AT THIS TIME

APPLICATION AND FEES
INCLUDED AS SEPARATE DOCUMENTATION.

MASTER SIGNAGE PLAN
(A MASTER SIGNAGE PLAN MEETING THE CRITERIA OF ARTICLE XXI, SECTION 21.7.)
IN LIEU OF A FULL SIGNAGE PLAN, THE LOCATIONS FOR SIGNAGE ARE AT BOTH EGRESS POINTS ON CR20 AND HICKORY, RESPECTIVELY. NO OTHER FRONTAGE-SPECIFIC SIGNAGE IS CONTEMPLATED.

THE REASON A PLANNED UNIT DEVELOPMENT WOULD BE CONSISTENT WITH THE CITY'S STATEMENT OF PURPOSE ON PLANNED UNIT DEVELOPMENT.
THE REASON A PUD IS CONSISTENT WITH THE CITY'S PURPOSE IS BECAUSE OF THE "GRAY AREA" THAT THIS MIXED-PRODUCT TYPE, TND-STYLED, WALKABLE DEVELOPMENT INHABITS. THIS IS NOT TRADITIONAL APARTMENT MULTIFAMILY, BECAUSE THE ROW HOUSES NOTED ARE FEW, AND FIT WELL INTO THE SURROUNDING DETACHED HOMES. THIS IS NOT A TRADITIONAL SINGLE-FAMILY SUBDIVISION, AS IT OPERATES LIKE AN APARTMENT COMPLEX VIA THE RENTAL NATURE AND COMMON ELEMENT MANAGEMENT BY THE OWNER. IT COULD BE CONSIDERED "MULTIFAMILY COTTAGES", WHICH FIT THE LAND DEVELOPMENT PATTERN OF NEARBY SINGLE-FAMILY DEVELOPMENT, WHILE OFFERING THE ATTAINABILITY OF NEARBY RENTAL APARTMENTS. THE ATYPICALITY, WHICH REQUIRES NON-TRADITIONAL CONSIDERATION OF THE DESIGN (WALKABLE AND COMPACT PATTERNS WITH AMPLE AND CONTIGUOUS GREEN SPACE) OF THE PROJECT MAKES IT CONSISTENT WITH THE PURPOSE OF A PUD.

NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

A Site Development Plan Set for the Proposed
Hickory Street
Community PUD
Foley, Alabama

Revisions		
No.	Date	Revisions / Submissions
04.01.22		FOR CITY SUBMITTAL

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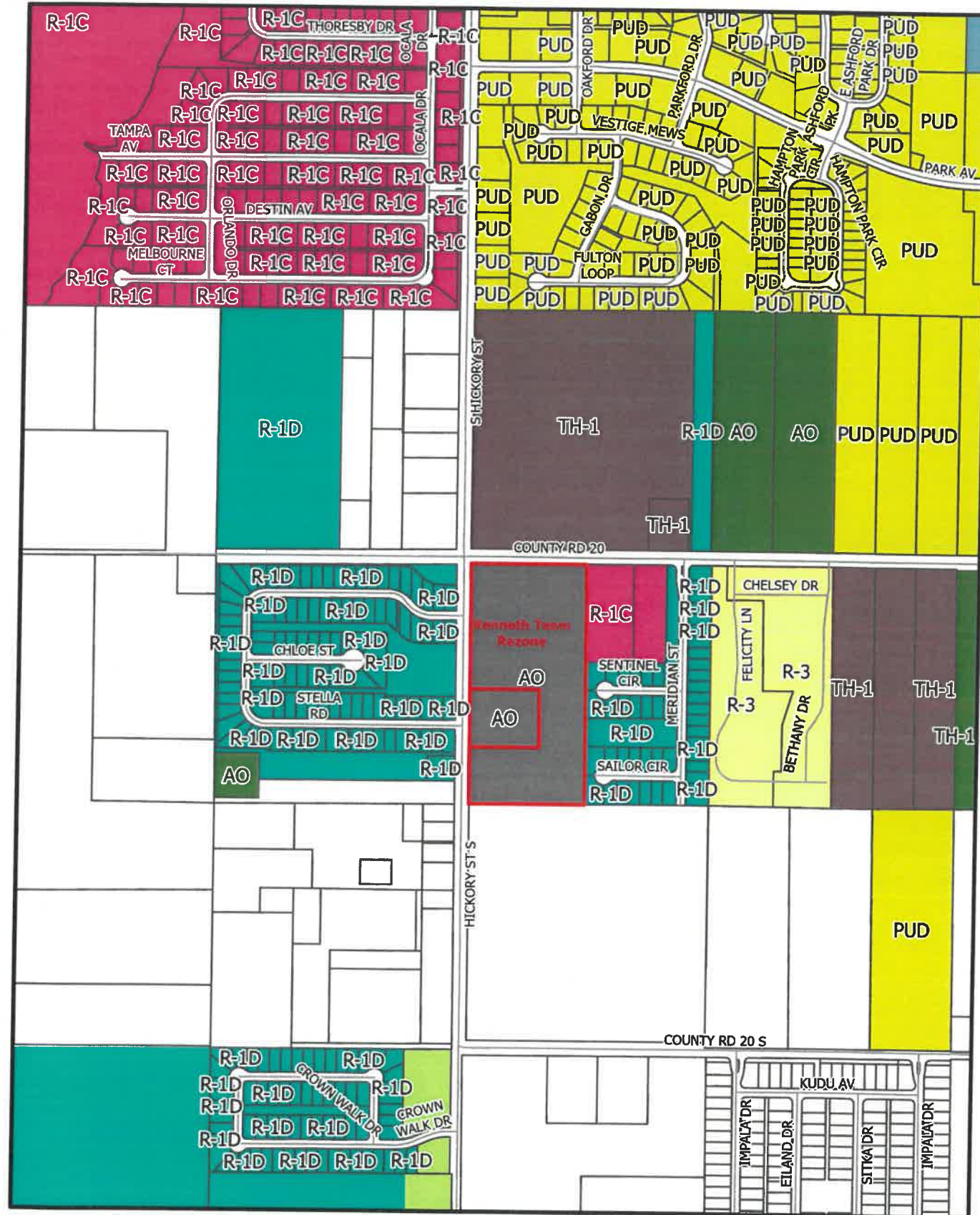
LCW/BH Drawn LCW Project Manager LCW Principal 213425-001 Project No. 11.09.21 Date	Registration STATE OF ALABAMA LESTER CHAD WATKINS REGISTERED LANDSCAPE ARCHITECT NUMBER 518
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Sheet Title

