

**CITY OF FOLEY
PLANNING COMMISSION**

WORK SESSION

March 9, 2022

City Hall

Council Chambers

At 5:30 p.m.

&

MEETING

March 16, 2022

City Hall

Council Chambers

At 5:30 p.m.

PLANNING COMMISSION WORK SESSION AGENDA

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

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The City of Foley Planning Commission will hold a work session meeting March 9, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

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.

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.

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.

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.

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.

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.

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.

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

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

10. Zoning Ordinance Amendments

ADJOURN:

Note: *Denotes property located in the Planning Jurisdiction

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

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The City of Foley Planning Commission will hold a meeting March 16, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

MINUTES:

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

PUBLIC HEARING:

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NEW BUSINESS:

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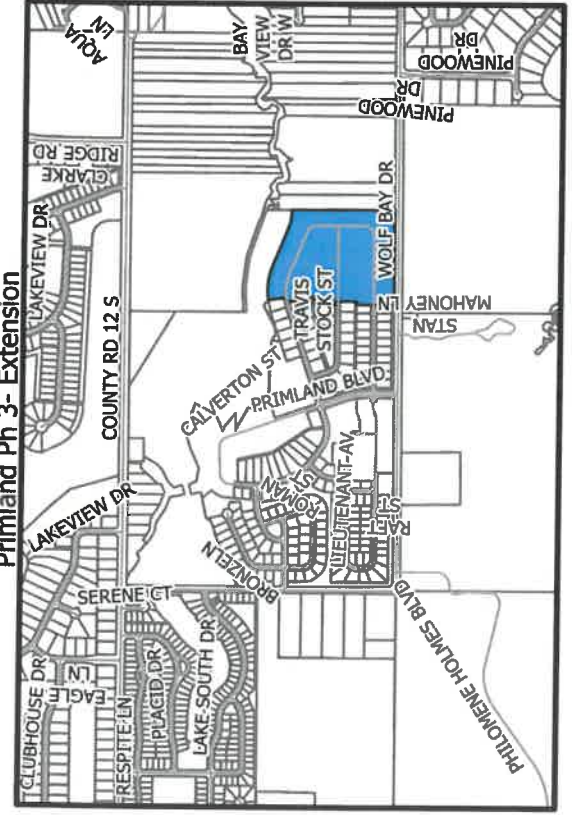
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10. **Zoning Ordinance Amendments**

ADJOURN:

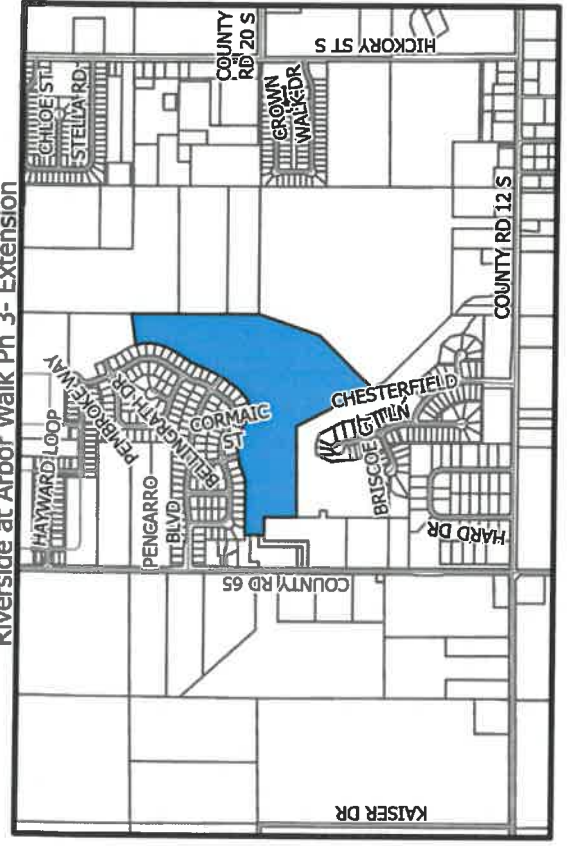
LOCATOR MAP



New Business # 1
Primland Ph 3- Extension



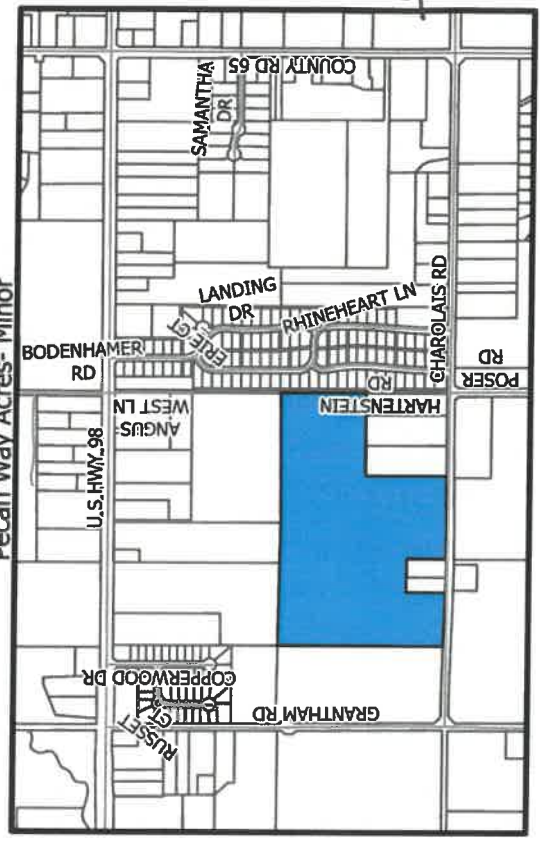
New Business # 2
Riverside at Arbor Walk Ph 3- Extension



New Business # 3
RaceTrac- Site Plan Review



New Business # 4
Pecan Way Acres- Minor



LOCATOR MAP

New Business # 5
Foley Villas Subdivision-Minor



New Business # 6
David Smith-Rezone



New Business # 7
Live Oak Village IV- Preliminary



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PLANNING COMMISSION WORK SESSION MINUTES

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

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The City of Foley Planning Commission held a work session meeting February 9, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. 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. Members present were: Larry Engel, Deborah Mixon, Vera Quaites, Ralph Hellmich, Wes Abrams, Phillip Hinesley, and Bill Swanson. Absent member was Calvin Hare.

WORK SESSION:

1. Gary Flowers- Initial Zoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the initial zoning of 1.03 +/- acres. Proposed zoning is B-1A (Extended Business District). Property is located S. of County Rd. 12 S. and W. of State Hwy. 59. Applicant is Gary Flowers.

Mrs. Miriam Boone explained a few months ago a subdivision was approved in order to make the lot larger for the construction of a Circle K. She explained the portion that was added to the lot was not in the city limits. She stated that portion has since been annexed and this request is to zone that portion of the property.

2. MDM Services, Inc.- Circle K Site Plan

The City of Foley Planning Commission has received a request for a site plan approval for Circle K. The property is located S. of County Rd. 12 S. and W. of State Hwy. 59. Applicant is MDM Services, Inc.

Chairman Abrams stated Circle K is requesting a site plan approval which will be located on the lot discussed as agenda item #1.

3. FDR Properties, Inc.- Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 1.97 +/- acres. Property is currently zoned B-3 (Local Business District). Proposed zoning is R-1A (Residential Single Family). Property is located at 21311 County Rd. 12 S. Applicant is FDR Properties, LLC.

Mrs. Boone stated there is currently a single family home with a swimming pool and enclosure located on the lot. She stated they are wanting to rezone the property to R-1A in order to match the existing use.

Commissioners had no questions or issues with the rezoning request.

4. Carolyn Mullis- Minor

The City of Foley Planning Commission has received a request for approval of the Carolyn L. Mullis Subdivision a minor subdivision which consists of 7.9 +/- acres and 3 lots. Property is located W. of State Hwy. 59 adjacent to Abbey Ln. Applicant is Carolyn L. Mullis.

Mrs. Boone explained at a previous meeting Mr. Buddy Mullis had mentioned the possibility of working with neighboring owners to create an entrance into the back of the properties. She stated

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this was not a requirement and Mr. Randy McKinney the applicant's representative has been made aware of the discussion. She explained lots not touching State Hwy. 59 will not be allowed to erect signage on State Hwy. 59.

5. Resubdivision of Lot 1 of Foley Crossroads- Minor

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lot 1 of Foley Crossroads a minor subdivision which consists of 138.68 +/- acres and 3 lots. Property is located at the SW corner of the Foley Beach Express and County Rd. 20. Applicant is Byrd Sons Residual Trust.

Mrs. Boone stated the request is meeting the approved PUD requirements. She explained she has checked with the City Engineer and they are meeting the road requirements for County Rd. 20.

6. *The Cove at Cotton Bayou Phase 1- Minor

The City of Foley Planning Commission has received a request for preliminary approval of The Cove at Cotton Bayou Phase 1 which consists of 35.27 +/- acres and 53 lots. Property is located E. of County Rd. 65 and N. of Arbor Walk Subdivision. Applicant is RAM-Cotton Bayou Subdivision Partners, LLC.

Mrs. Boone stated the property is unzoned and located in Baldwin County. She explained the east portion is in a flood zone which appears to have been taken into account.

Mr. Jeff Phillips stated a turn lane will need to be added with phase 2.

Commissioner Hellmich stated he feels the turn lane should be recommended with phase 1 due to the traffic issues on County Road 65.

Mr. Trey Jinright stated this is a unique situation due to some pending projects being done to the north of the development. He explained an 80' dedicated right of way has been donated to Baldwin County for road improvements. He stated the request to install the turn lane with phase 2 is due to a timing and coordinating factor. He explained Baldwin County has given their approval for the preliminary and they expect the project to move forward quickly.

7. Cypress St./Crimson Land Development- Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 17 +/- acres. Property is currently zoned B-1A (Extended Business District), PO (Preferred Office District), AO (Agricultural Open Space) and R-2 (Residential Single Family and Duplex). Proposed zoning is R-3 (Residential Multi-Family). Property is located S. of Michigan Ave. between Cypress and Bay St. Applicant is Crimson Land Development LLC.

Mrs. Boone stated staff has been working with the applicants on the layout for several months. She explained the applicant is requesting to rezone four parcels to R-3 which is a planned district. She stated the plan provided for the development will serve as a site plan and be a part of the rezoning ordinance.

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Mr. Nick Wilmott stated they have met with city staff several times regarding the development. He explained as requested by staff the townhomes abutting existing residential will not be over two stories.

Commissioner Hellmich asked if they would be connecting to the city sidewalks located to the east and west of the development.

Mr. Wilmott stated there will be sidewalks within the development. He explained they are not opposed to connecting to the existing sidewalks. He stated they can extend the sidewalk to Michigan Ave. without any issues and will try to figure out a way to connect to the east side.

8. Magnolia Landing LLC- Rezoning

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 R-1D (Residential Single Family) and B-2 (Neighborhood Business District). Proposed zoning is PUD (Planned Unit Development). Property is located W. of Hickory St. and N. of County Rd. 12. Applicant is Jade Consulting.

Mrs. Boone explained the applicant is requesting to rezone the property to a PUD due to the other phases of the development currently being zoned PUD.

Commissioner Hellmich asked if they could possibly shift the road south further away from the Crown Walk subdivision.

Mr. Jinright stated the road was approved as part of another development and is being handled by Dewberry. He explained they have received their Corp permits for the construction of the road. He stated he will let Dewberry know about the request.

Chairman Abrams asked for details about the enhanced natural buffer.

Mr. Jinright passed out updated renderings. He stated they have surveyed the trees and are working on a berm and landscape plan to help shield the vision. He explained the buildings have been shifted since talking with the Crown Walk residents. He stated they have also agreed to not place any windows on the north side of the buildings facing Crown Walk as the residents requested.

Commissioner Hellmich asked if there was a possibility of dropping the buildings abutting residential homes to two stories.

Mr. Jinwright stated dropping the buildings down to two stories affects the development a lot. He explained he will have visuals showing the line of sight by next week. He stated they are doing what they can to address the residents' concerns and have shifted the buildings further back from the existing residences than was previously submitted.

Commissioner Mixon asked if they could guarantee the mature trees, berm, and fence would be put into place.

Mr. Chad Watkins stated at this time they have surveyed the existing trees and their intent is to work around the existing good mature trees.

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Commissioner Mixon stated she understands the residents' concerns. She explained if she was a single woman living in the area she would not want people from the apartments to be able to look into her home and backyard from a three story building.

Mr. Watkins stated their intent is to evaluate the existing trees and canopies and fill in any holes.

Commissioner Hellmich stated it is very important that the buildings have been reoriented in another direction which decreases some of the sight visibility issues. He explained it will be helpful to have the renderings on the line of sight by next week's meeting. He asked why the buildings are different sizes.

Mr. Jinright stated the building size difference is due to the number of bedrooms in the units. He explained the buildings are approximately 110' from the Crown Walk subdivision and they can shift the buildings to put the smallest building in the center if needed.

Commissioner Hellmich stated the biggest issue is the line of sight and people looking down from the apartments into the resident's yards and homes.

Chairman Abrams stated pushing back and changing the orientation of the buildings helps a lot.

Commissioner Hellmich explained his understanding is the current drainage problem in the area is due to unmaintained and restricted areas and this development will enhance the drainage.

Mr. Jinwright stated the development will help the drainage in the area.

Commissioner Engel stated a lot of pavement is being added for the development.

Mr. Jinwright explained Crown Walk is technically upstream from this development. He stated they are going to be picking up some drainage water from the other side of the berm in the residents back yards and put it into the apartment developments drainage system.

Commissioner Hellmich stated the drainage details for the development will be submitted and reviewed at a later time.

Mr. Jinwright explained there is 47% open space within the development. He stated a larger open space was reserved in case the ponds need to be increased.

Commissioner Hellmich explained none of the 25% open space required in a PUD can be used to handle required detention.

Mrs. Boone explained since this is a PUD the layout will be a part of the rezoning ordinance. She stated slight modifications within the PUD may be made but any major changes that could negatively affect the neighbors would have to be brought before the Planning Commission.

Commissioner Engel stated with all the new developments going along Hickory St. and County Road 65 traffic is going to be a disaster. He asked if there were any details on Baldwin County's plan for the roads.

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Commissioner Hellmich explained Baldwin County currently has a traffic engineer studying 14 intersections and there will be improvements. He stated there has been discussion regarding adding a signal or traffic circle at the Hickory Street and County Road 20 intersection. He stated the improvement will depend upon the traffic study outcome.

9. Grand Riviera- Discuss possible PUD Changes

The City of Foley Planning Commission has received a request to discuss changing the current PUD to allow multi-family use. Applicant is WAS Design.

Mr. Watkins explained the owner of the property recently approached him about the possibility of modifying the PUD to allow multi-family on some of the lots facing James Rd. He stated the current PUD for the area allows mixed uses for things like institutional, hospitality and professional offices. He explained he has been told the product will be similar to Jubilee Ridge in Gulf Shores and consist of approximately 100 one and two story units.

Commissioner Hellmich stated he noticed there is only one access and that will possibly be an issue for the fire department.

Mr. Watkins stated they will have to deal with meeting all the requirements. He stated he wanted to get the Commissioners feedback before they went into a lot of detail with the plans.

Chairman Abrams stated he currently sees no big issues. He explained the property is located near OWA, an RV park and other commercial properties.

Commissioner Hellmich stated the entrance and drainage will have to be addressed.

10. Subdivision Regulation Amendments

The City of Foley Planning Commission has received a request to approve the proposed Subdivision Regulation amendments to section 4.2 E.

Mr. Casey Pipes explained the proposed amendments will pertain to exempt subdivisions that result in 10 acres or more. He stated the regulations currently read each parcel shall have frontage on a maintained right of way which will be changed to read each parcel shall have frontage on a publically maintained right of way.

11. Moratorium on Subdivision Exemptions-

The City of Foley Planning Commission has received a request to approve the proposed moratorium on Subdivision Exemption approvals.

Mr. Pipes stated he is not an advocate for a moratorium but wanted to give the city an option if one is needed. He explained there has been some discussion regarding modification to the regulations. He stated the moratorium can be put into place if needed until the modifications are in place. He stated if a moratorium is put into place it would stop staff approval and require Planning Commission review and approval.

Commissioner Hellmich stated staff would have a meeting to discuss the need for a moratorium and will advise the Commission.

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12. Zoning Ordinance Amendments

Discuss proposed amendments

Mrs. Boone explained under joint residential and commercial use the wording of each 2,000 square feet of commercial must be built first or simultaneously with each family dwelling unit. She explained the proposed changes to the fences and walls.

Commissioner Hinesley stated he feels a 4' wooden fence allowed in a front yard could create a vision clearance issue.

Mr. Chad Watkins stated decorative may need to be added to metal fences. He stated this will allow staff to have the approval on if it is decorative or not.

Mrs. Boone went over the changes with the Commissioners regarding the duplex zone.

Commissioner Hellmich asked about adding verbiage regarding no more than two story multifamily developments maybe located adjacent to a single family residential use. He stated he doesn't have an issue with three story buildings but they create a problem when they are looking into people's yards.

Commissioners discussed setting a distance requirement for the limitations of the story of a building being located next to a residential use.

Mrs. Boone stated it could read when perpendicular to a single family zone the Planning Commission may require height restrictions.

Commissioner Hellmich stated he likes the option to have flexibility on the height restrictions when a proposed development abuts a residential use.

Mrs. Boone asked the Commissioners if they would like to reduce the density in the PDD which is currently 30 units per acre.

Commissioners stated they would like to see a decrease in the PDD allowed density.

ADJOURN:

Meeting adjourned at 7:40 p.m.

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

The City of Foley Planning Commission held a meeting February 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, Ralph Hellmich, Wes Abrams, Calvin Hare and Phillip Hinesley. Absent members were: Vera Quaite and Bill Swanson. 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.

Chairman Abrams called the meeting to order at 5:30 p.m.

MINUTES:

Approval of the January 12, 2022 and January 19, 2022 meeting minutes.

Commissioner Hellmich made a motion to approve the January 12, 2022 and January 19, 2022 meeting minutes. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to approve the January 12, 2022 and January 19, 2022 meeting minutes passes.

Chairman Abrams adjourned the regular meeting and opened the public hearing.

PUBLIC HEARING:

1. Gary Flowers- Initial Zoning

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

2. FDR Properties, Inc.- Rezoning

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

3. Carolyn Mullis- Minor

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

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

4. Resubdivision of Lot 1 of Foley Crossroads- Minor

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The City of Foley Planning Commission has received a request for preliminary approval of The Cove at Cotton Bayou Phase 1 which consists of 35.27 +/- acres and 53 lots. Property is located E. of County Rd. 65 and N. of Arbor Walk Subdivision. Applicant is RAM-Cotton Bayou Subdivision Partners, LLC.

Ms. Karen Berryhill resident of 10321 County Rd. 65 asked the Commission to look at the big picture of what is happening in the area. She stated within a half mile radius 518 homes/lots have been approved. She asked the Commission to give consideration in making sure that an increase in the transportation plan and traffic flow is looked at when developments are being approved. She explained County Rd. 65 is currently an extremely busy road.

Commissioner Hellmich explained the subdivision is outside the city limits but within the city's extra territorial jurisdiction. He stated Baldwin County is currently doing traffic studies in the area. He explained the future County Rd. 20 extension will help alleviate some of the traffic on County Rd. 65. He stated the city does work with the developers and accel, decel or turn lanes are added when needed.

Ms. Berryhill stated she feels the County Rd. 20 extension will increase the traffic on County Rd. 65.

Commissioner Hinesley explained he also lives off of County Rd. 65 and it is a nightmare trying to pull out on County Rd. 65.

Commissioner Engel stated the timing of installing the required turn lane was discussed at the work session.

Mr. Chad Christian stated staff is working with the developer on the timing of installing the turn lane. He explained the traffic study shows it needs to be installed with phase 3. He stated staff is requesting the turn lane be added with phase 2.

6. Cypress St./Crimson Land Development- Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 17 +/- acres. Property is currently zoned B-1A (Extended Business District), PO (Preferred Office District), AO (Agricultural Open Space) and R-2 (Residential Single Family and Duplex). Proposed zoning is R-3 (Residential Multi-Family). Property is located S. of Michigan Ave. between Cypress and Bay St. Applicant is Crimson Land Development LLC.

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Mr. Nick Wilmott explained a new rendering has been provided to show sidewalks have been added as requested by the Commissioners. He explained there is a portion of sidewalk to the south on Bay St. that should not have been added to the rendering. He explained there is no other sidewalk in that area to connect to and it would essentially lead to a utility building.

Commissioner Engel asked about the height of the buildings to be located on the east side of the property.

Mr. Wilmott stated the buildings on the east side will be two stories.

Ms. Michelle Deerman resident of 1225 S. Bay St. stated there are two approved developments, Heritage Lakes and Bay Street Village within two blocks which total 192 homes. She explained the traffic is already an issue on Juniper St. She asked if there were any plans and improvements for the intersection.

Commissioner Hellmich stated a traffic study will be done to determine if any improvements will be required. He explained there are plans for a traffic light or circle to be added at the Michigan Ave. and Juniper St. intersection. He stated the timing of the signal lights on State Hwy. 59 are controlled by ALDOT. He explained the city has to routinely contact ALDOT when the timing needs to be adjusted.

Ms. Deerman explained she owns a business in Orange Beach and purchased a home in Foley because she did not want to deal with traffic. She stated the addition of apartments will devalue her property and bring in shady people to the area. She asked the Commission to keep the area single family residential.

Commissioner Engel stated there are several developments currently going in the area which will increase the traffic.

7. Magnolia Landing LLC- Rezoning

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 R-1D (Residential Single Family) and B-2 (Neighborhood Business District). Proposed zoning is PUD (Planned Unit Development). Property is located W. of Hickory St. and N. of County Rd. 12. Applicant is Jade Consulting.

Mr. Trey Jinright explained after receiving comments from the Commissioners and citizens there have been modifications to the plan. He stated the modifications include placing two smaller buildings and a clubhouse on the north side of the property. He explained the buildings were pushed back to approximately 135' to 145' from the north property line. He stated there will be no windows or balconies located on the north side. He explained the owner and developer have agreed on balconies where there were concerns of having a north view and a shaded permanent structure would be installed. He stated the vegetation has not been cleared on the north property line because he is working with the developers who are handling the road. He stated the intent is to maintain the existing valuable vegetation and add more plantings to create a thicker buffer. He stated they will be adding a berm, fencing and planting larger mature trees to create a blockage of sight. He explained there was discussion of dropping the buildings to two stories. He stated in

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order to drop the buildings to two stories a third building would need to be added. He explained they are trying to keep the impervious surface to a minimum.

Mrs. Connie Kelly resident of 1086 Crown Walk Dr. explained she is taking care of her disabled husband and daughter. She stated her daughter cannot handle construction noises and they are being forced to move. She explained her home is for sale but no one wants to buy it once they find out a three story apartment will be in the backyard. She stated traffic in the area is horrendous. She asked if the Commissioners would want apartments in their backyard. She explained she has used her life savings to buy her home. She stated the birds, trees and sitting in her back yard is her only peace. She stated this request is because someone wants to make more money and take away her investment and peace.

Mr. Jim Wallace resident of 1141 Crown Walk Dr. explained they are creating a berm between this development and Crown Walk. He stated this area is a watershed and they are filling it in and pushing the water onto Crown Walk. He explained the proposed little ponds aren't big enough for all the water and will keep the developers land dry and everyone else's wet.

Mr. Jinright explained the berm is being created as a visual and sound buffer. He stated they will be catching the drainage in the area and bringing it into their retention ponds. He explained what they are doing will help the watershed and Crown Walk.