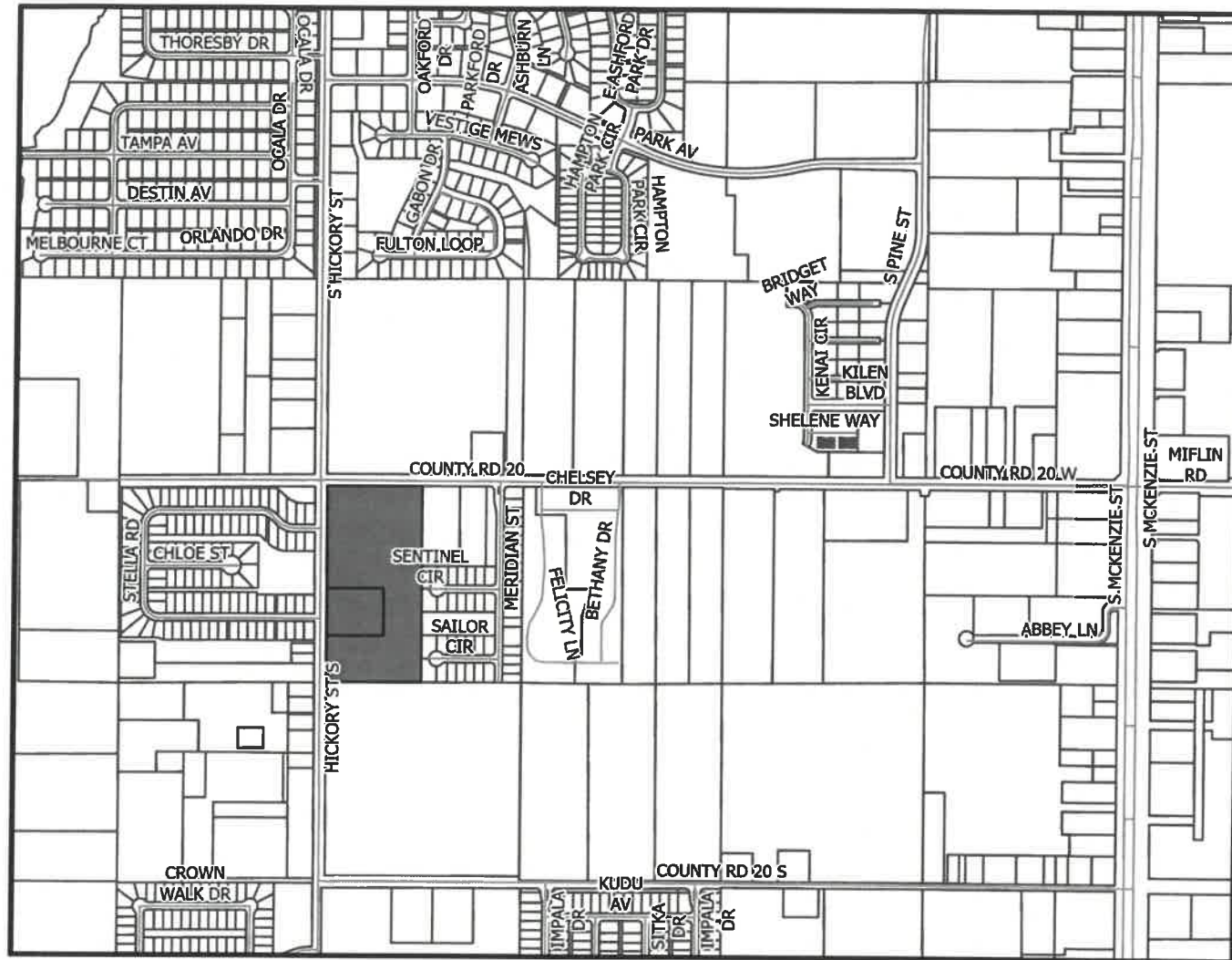
PUD MASTER PLAN

Sheet No.
MP101

Kenneth Teem Adjacent Zones



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 18.79 +/- acres. Property is currently zoned AO (Agricultural Open Space) requested zone is PUD (Planned Unit Development). Property is located at the SE corner of County Rd. 20 and Hickory St. Applicant is Kenneth Teem.

Anyone interested in this proposed rezoning request maybe heard at a public hearing scheduled for April 20, 2022 in the City Hall Council Chambers located at 407 W. Laurel Ave. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Wes Abrams
Planning Commission Chairman