Mrs. Charlotte Travis resident of 1057 Crown Walk Dr. stated good people live in the Crown Walk community. She explained most are retirees who have spent their life savings to buy a home in a peaceful area that a developer is going to destroy. She stated she would like the Commissioners to think about the people in the area.

Mr. Jim Travis resident of 1057 Crown Walk Dr. explained the development will affect the drainage, privacy and the traffic in the area. He stated most of Crown Walk residents are retirees who are widows and veterans that have saved and bought homes in a nice area. He explained when purchasing their homes they were told the abutting property was zoned single family residential. He stated the Commission needs to think about the people in the area.

Mrs. Brenda Wallace resident of 1141 Crown Walk Dr. stated she has lived in Crown Walk for five years with her disabled husband. She explained the flooding in the subdivision has increased over the years due to new construction in the area. She stated the development will take away the privacy of the homeowners. She explained they want newcomers to enjoy the area but also want to preserve their right to safety. She stated a lot of owners have had to rip out carpet and sheetrock due to previous flooding. She explained the amount of rainfall has not been average recently and any help the city can provide to the residents is appreciated.

Ms. Linda Kious resident of 1038 Crown Walk Dr. stated she has pictures from 2017 showing the rainwater inches away from her doorsteps. She explained the improvements that have been made are appreciated but the flooding issues in the area are not resolved.

Mr. Steve Mudge resident of 1145 Crown Walk Dr. stated when he purchased his home he was told the property next to his was zoned residential single family. He stated the residents would like the property to stay as it is zoned today.

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Mrs. Boone stated the property is currently zoned B-2 and R-1D. She explained the R-1D zone allows 5 units per acre and a minimum lot width of 60'.

Commissioner Hare stated the property is 19 acres so they could build 95 residential homes under the current zone.

Commissioner Hellmich stated the buffer would not be required if single family residential is built on the property.

Commissioner Hare asked about the road being installed on the north side of the property.

Mrs. Boone stated the road was approved as part of another development as a secondary access for emergency vehicles.

Mr. Jinright stated if the apartments are not approved he has been told the property will be developed into residential rental homes.

Mr. Tim Etheridge resident of 1081 Crown Walk Dr. stated he moved to the area from Gulf Shores because of the reputation Foley has for caring about their people. He asked the Commission to leave the property zoned single family. He explained a change in the zoning will not benefit any of the current homeowners.

Mr. Wallace asked if anyone present was a qualified hydrologist. He stated if there was a qualified hydrologist reviewing the project it would be denied.

Mr. Christian stated a detailed drainage design will be provided by the engineer of record with the land disturbance permit.

Ms. Janis Stone explained she is extraordinarily disturbed and disheartened at the lack of due process. She stated seven people received revised plans 15 minutes before the meeting. She explained there was no time to study, learn, understand and prepare for such a meeting. She stated she is sick to her stomach, this is emotional, unfair and there is absolutely no due process. She explained she believes there is always a way but not given adequate time she feels the item should be tabled to allow them the opportunity to understand it better and prepare.

Mrs. Boone explained the process of the rezoning and recommendation by the Commission to Mayor and Council.

Ms. Stone stated last time the item was tabled and unfortunately now there are new plans. She explained they were told there was no need for them to come to the previous planning commission meeting since the item was tabled. She stated they did not show up and the reason they were told not to come is because no one wanted to hear what the residents had to say.

Commissioner Hellmich stated the item was not discussed at the Planning Commission meeting when the item was tabled. He explained the item was tabled so Mr. Jinright could respond to concerns and revise the plans due to residents' concerns.

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Ms. Stone stated the plans pouring in ten minutes before the meeting is traumatizing to the residents.

Mr. Jinright explained he received letters from the residents up until as late as yesterday and it took time to make adjustments to the plans to address the concerns.

Commissioner Mixon stated the holding ponds in the area are filled with debris and need attention.

Mr. Jinright stated the ponds for the development will be wet features which will be privately maintained by the apartment owners.

Ms. Stone asked Mr. Jinright if he was the owner of the property. She stated you can look online and see there is a lot going on that is under the surface and not truthful. She explained Mr. Owner/Developer was asked previously about the intent for this property and he said it would be left as single family residential. She asked why it is changing and stated he needs to be truthful.

Commissioner Hellmich stated he wanted to make it clear there is nothing going on underhanded. He explained it is very common for the firm handling the project to be listed as the applicant and to represent the owner.

Ms. Stone stated in a phone conversation with Mr. Jinright he was asked how he would like the apartments to be located in his backyard and his answer was he wouldn't. She stated for him to bring revised plans to the table so quickly is unethical.

Ms. Becky Oswald resident of 1157 Crown Walk Dr. asked if anyone has addressed the traffic issues.

Mr. Christian stated a detailed traffic study will be provided with the Land Disturbance permit. He explained road improvements for the intersection will be handled by Baldwin County. He stated he believes Baldwin County is currently doing a study on the intersection and is aware of the issues.

Chairman Abrams stated he understands this is an emotional item. He thanked Mr. Jinright for working with the residents and trying to resolve their concerns.

8. Subdivision Regulation Amendments

The City of Foley Planning Commission has received a request to approve the proposed Subdivision Regulation amendments to section 4.2 E.

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

Chairman Abrams closed the public hearing and reconvened the regular meeting.

NEW BUSINESS:

1. Gary Flowers- Initial Zoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the initial zoning of 1.03 +/- acres. Proposed zoning is B-1A (Extended

Note: *Denotes property located in the Planning Jurisdiction

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Business District). Property is located S. of County Rd. 12 S. and W. of State Hwy. 59.
Applicant is Gary Flowers.

Commissioner Hinesley made a motion to recommend the requested initial zoning to Mayor and Council. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to recommend the requested initial zoning to Mayor and Council passes.

2. MDM Services, Inc.- Circle K Site Plan

The City of Foley Planning Commission has received a request for a site plan approval for Circle K. The property is located S. of County Rd. 12 S. and W. of State Hwy. 59.
Applicant is MDM Services, Inc.

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

Motion to approve the requested site plan passes.

3. FDR Properties, Inc.- Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 1.97 +/- acres. Property is currently zoned B-3 (Local Business District). Proposed zoning is R-1A (Residential Single Family). Property is located at 21311 County Rd. 12 S. Applicant is FDR Properties, LLC.

Commissioner Hellmich 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.

4. Carolyn Mullis- Minor

The City of Foley Planning Commission has received a request for approval of the Carolyn L. Mullis Subdivision a minor subdivision which consists of 7.9 +/- acres and 3 lots. Property is located W. of State Hwy. 59 adjacent to Abbey Ln. Applicant is Carolyn L. Mullis.

Commissioner Mixon asked if the property would be cleared.

Mr. Randy McKinney the applicant's representative stated the majority of the property was already cleared a few years ago.

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

Motion to approve the requested minor subdivision passes.

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5. Resubdivision of Lot 1 of Foley Crossroads- Minor

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lot 1 of Foley Crossroads a minor subdivision which consists of 138.68 +/- acres and 3 lots. Property is located at the SW corner of the Foley Beach Express and County Rd. 20. Applicant is Byrd Sons Residual Trust.

Commissioner Hare made a motion to approve the requested minor subdivision. Commissioner Hellmich seconded the motion. All Commissioners voted aye.

Motion to approve the requested minor subdivision passes.

6. *The Cove at Cotton Bayou Phase 1- Minor

The City of Foley Planning Commission has received a request for preliminary approval of The Cove at Cotton Bayou Phase 1 which consists of 35.27 +/- acres and 53 lots. Property is located E. of County Rd. 65 and N. of Arbor Walk Subdivision. Applicant is RAM-Cotton Bayou Subdivision Partners, LLC.

Commissioner Hellmich made a motion to approve the requested subdivision with the condition that the turn lane will be added with phase 1. Commissioner Engel seconded the motion.

Mr. Jinright stated they have no problem with adding the turn lane but the request for it to be added with phase 2 was due to a timing matter. He stated there is a RV park and subdivision that will be making improvements that they will need to tie into.

Commissioner Hellmich stated his concern is the improvements not be completed and ready to tie into in a timely manner or phase 2 not being constructed. He asked if a time period for the improvements to be made could be added in the approval. He stated he wants to make sure the turn lane is added even if phase 2 is not built.

Mr. Christian stated a bond could be done with a condition that the turn lane will have to be started 360 days after phase 1 is recorded.

Commissioner Hellmich amended his previous motion, to approve the requested subdivision with the condition that a bond be issued and the turn lane be started 360 days after phase 1 plat is recorded. Commissioner Hare seconded the motion.

All Commissioners voted aye.

Motion to approve the requested subdivision with the condition that a bond and the turn lane be started 360 days after phase 1 plat is recorded passes.

7. Cypress St./Crimson Land Development- Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 17 +/- acres. Property is currently zoned B-1A (Extended Business District), PO (Preferred Office District), AO (Agricultural Open Space) and R-2 (Residential Single Family and Duplex). Proposed zoning is R-3 (Residential Multi-

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Family). Property is located S. of Michigan Ave. between Cypress and Bay St. Applicant is Crimson Land Development LLC.

Commissioner Hellmich made a motion to recommend the requested rezoning noting that there was a small change to the section of sidewalk on Bay St. Commissioner Hare seconded the motion.

Commissioner Hellmich stated the applicant has been working with staff on the plan. He stated he feels the plan transitions and blends well with the uses on Bay St. which include duplexes and the commercial uses on State Hwy. 59. He stated the traffic is an issue not just here but everywhere and some of it is due to the tourists that come through the area. He explained the city is aware of traffic issues and is constantly looking at ways to make improvements.

Commissioner Hinesley stated he is seeing a lot of growth in the city. He explained he has concerns about the growth, density, traffic, pressure on the school systems and utilities.

Commissioner Hellmich stated you cannot stop the growth but you can manage it and address things and make improvements. He explained there have been changes made over the last 5 years to the density and storm water requirements.

Commissioner Hinesley voted nay, Commissioner Mixon voted nay, Commissioner Engel voted nay, Commissioner Hare voted aye, Commissioner Hellmich voted aye.

Mr. Casey Pipes explained since the recommendation is being denied a cleaner way to make the motion would be to make a motion for denial.

Commissioner Engel made a motion to recommend denial of the requested rezoning. Commissioner Hinesley seconded the motion.

Commissioner Engel voted aye, Commissioner Mixon voted aye, Commissioner Hellmich voted nay, Commissioner Hare voted nay and Commissioner Hinesley voted aye.

Motion to recommend denial of the requested rezoning passes.

8. Magnolia Landing LLC- Rezoning

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 R-1D (Residential Single Family) and B-2 (Neighborhood Business District). Proposed zoning is PUD (Planned Unit Development). Property is located W. of Hickory St. and N. of County Rd. 12. Applicant is Jade Consulting.

Commissioner Hellmich stated he would like to put some conditions on the recommendation. He explained the conditions are to require a 10' berm with fence, the vegetation not to be cut in the buffer zone and to facilitate additional trees, a turn lane to be added upfront, buildings need to be perpendicular and no windows to be located on the north side not to include the club house, balcony restrictions on north two buildings and buildings on north side to be restricted to 2 two story buildings and amenities.

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Commissioner Hinesley made a motion to deny the recommendation. Commissioner Engel seconded the motion. Commissioner Mixon, aye; Commissioner Hellmich, nay; Commissioner Hare, aye and Commissioner Hinesley, aye.

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

9. Subdivision Regulation Amendments

The City of Foley Planning Commission has received a request to approve the proposed Subdivision Regulation amendments to section 4.2 E.

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

Motion to approve the requested subdivision regulations passes.

10. Moratorium on Subdivision Exemptions-

The City of Foley Planning Commission has received a request to approve the proposed moratorium on Subdivision Exemption approvals.

Commissioner Hellmich made a motion to approve the moratorium on subdivision exemptions. Commissioner Hinesley seconded the motion.

Commissioner Hellmich stated the moratorium will be for all exempt subdivisions in the city limits and extra territorial jurisdiction. He explained this will give staff time to work on the extra territorial agreement and clarify some things within the subdivision regulations regarding exemptions. All Commissioners voted aye.

Motion to approve the moratorium on subdivision exemptions passes.

ADJOURN:

Chairman Abrams adjourned the meeting at 7:46 p.m.



New Business#1 22

Goodwyn Mills Cawood

February 10, 2022

2039 Main Street
P.O. Box 1127
Daphne, AL 36526

T (251) 626-2626
F (251) 626-6934

www.gmcnetwork.com

Ms. Melissa Ringler, Planning & Zoning Coordinator
City of Foley

RE: Primland Subdivision Phase 3

Dear Ms. Ringler:

Please accept this letter on behalf of our client, 68V, requesting a 12-month extension of the permit due to expire on March 17, 2022. The construction of this subdivision will begin by March 1, 2022.

Please contact me if you need any additional information.

Sincerely,

GOODWYN MILLS CAWOOD

Amanda Thompson

Amanda Thompson, P.E.
Project Manager

received
2/10/22



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

To: CDD Staff
cc: City of Foley Planning Commission
From: Chad P. Christian, P.E.
Date: 3-1-22
Re: Primland Phase 3 Time Extension

Engineering is not opposed to the requested time extension.

Chad P. Christian, P.E.
City Engineer

By Miriam Boutwell
March 2022
Request for Preliminary Plat Extension

Name: Primland P3 SD

Applicant: GMC

Location: Northeast corner of Wolf Bay Drive

Existing Zoning: PUD – Planned Unit Development

Comments:

- 3/20/19 Preliminary approval of 50 lots on 23.65+/- acres
- 3/17/21 1 year extension of preliminary approval
- 3/16/22 Requesting a 1 year extension of preliminary approval

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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____

AUTHORIZED SIGNATURE
PRIMLAND 2017, LLC
29591 WOODROW LAND, SUITE 300
SPANISH FORT, AL, 36527

ACKNOWLEDGEMENT OF NOTARY PUBLIC (OWNER)

STATE OF ALABAMA
COUNTY OF BALDWIN

_____, 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 THE SUBDIVISION SHOWN HEREON, 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 RIVIERA UTILITIES (GAS)

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 THE BALDWIN COUNTY E-911 ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911 BOARD, 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 RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS _____ DAY OF _____, 20____

(AUTHORIZED SIGNATURE)

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 (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)

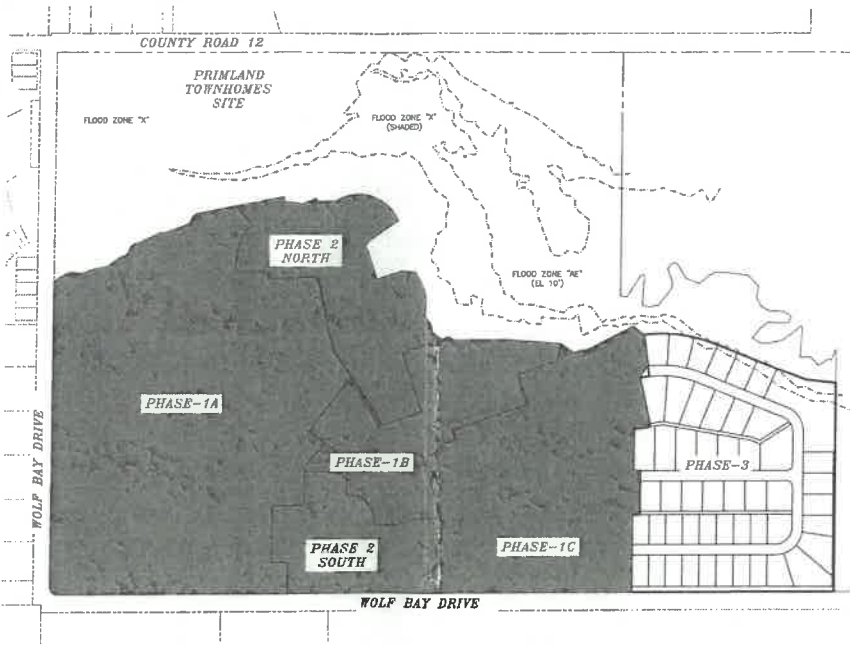
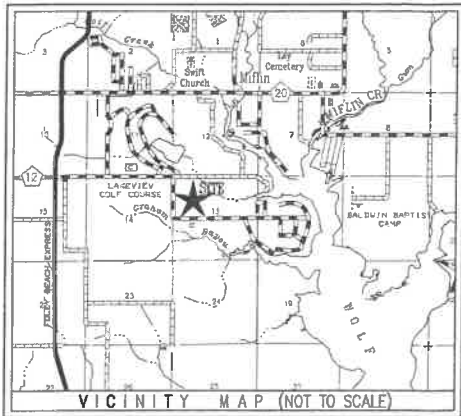
CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (WATER)

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)

PRIMLAND SUBDIVISION PHASE 3 A PLANNED UNIT DEVELOPMENT



OWNER/DEVELOPER

PRIMLAND 2017, LLC
29591 WOODROW LAND, SUITE 300
SPANISH FORT, AL, 36527

SURVEYOR

STUART L. SMITH
AL. LICENSE NO. 27403

SITE DATA

PHASE 2
TOTAL SITE AREA = 23.89 ACRES±
TOTAL NUMBER OF LOTS = 50
SMALLEST LOT = 0.26 ACRES± (11,400 S.F.±)
LARGEST LOT = 0.62 ACRES± (27,098 S.F.±)
TOTAL COMMON AREA = 2.94 ACRES± (127,999 S.F.±)

ZONING

CITY OF FOLEY
PRIMLAND PLANNED UNIT DEVELOPMENT

DEDICATED EASEMENTS

- 5' UTILITY EASEMENT ON BOTH SIDES OF ALL INTERIOR LOT LINES.
- 10' UTILITY EASEMENT ALONG ALL ROAD SIDE LOT LINES

LOT SETBACKS

- FRONT = 25'
- REAR = 17.5'
- SIDE = 5'
- SIDE STREET = 25'
- SIDE ABUTTING COMMON AREA = 5'

UTILITIES

- POWER = BALDWIN EMC
- WATER = RIVIERA UTILITIES
- GAS = RIVIERA UTILITIES
- SEWER = RIVIERA UTILITIES
- *NOTE: ALL POWER LINES ARE TO BE CONSTRUCTED UNDERGROUND.

GENERAL SURVEYOR'S NOTES

- 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 HEREON.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
- FIELD WORK FOR THIS SURVEY WAS COMPLETED ON OCTOBER 2018.
- ALL BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA WEST ZONE; 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. ALL BEARINGS AND DISTANCES ARE MEASURED.
- THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 010030032M, WITH A PRELIMINARY 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.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN.
- THE SURVEYED PROPERTY LIES WITHIN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 4 EAST.

SURVEYOR'S CERTIFICATION

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT STANDARDS 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



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26

OWNER/DEVELOPER
PRIMLAND 2017, LLC
29881 WOODROW ROAD, SUITE 300
SPANISH FORT, AL 36527

SURVEYOR
STUART L. SMITH
AL. LICENSE NO. 27403

SITE DATA

PHASE 2
TOTAL SITE AREA = 23.89 ACRES±
TOTAL NUMBER OF LOTS = 50
SMALLEST LOT = 0.26 ACRES± (11,400 S.F.±)
LARGEST LOT = 0.62 ACRES± (27,098 S.F.±)
TOTAL COMMON AREA = 2.94 ACRES± (127,999 S.F.±)

ZONING
CITY OF FOLEY
"PRIMLAND PLANNED UNIT DEVELOPMENT"

DEDICATED EASEMENTS

- 5' UTILITY EASEMENT ON BOTH SIDES OF ALL INTERIOR LOT LINES.
- 10' UTILITY EASEMENT ALONG ALL ROAD SIDE LOT LINES

LEGEND

- P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
(A) ACTUAL
(R) RECORD DEED
(P) PLAT OF RECORD
(C) COMPUTED
OTF OPEN TOP IRON PIPE FOUND
IPF IRON PIPE FOUND
CTF CRAMP TOP IRON PIPE FOUND
CRF CRAMP REBAR FOUND
RRF 1/2" REBAR FOUND
CRS 1/2" CAPPED REBAR SET STAMPED CA#604
CMF CONCRETE MONUMENT FOUND
CMS CONCRETE MONUMENT SET
LSF LICENSED PROFESSIONAL SURVEYOR'S NUMBER
CA# CERTIFICATE OF AUTHORIZATION NUMBER
(DST) DISTURBED
(REF) REFERENCE CORNER SET ON LINE
(URR) UNRECOVERABLE
INST # INSTRUMENT NUMBER
SECT. SECTION
T- TOWNSHIP
R- RANGE
R/W RIGHT-OF-WAY
R.O.W. RIGHT-OF-WAY
ELEV. ELEVATION
NOTE:
ALL CORNERS ARE "CRS" UNLESS OTHERWISE STATED.

LOT SETBACKS

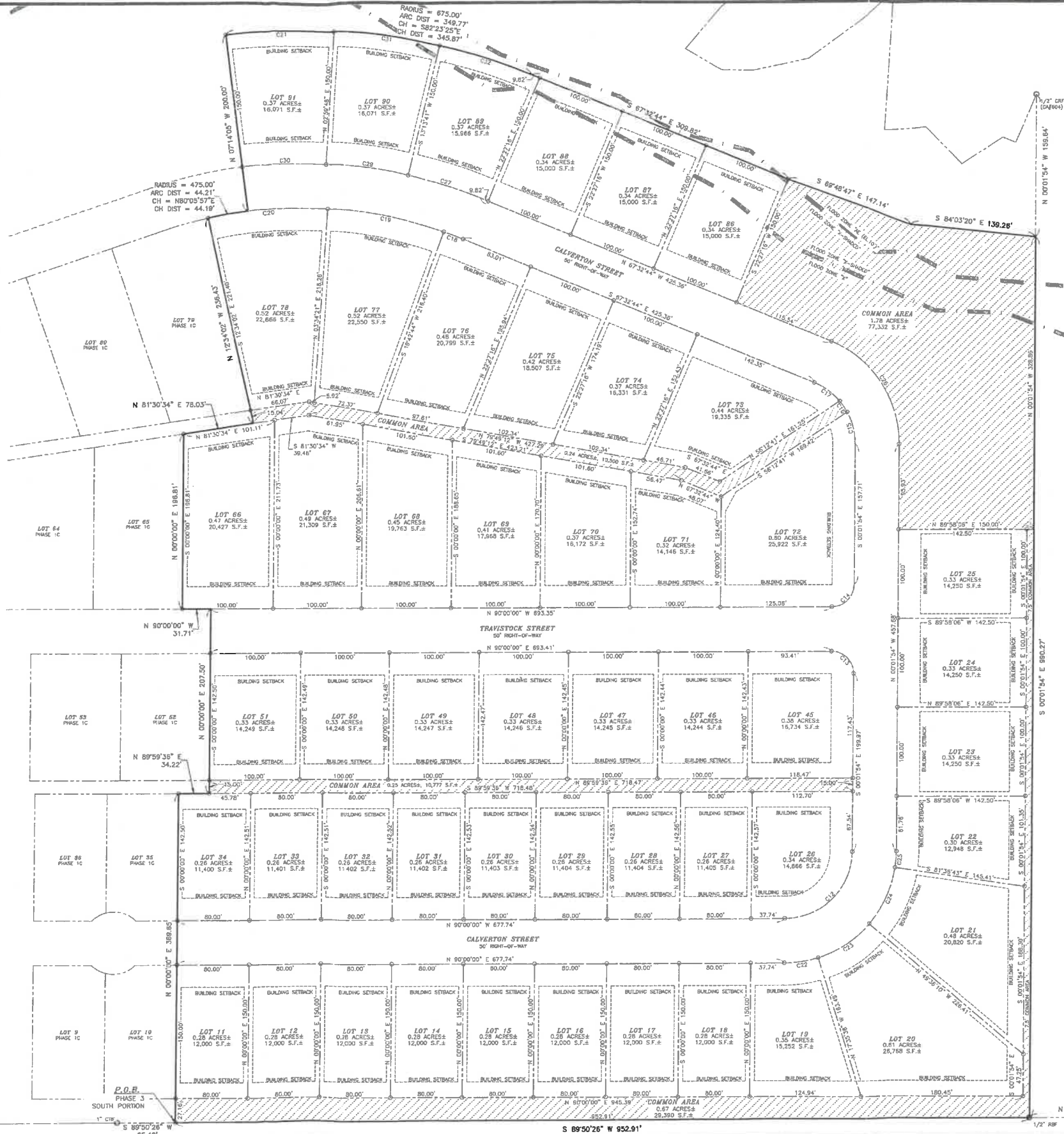
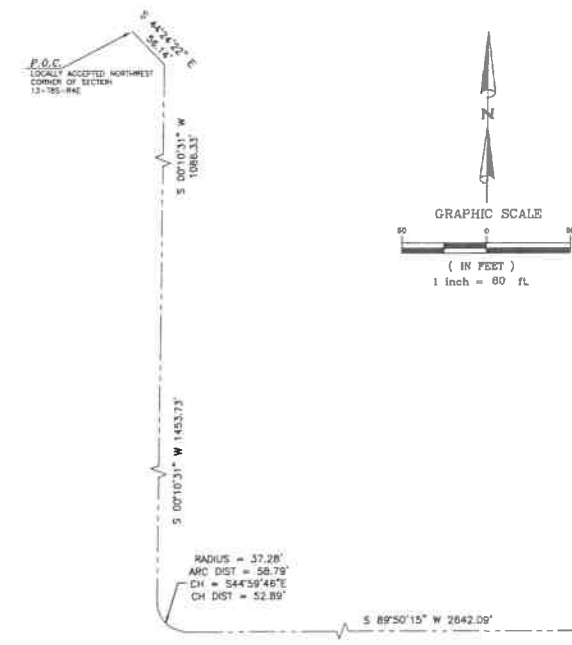
- FRONT = 25'
- REAR = 17.5'
- SIDE = 5'
- SIDE STREET = 25'
- SIDE ABUTTING COMMON AREA = 5'

UTILITIES

- BALDWIN EMC
- RIVERA UTILITIES
- GAS
- RIVERA UTILITIES
- SEWER
- NOTE: ALL POWER LINES ARE TO BE CONSTRUCTED UNDERGROUND.

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD	DISTANCE
C12	75.00'	117.85'	N44°59'03"E	106.10'
C13	25.00'	39.26'	N45°00'57"W	35.35'
C14	25.00'	39.26'	N44°59'03"E	35.37'
C15	75.00'	37.43'	N14°19'49"W	37.05'
C16	75.00'	15.03'	N34°22'07"W	15.00'
C17	75.00'	35.92'	N53°49'37"W	35.57'
C18	475.00'	22.73'	N68°55'00"W	22.73'
C19	475.00'	133.80'	N78°21'27"W	133.36'
C20	475.00'	133.80'	S85°30'10"W	133.36'
C21	675.00'	120.54'	S87°52'51"W	120.38'

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD	DISTANCE
C22	125.00'	38.38'	S81°12'12"W	38.23'
C23	125.00'	69.83'	S58°24'07"W	68.93'
C24	125.00'	69.83'	S24°23'34"W	68.93'
C25	125.00'	18.37'	S04°10'42"W	18.35'
C26	125.00'	147.29'	S33°47'19"E	138.92'
C27	525.00'	84.54'	S72°09'32"E	84.45'
C28	525.00'	93.79'	S81°53'16"E	93.63'
C29	525.00'	93.75'	N87°52'51"E	93.63'
C30	525.00'	93.75'	N81°53'16"W	120.38'
C31	675.00'	120.54'	N72°09'32"W	108.58'
C32	675.00'	108.69'	N72°09'32"W	108.58'



RECEIVED
FEB 26 2019
BY: *Alade*
Revision

NO.	REVISION	DATE	ENGR.



HUTCHINSON, MOORE & RAUCH, LLC

2039 MAIN STREET
DAPHNE, ALABAMA
36526

ENGINEERS • SURVEYORS

TEL (251) 626-2626
FAX (251) 626-6934
daphne@hmrengineers.com



4592-PLAT-1-PH2
C0023/4592/PH2

PRELIMINARY PLAT				
PRIMLAND SUBDIVISION, PH 3, A PLANNED UNIT DEVELOPMENT				
CLIENT PRIMLAND 2017, LLC				
SCALE 1"=60'	DATE JANUARY 2019	DRAWN BY TBS/SLS	CHECKED BY SLS	SHEET 2 OF 2



New
Business #2 *an*
Dewberry Engineers Inc. 251.990.9950
25353 Friendship Road 251.990.9910 fax
Daphne, AL 36526 www.dewberry.com

February 11, 2022

Melissa Ringle
City of Foley
200 N. Alston Street
Foley, Alabama 36535

**RE: Riverside at Arbor Walk, Phase Three
Extension Request**

Dear Melissa:

On behalf of the developer, we would like to request an extension for RIVERSIDE AT ARBOR WALK, PHASE THREE. Preliminary plat approval is set to expire this March of 2022. Therefore, we would like to request on behalf of the owner/developer, GCOF ARBOR WALK LLC, for a 12-month extension.

If you have any questions or comments, please advise.

Sincerely,
Dewberry

Allister E. Finley, Sr.
Allister E. Finley, Sr.
Designer II

cc: File (50106120)

received
01/11/22



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

To: CDD Staff

cc: City of Foley Planning Commission

From: Chad P. Christian, P.E.

Date: 3-1-22

Re: Riverside at Arbor Walk Phase 3 Time Extension

Engineering is not opposed to the requested time extension.

Chad P. Christian, P.E.
City Engineer

**By Miriam Boutwell
March 2022
Request for Preliminary Plat Extension**

Name: Riverside at Arbor Walk P3 SD

Applicant: Dewberry

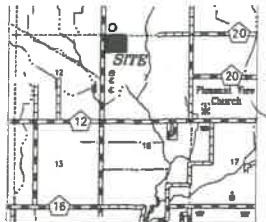
Location: East of CR 65, north of CR 12

Existing Zoning: R1D – Residential Single Family

Comments:

- **3/20/19 Preliminary approval of 38 lots on 46.83+/- acres**
- **3/17/21 1 year extension of preliminary approval**
- **3/16/22 Requesting a 1 year extension of preliminary approval**

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SITE DATA:
ZONING: R-1D
TOTAL AREA: 46.83 ACRES
NUMBER OF LOTS: 38 LOTS

DENSITY: 0.81 LOTS / ACRE
SMALLEST LOT: 9,381 S.F. (LOT 165)
LARGEST LOT: 19,945 S.F. (LOT 175)
COMMON AREA: 34.16 ACRES
LIN. FT. STREETS: 2,158 LF

REQUIRED SETBACKS:
FRONT: 20 FEET
REAR: 15 FEET
SIDE: 10 FEET
STREET SIDE: 20 FEET

WATER SERVICE: RIVIERA UTILITIES
SEWER SERVICE: RIVIERA UTILITIES
ELECTRIC SERVICE: RIVIERA UTILITIES
TELEPHONE SERVICE: CENTURYLINK

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
COUNTY OF BALDWIN

WE, DEWBERRY, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:

BEGINNING AT A 4" ROUND CONCRETE MONUMENT (CA-0504-LS) AT THE SOUTHWEST CORNER OF LOT 48 OF RIVERSIDE AT ARBOR WALK, PHASE ONE, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2271-A, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 75 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 335.07 FEET; THENCE RUN NORTH 83 DEGREES 36 MINUTES 12 SECONDS EAST, A DISTANCE OF 74.18 FEET; THENCE RUN NORTH 67 DEGREES 48 MINUTES 31 SECONDS EAST, A DISTANCE OF 118.68 FEET; THENCE RUN NORTH 75 DEGREES 43 MINUTES 48 SECONDS EAST, A DISTANCE OF 81.00 FEET; THENCE RUN NORTH 83 DEGREES 09 MINUTES 47 SECONDS EAST, A DISTANCE OF 121.37 FEET; THENCE RUN SOUTH 81 DEGREES 12 MINUTES 30 SECONDS EAST, A DISTANCE OF 80.00 FEET; THENCE RUN SOUTH 72 DEGREES 20 MINUTES 20 SECONDS EAST, A DISTANCE OF 146.91 FEET; THENCE RUN SOUTH 65 DEGREES 48 MINUTES 48 SECONDS EAST, A DISTANCE OF 214.10 FEET; THENCE RUN NORTH 70 DEGREES 57 MINUTES 38 SECONDS EAST, A DISTANCE OF 78.63 FEET; THENCE RUN NORTH 56 DEGREES 28 MINUTES 30 SECONDS EAST, A DISTANCE OF 107.26 FEET; THENCE RUN NORTH 43 DEGREES 40 MINUTES 38 SECONDS EAST, A DISTANCE OF 102.91 FEET; THENCE RUN NORTH 30 DEGREES 53 MINUTES 11 SECONDS EAST, A DISTANCE OF 70.20 FEET; THENCE RUN NORTH 39 DEGREES 25 MINUTES 38 SECONDS EAST, A DISTANCE OF 79.99 FEET; THENCE RUN NORTH 23 DEGREES 43 MINUTES 41 SECONDS EAST, A DISTANCE OF 92.47 FEET; THENCE RUN NORTH 39 DEGREES 54 MINUTES 19 SECONDS EAST, A DISTANCE OF 37.57 FEET; THENCE RUN NORTH 24 DEGREES 42 MINUTES 06 SECONDS EAST, A DISTANCE OF 138.93 FEET; THENCE RUN NORTH 24 DEGREES 42 MINUTES 32 SECONDS EAST, A DISTANCE OF 141.88 FEET; THENCE RUN NORTH 32 DEGREES 07 MINUTES 12 SECONDS EAST, A DISTANCE OF 258.36 FEET; THENCE RUN SOUTH 75 DEGREES 45 MINUTES 26 SECONDS EAST, A DISTANCE OF 377.87 FEET; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 16 SECONDS WEST, A DISTANCE OF 829.87 FEET; THENCE RUN SOUTH 19 DEGREES 18 MINUTES 08 SECONDS WEST, A DISTANCE OF 682.00 FEET; THENCE RUN SOUTH 45 DEGREES 13 MINUTES 38 SECONDS WEST, A DISTANCE OF 789.18 FEET; THENCE RUN SOUTH 27 DEGREES 28 MINUTES 27 SECONDS WEST, A DISTANCE OF 874.00 FEET; THENCE RUN SOUTH 89 DEGREES 52 MINUTES 31 SECONDS WEST, A DISTANCE OF 848.60 FEET; THENCE RUN NORTH 00 DEGREES 02 MINUTES 24 SECONDS EAST, A DISTANCE OF 324.83 FEET; THENCE RUN NORTH 89 DEGREES 52 MINUTES 29 SECONDS WEST, A DISTANCE OF 186.61 FEET; THENCE RUN NORTH 00 DEGREES 11 MINUTES 37 SECONDS EAST, A DISTANCE OF 201.84 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 46.83 ACRES, MORE OR LESS, LIES IN SECTION 7, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

WE FURTHER STATE 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.

DEWBERRY
DAVID E. DIEHL
AL. P.L.S. NO. 26014
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



Riverside at Arbor Walk Phase Three

FEBRUARY 14, 2019 - SHEET 1 OF 2 SHEETS
PRELIMINARY PLAT - NOT FOR FINAL RECORDING

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD.	M.S.P.
ENG	J.N.E.	SURVEYOR	D.E.D.	PROJ MGR	J.N.E.
Dewberry					SCALE 1"=100'
25353 Friendship Road Daphne, AL 36526 251.990.9950 Fax 251.979.9815					PROJ. NO. 50106120
					FILE 50106120PRELIM
					SHEET 1 of 2

NOTE:
THE FEMA DATA SHOWN HEREON WAS TAKEN FROM A "PRELIMINARY" FLOOD MAP FROM ALABAMAFLOOD.COM AS PER THE REQUEST OF THE CITY OF FOLEY. SAID MAP HAS NOT BEEN PUBLISHED AS OF DECEMBER, 2018 AND IS SUBJECT TO CHANGE.

- X SHADED
- AE
- AE, FLOODWAY
- WETLANDS

RECEIVED
FEB 25 2019
BY: alope
FLEXION

- LEGEND:**
- CONCRETE MONUMENT FOUND IN PLACE
 - CAPPED IRON PIN FOUND IN PLACE
 - REBAR FOUND IN PLACE
 - CRIMP TOP IRON PIPE FOUND
 - OPEN END IRON PIPE FOUND
 - CAPPED REBAR SET (CA1109LS)
 - WETLAND MARKER
 - DRAINAGE MANHOLE
 - SEWER MANHOLE
 - SEWER VALVE
 - FIRE HYDRANT
 - WATER VALVE
 - ELECTRIC BOX
 - ELECTRIC METER
 - TELEPHONE PEDESTAL
 - ELECTRICAL TRANSFORMER
 - POWER POLE
 - LIGHT POLE
 - TV & RADIO ANTENNA
 - UNDERGROUND SANITARY LINE MARKER
 - DEED RECORDED BEARING AND DISTANCE
 - (C) CALCULATED BEARING AND DISTANCE
 - (P1) RECORDED BEARING AND DISTANCE IN SLIDE 2271-A
 - (P2) RECORDED BEARING AND DISTANCE IN SLIDE 2282-B
 - (P3) RECORDED BEARING AND DISTANCE IN SLIDE 2294-C
 - (P4) RECORDED BEARING AND DISTANCE IN SLIDE 2342-F
 - (M) MEASURED BEARING AND DISTANCE
 - R.P.B. REAL PROPERTY BOOK
 - D.B. DEED BOOK
 - P.G. PAGE
 - L.B. LICENSED BUSINESS
 - L.S. LAND SURVEYOR
 - EXISTING CONTOUR
 - OHPL OVERHEAD POWER LINE
 - BARB WIRE FENCE
 - WOOD FENCE



SURVEYOR'S NOTES:

- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
- NO FIELD SEARCH WAS CONDUCTED ON ABSTRACT MAPS PROVIDED TO DEWBERRY FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCUMBRANCES, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- 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 SEPTEMBER 6TH, 2017, AND IS RECORDED IN FIELD BOOK 6001, AT PAGES 14, 15, 16 AND FIELD BOOK 6017 AT PAGES 36, 37, 38 AND IN AN ELECTRONIC DATA FILE.
- BEARINGS SHOWN HEREIN ARE REFERENCED TO ALABAMA STATE PLANE COORDINATES, WEST ZONE, NAD 83/1983.
- ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
- THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND REPRODUCTION OF THE ORIGINAL GOVERNMENT SURVEY.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 (FPOW 200855), GEOID18.
- IMPROVEMENTS MAY BE EXAGGERATED FOR CLARITY.

FLOOD CERTIFICATE:

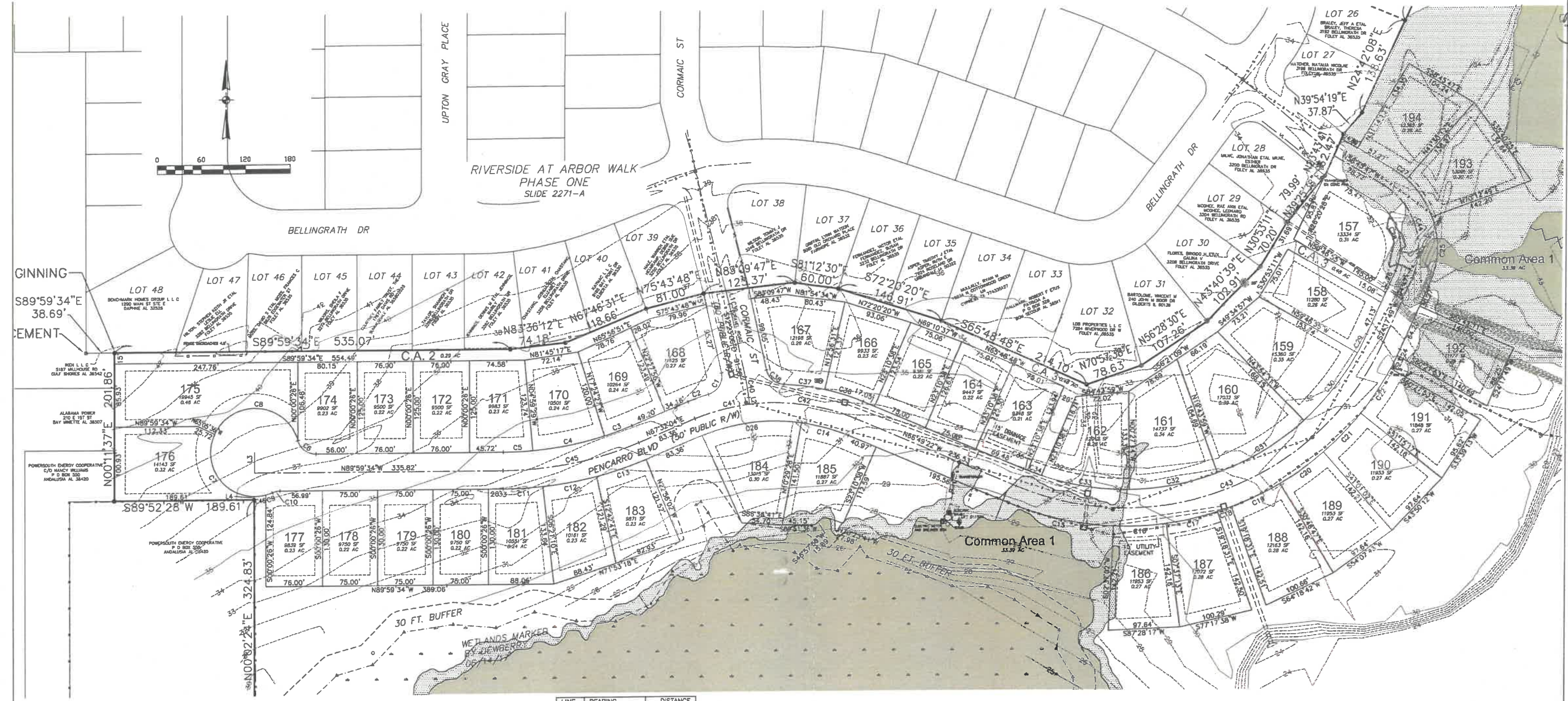
THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 010002000 L. COMMUNITY NUMBER 01000. PANEL NUMBER 0001. SUFFIX L. MAP EFFECTIVE DATE JULY 12, 2007.

SURVEYOR/ENGINEER:

DEWBERRY
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
DAVID E. DIEHL, PLS AL LIC. 26014
JASON N. ESTES, PLS AL LIC. 22714

OWNER/DEVELOPER:

GC OF ARBOR WALK LLC
160 GREENTREE DR STE 101
DOVER, DE 19904



CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (SEWER):
THE UNDERSIGNED, AS AUTHORIZED BY RIVERA 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 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 _____

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION
THE WITHIN PLAT OF RIVERSIDE AT ARBOR WALK, PHASES THREE, FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS _____ 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 _____ DAY OF _____, 20____.

CITY ENGINEER _____

CERTIFICATE OF APPROVAL BY CENTURYLINK (TELEPHONE):
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 RIVERA UTILITIES (WATER):
THE UNDERSIGNED, AS AUTHORIZED BY RIVERA 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 BALDWIN COUNTY E-911
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS SHOWN 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 REPRESENTATIVE _____

CERTIFICATION OF OWNERSHIP AND DEDICATION:
WE, OF ARBOR WALK, LLC, AS PROPRIETORS, HAVE CAUSED THE LAND DESCRIBED IN THE WITHIN PLAT TO BE SURVEYED, Laid Out and Platted to be known as RIVERSIDE AT ARBOR WALK, PHASES THREE, AND FOUR, A PART OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS AND RIGHT-OF-WAYS HEREON ARE DEDICATED TO THE PUBLIC, AND THE EASEMENTS AND COMMON AREAS ARE DEDICATED TO THE RIVERSIDE AT ARBOR WALK OWNERS ASSOCIATION, INC.

PROPERTY OWNER _____ DATE _____

CERTIFICATION BY NOTARY PUBLIC:
I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA, DO CERTIFY THAT _____ WHOSE NAME AS SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED, SEALED AND DATED THE SAME, AND THAT THE SAME VOLUNTARILY ACT FOR THE USES AND PURPOSES INTENDED SET FORTH.

WITNESS MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, 20____.

LINE	BEARING	DISTANCE
L1	N14°16'11"W	17.51
L2	N06°59'45"W	9.33
L3	N00°00'26"E	17.98
L4	N00°02'24"E	4.40

GENERAL NOTES:
1. ALL STREETS WILL HAVE CURBS AND GUTTER.
2. ALL STREETS WILL BE MAINTAINED BY THE CITY OF FOLEY.
3. A 6" R/W SIDEWALK WILL BE INSTALLED ON ONE SIDE OF THE ROADWAY BY THE CITY OF FOLEY AS SHOWN ON THE CONSTRUCTION PLANS. THE SIDEWALK ON THE OTHER SIDE OF THE ROADWAY WILL BE CONSTRUCTED BY THE HOME BUILDERS. THE DEVELOPER WILL PROVIDE A 2 YEAR PERFORMANCE BOND TO THE COUNTY FOR THE COMPLETION OF ANY REMAINING UNINSTALLED SIDEWALKS. ALL SIDEWALKS SHALL BE COMPLY WITH THE CITY OF FOLEY CONSTRUCTION MANUAL AND THE SIDEWALKS WITH DRAINAGE ACT (ADA), WHICH MEANS THE SLOPE OF ALL SIDEWALKS INSTALLED OVER THE PAVE OF THE SIDEWALKS MUST MEET THE ADA.
4. THIS PROPERTY IS LOCATED IN THE CITY OF FOLEY AND IS ZONED R-10.
5. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
6. THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO RIGHT-OF-WAYS AND A 15 FOOT (7.5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES, UNLESS A GREATER WIDTH IS SHOWN HEREON.
7. THERE IS DEDICATED HEREWITH A 15 FOOT DRAINAGE EASEMENT ALONG THE REAR OF ALL LOTS, UNLESS A GREATER WIDTH IS SHOWN HEREON.
8. THE COMMON AREAS AND ALL DRAINAGE INFRASTRUCTURE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAYS, WILL NOT BE MAINTAINED BY THE CITY OF FOLEY OR BALDWIN COUNTY, BUT WILL BE MAINTAINED BY THE RIVERSIDE AT ARBOR WALK HOME OWNERS ASSOCIATION.

MORTGAGEE'S ACCEPTANCE:
IN WITNESS WHEREOF, _____ OF _____, _____, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

BY: _____ AS ITS _____

CERTIFICATION BY NOTARY PUBLIC:
I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF _____, IN THE STATE OF _____, DO CERTIFY THAT _____ WHOSE NAME AS SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED, SEALED AND DATED THE SAME, AND THAT THE SAME VOLUNTARILY ACT FOR THE USES AND PURPOSES INTENDED SET FORTH.

WITNESS MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, 20____.

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	25.00'	37.25'	33.90'	N30°17'49"E
C2	304.00'	28.89'	28.88'	N70°15'24"E
C3	455.00'	40.17'	40.15'	N70°03'48"E
C4	455.00'	98.60'	98.41'	N78°48'02"E
C5	455.00'	39.70'	39.68'	N87°30'29"E
C6	25.00'	32.72'	30.43'	S52°30'01"E
C7	60.00'	119.53'	100.72'	S32°09'45"W
C8	60.00'	146.70'	112.79'	N85°03'02"W
C9	60.00'	9.59'	9.58'	S71°07'58"W
C10	25.00'	10.23'	10.16'	N78°16'53"E
C11	505.00'	53.35'	53.33'	S86°58'51"W
C12	505.00'	73.37'	73.30'	N79°47'31"E
C13	505.00'	71.35'	71.29'	S71°34'56"W
C14	254.00'	66.67'	66.47'	N74°20'31"W
C15	405.00'	145.33'	144.55'	S77°06'10"E
C16	405.00'	72.36'	72.27'	N87°29'55"E
C17	405.00'	71.40'	71.31'	S77°51'51"W
C18	405.00'	20.00'	20.00'	S70°51'51"W
C19	405.00'	72.31'	72.21'	N64°20'05"E
C20	405.00'	72.36'	72.27'	S54°06'05"W
C21	405.00'	72.36'	72.27'	S43°51'50"W
C22	405.00'	72.90'	72.80'	N33°35'18"E
C23	405.00'	20.02'	20.02'	N27°00'55"E

C24	405.00'	9.20'	9.20'	S24°56'53"W
C25	125.00'	98.31'	95.80'	N01°45'55"E
C26	254.00'	135.67'	134.07'	S82°50'12"W
C27	125.00'	22.40'	22.37'	S53°37'48"E
C28	75.00'	108.73'	99.45'	N17°13'59"W
C29	355.00'	28.19'	28.18'	S26°34'19"W
C30	355.00'	116.73'	116.20'	N38°16'09"E
C31	355.00'	136.71'	135.86'	N58°43'06"E
C32	355.00'	122.65'	122.04'	S79°38'54"W
C33	355.00'	120.87'	120.29'	N80°41'58"W
C34	355.00'	20.02'	20.02'	N69°19'46"W
C35	355.00'	5.52'	5.52'	N67°16'06"W
C36	304.00'	54.31'	56.38'	N71°56'26"W
C37	304.00'	58.46'	56.38'	S82°22'42"E
C38	25.00'	32.86'	30.55'	N50°02'51"W
C39	300.00'	9.87'	9.87'	S13°19'39"E
C40	300.00'	28.22'	28.21'	S09°41'25"E
C41	279.00'	54.09'	54.01'	N77°27'01"E
C42	279.00'	146.93'	145.23'	N81°54'34"W
C43	380.00'	589.48'	532.12'	S68°44'13"W
C44	100.00'	144.97'	132.60'	S17°13'59"E
C45	480.00'	188.27'	187.06'	N78°46'15"E
C46	60.00'	15.77'	15.72'	S83°41'21"W

Riverside at Arbor Walk Phase Three

FEBRUARY 14, 2019 - SHEET 2 OF 2 SHEETS
PRELIMINARY PLAT NOT FOR FINAL RECORDING

BOUNDARY SURVEY AND PLAT OF SUBDIVISION				
DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD. M.S.P.
ENG	J.D.L.	SURVEYOR	D.E.D.	PROJ. MGR. J.N.E.
Dewberry				SCALE 1"=60'
35353 Friendship Road, Dauphin, AL 36515 351-990-9550 Fax 351-939-9815				PROJ. NO. 50106120
				FILE 50106120-PH3
				SHEET 2 of 2

32
New
Business #3

Amanda,

The proposed development is for a 3500 SF RaceWay Market & Fuel Service Station with Extended Diesel Offering (EDO). The site is located on the southeast corner of Foley Beach Express and County Road 28 on a 3.38 acre lot as shown on the attached plat, which is currently being routed for signatures. Access to the site will be through an Ingress / Egress Easement that connects to both CR 28 and Foley Beach Express. The property is zoned B-1A, and it's primary use as an automobile filling station is permitted under its current zoning.

The proposed development will be the newest generation of RaceWay stores, which combine expansive windows, upscale architectural detailing and materials, and a wide range of products and services to provide guests with an exceptional retail experience.

Please let me know if you have any questions or need any additional documents.

Thank you,

Dave Lavery
9969 Windmill Road
Fairhope, Alabama 36532
251-990-6566 phone
www.secivil.pro



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

To: CDD Staff
cc: City of Foley Planning Commission
From: Chad P. Christian, P.E.
Date: 3-1-22
Re: RaceWay Site Plan Review

Engineering is not opposed to the conceptual site plan as presented. A Land Disturbance Permit will be required for construction. Driveway access from CR 28 will need to be permitted through Baldwin County.

Chad P. Christian, P.E.
City Engineer

CDD Report for Planning Commission

By: Eden Lapham

Prelim Meeting Date: __/__/__

Site Plan Review

Project Name: Foley Beach RaceTrac

Applicant: Dave Lavery / S.E. Civil

Location: Southeast corner of Foley Beach Express & County Road 28 (Pecan St)

PPIN(s): 273218

Existing Zoning: B-1A

Flood Zone: x (Uncomfirmed)

Comments: Minor Subdivision of property went before PC on 2/16/22.

Zone: **B-1A Extended Business District**

	Allowed	Initial Proposal Rcvd __/__/__
Total Dwelling Units		n/a
Total Acreage	no established minimum	3.4
Max Res Density/Acre	20.0	n/a
Min FY Depth (West face)	30	98.0
Min RY Depth (East face)	20	119.0
Min SY Depth abutting Street (North face)	30	217.0
Max Height	85	
Max Stories	6	1.0
Max Bldg Area (% gross lot)	50%	2.40%
Off St Parking (Comm)	1/400sf habitable = 9	23.0
Off St Parking (Res) perUnit	2	n/a
Off St Loading	see ord 10.1.4	1.0

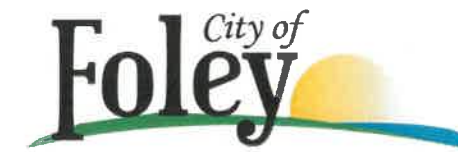
Onsite Amenities? n/a

Offsite Amenities?

Overlay Districts? FBE Overlay District

Stormwater Plan? small pond included on south side of building

Required Buffers?



35
120 West Verbena Avenue
Foley, Alabama 36535
(251) 943-1266
Fax (251) 943-7432
www.cityoffoley.org

February 22, 2022

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

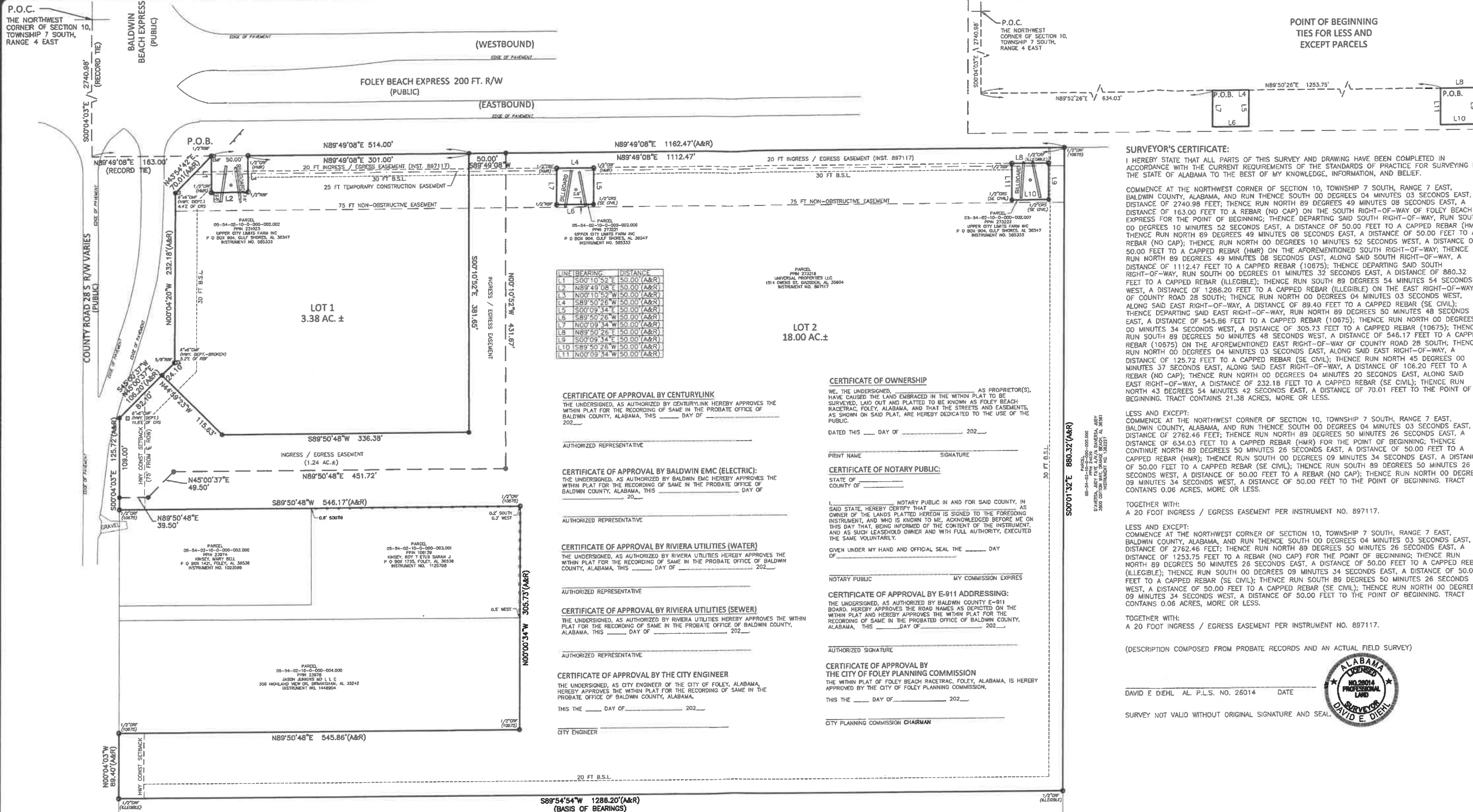
Re: RaceWay - southeast corner of CR 28 S and Foley Beach Express
S.E. Civil Engineering & Land Surveying
Application for Site Plan

Fire has reviewed this Application for Site Plan and has no issues.

Sincerely,

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

cc: City of Foley Planning and Zoning



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 THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 7 EAST, BALDWIN COUNTY, ALABAMA, AND RUN THENCE SOUTH 00 DEGREES 04 MINUTES 03 SECONDS EAST, A DISTANCE OF 2740.98 FEET; THENCE RUN NORTH 89 DEGREES 49 MINUTES 08 SECONDS EAST, A DISTANCE OF 163.00 FEET TO A REBAR (NO CAP) ON THE SOUTH RIGHT-OF-WAY OF FOLEY BEACH EXPRESS FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY, RUN SOUTH 00 DEGREES 10 MINUTES 52 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A CAPPED REBAR (HMR); THENCE RUN NORTH 89 DEGREES 49 MINUTES 08 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A REBAR (NO CAP); THENCE RUN NORTH 00 DEGREES 10 MINUTES 52 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A CAPPED REBAR (HMR) ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY, THENCE RUN NORTH 89 DEGREES 49 MINUTES 08 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY, THENCE RUN NORTH 00 DEGREES 04 MINUTES 03 SECONDS EAST, A DISTANCE OF 880.32 FEET TO A CAPPED REBAR (HMR); THENCE RUN SOUTH 89 DEGREES 54 MINUTES 54 SECONDS WEST, A DISTANCE OF 1286.20 FEET TO A CAPPED REBAR (HMR) ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 28 SOUTH; THENCE RUN NORTH 00 DEGREES 04 MINUTES 03 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 89.40 FEET TO A CAPPED REBAR (SE CIVIL); THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN NORTH 89 DEGREES 50 MINUTES 26 SECONDS EAST, A DISTANCE OF 545.86 FEET TO A CAPPED REBAR (10875); THENCE RUN NORTH 00 DEGREES 00 MINUTES 34 SECONDS WEST, A DISTANCE OF 305.73 FEET TO A CAPPED REBAR (10675); THENCE RUN SOUTH 89 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 546.17 FEET TO A CAPPED REBAR (10875) ON THE AFOREMENTIONED EAST RIGHT-OF-WAY OF COUNTY ROAD 28 SOUTH; THENCE RUN NORTH 00 DEGREES 04 MINUTES 03 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 125.72 FEET TO A CAPPED REBAR (SE CIVIL); THENCE RUN NORTH 45 DEGREES 00 MINUTES 37 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 106.20 FEET TO A REBAR (NO CAP); THENCE RUN NORTH 00 DEGREES 04 MINUTES 20 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 232.18 FEET TO A CAPPED REBAR (SE CIVIL); THENCE RUN NORTH 43 DEGREES 54 MINUTES 42 SECONDS EAST, A DISTANCE OF 70.01 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 21.38 ACRES, MORE OR LESS.

LESS AND EXCEPT:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 7 EAST, BALDWIN COUNTY, ALABAMA, AND RUN THENCE SOUTH 00 DEGREES 04 MINUTES 03 SECONDS EAST, A DISTANCE OF 2762.46 FEET; THENCE RUN NORTH 89 DEGREES 50 MINUTES 26 SECONDS EAST, A DISTANCE OF 634.03 FEET TO A CAPPED REBAR (HMR) FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 50 MINUTES 26 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A CAPPED REBAR (HMR); THENCE RUN SOUTH 00 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A CAPPED REBAR (SE CIVIL); THENCE RUN SOUTH 89 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A REBAR (NO CAP); THENCE RUN NORTH 00 DEGREES 09 MINUTES 34 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 0.06 ACRES, MORE OR LESS.

TOGETHER WITH:
A 20 FOOT INGRESS / EGRESS EASEMENT PER INSTRUMENT NO. 897117.

LESS AND EXCEPT:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 7 EAST, BALDWIN COUNTY, ALABAMA, AND RUN THENCE SOUTH 00 DEGREES 04 MINUTES 03 SECONDS EAST, A DISTANCE OF 2762.46 FEET; THENCE RUN NORTH 89 DEGREES 50 MINUTES 26 SECONDS EAST, A DISTANCE OF 634.03 FEET TO A REBAR (NO CAP) FOR THE POINT OF BEGINNING; THENCE RUN NORTH 89 DEGREES 50 MINUTES 26 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A CAPPED REBAR (HMR); THENCE RUN SOUTH 00 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A CAPPED REBAR (SE CIVIL); THENCE RUN SOUTH 89 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A CAPPED REBAR (SE CIVIL); THENCE RUN NORTH 00 DEGREES 09 MINUTES 34 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 0.06 ACRES, MORE OR LESS.

TOGETHER WITH:
A 20 FOOT INGRESS / EGRESS EASEMENT PER INSTRUMENT NO. 897117.

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

DAVID E DIEHL AL. P.L.S. NO. 26014 DATE

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL



Foley Beach RaceTrac Preliminary / Final Plat



DRAWN	RDC
CHKD.	DED
PROJ MGR	DED
SCALE	1"=60'
PROJECT	20210834
FILE	20210934S
SHEET	1 OF 1

GENERAL NOTES:
1. THERE IS DEDICATED HERewith A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHT-OF-WAYS AND A 15 FOOT (7.5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
2. THERE IS DEDICATED HERewith A 10 FOOT UTILITY EASEMENT ON ALL COMMON AREAS ADJACENT TO RIGHT-OF-WAYS AND A 15 FOOT (7.5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL COMMON AREA SIDE LOT LINES, UNLESS OTHERWISE SHOWN HEREON.

SURVEYOR'S NOTES:
1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. 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.
3. SURVEY WAS CONDUCTED ON MAY 2021, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
4. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON RECORD DEED PER INSTRUMENT 897117.
5. NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.
6. 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.

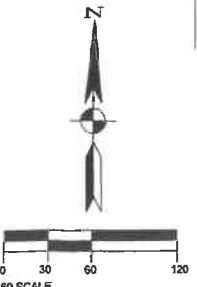
FLOOD STATEMENT
PROPERTY LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 0100300610M, COMMUNITY NUMBER 010007, PANEL 0810, SUFFIX "M", REVISED DATE APRIL 19, 2019.

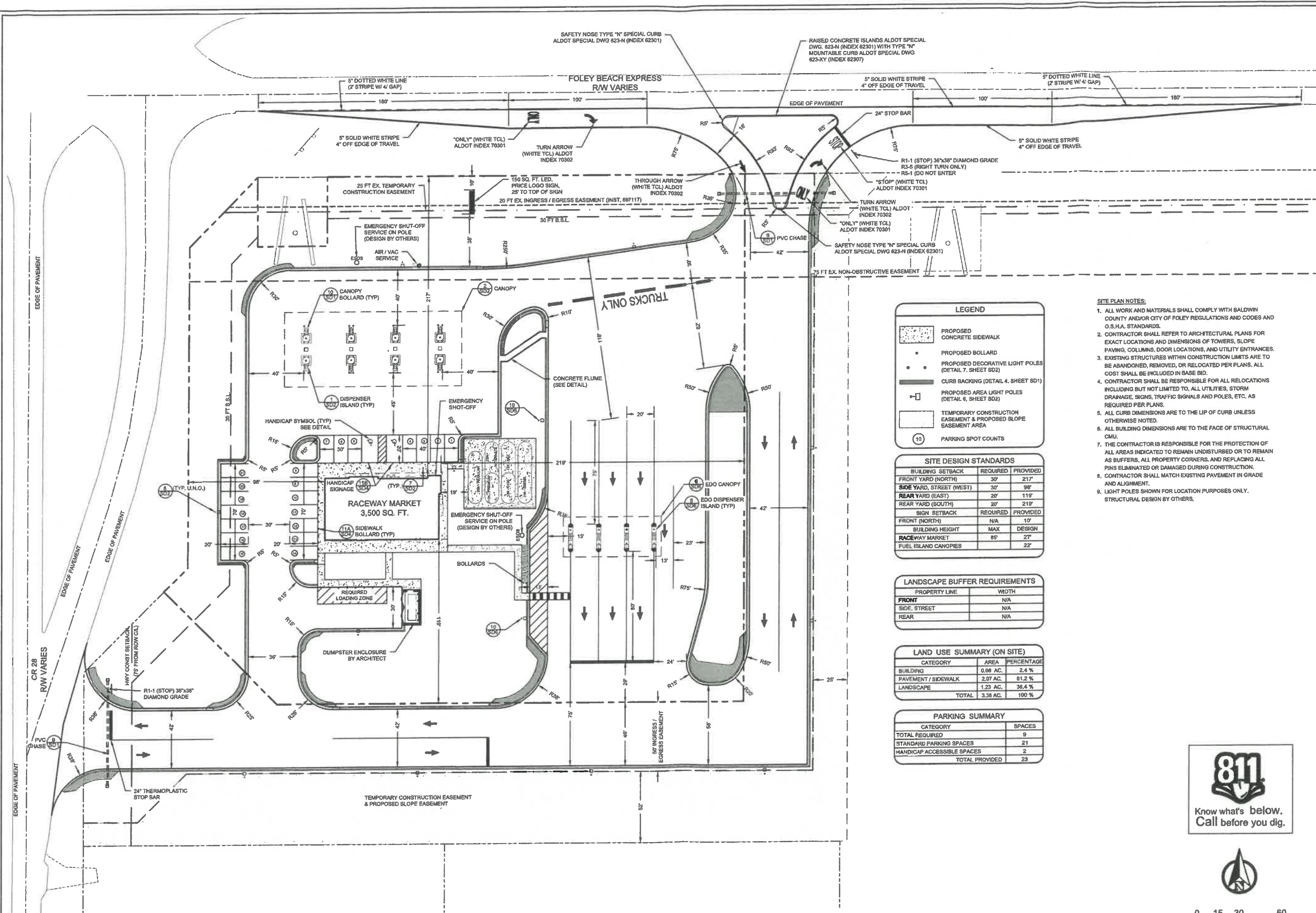
SITE DATA
CURRENT ZONING: B-1A
LN. FT. STREETS: NONE
NUMBER OF LOTS: 2
SMALLEST LOT: 3.38 AC
LARGEST LOT: 18.00 AC
TOTAL AREA: 21.38 AC ±

BUILDING SETBACKS:
FRONT YARD = 30 FEET
REAR YARD = 20 FEET
SIDE STREET = 30 FEET

UTILITY PROVIDERS
WATER SERVICE - RIVIERA UTILITIES
SEWER SERVICE - RIVIERA UTILITIES
ELECTRIC SERVICE - BALDWIN EMC
TELEPHONE - CENTURYLINK

LEGEND:
B.S.L. = BUILDING SETBACK LINE
(A & R) = ACTUAL & RECORD BEARING/DISTANCE
● = CAPPED REBAR SET (CA-1167-L5)
CRP = CONCRETE REBAR FOUND
CMF = CONCRETE MONUMENT FOUND
RBF = REBAR FOUND (NO CAP)
RCP = REINFORCED CONCRETE PIPE
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
— = POST & WIRE FENCE
— = WOOD FENCE





CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED BOLLARD
- PROPOSED DECORATIVE LIGHT POLES (DETAIL 7, SHEET SD2)
- CURB BACKING (DETAIL 4, SHEET SD1)
- PROPOSED AREA LIGHT POLES (DETAIL 6, SHEET SD2)
- TEMPORARY CONSTRUCTION EASEMENT & PROPOSED SLOPE EASEMENT AREA
- PARKING SPOT COUNTS

SITE DESIGN STANDARDS

BUILDING SETBACK	REQUIRED	PROVIDED
FRONT YARD (NORTH)	30'	217'
SIDE YARD, STREET (WEST)	30'	98'
REAR YARD (EAST)	20'	119'
REAR YARD (SOUTH)	20'	219'
SIGN SETBACK	REQUIRED	PROVIDED
FRONT (NORTH)	N/A	10'
BUILDING HEIGHT	MAX	DESIGN
RACEWAY MARKET	85'	27'
FUEL ISLAND CANOPIES		22'

LANDSCAPE BUFFER REQUIREMENTS

PROPERTY LINE	WIDTH
FRONT	N/A
SIDE, STREET	N/A
REAR	N/A

LAND USE SUMMARY (ON SITE)

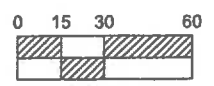
CATEGORY	AREA	PERCENTAGE
BUILDING	0.08 AC.	2.4 %
PAVEMENT / SIDEWALK	2.07 AC.	61.2 %
LANDSCAPE	1.23 AC.	36.4 %
TOTAL	3.38 AC.	100 %

PARKING SUMMARY

CATEGORY	SPACES
TOTAL REQUIRED	9
STANDARD PARKING SPACES	21
HANDICAP ACCESSIBLE SPACES	2
TOTAL PROVIDED	23

- SITE PLAN NOTES:**
- ALL WORK AND MATERIALS SHALL COMPLY WITH BALDWIN COUNTY AND/OR CITY OF FOLEY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TOWERS, SLOPE PAVING, COLUMNS, DOOR LOCATIONS, AND UTILITY ENTRANCES.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED PER PLANS. ALL COST SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED PER PLANS.
 - ALL CURB DIMENSIONS ARE TO THE LIP OF CURB UNLESS OTHERWISE NOTED.
 - ALL BUILDING DIMENSIONS ARE TO THE FACE OF STRUCTURAL CMU.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
 - CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
 - LIGHT POLES SHOWN FOR LOCATION PURPOSES ONLY. STRUCTURAL DESIGN BY OTHERS.

811
Know what's below.
Call before you dig.



DATE	
NO.	
S.E. Civil Engineering & Surveying, Inc. 1995 Vidalia Road Foley, AL 36532 251-956-6004	
THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.	
	RACETRAC PETROLEUM, INC. 200 GALLERIA PARKWAY SE SUITE 100 FOLEY, AL 36538 (770) 431-7800
SITE PLAN	R/W MARKET #1528 BALDWIN EXPRESS
FOLEY @ BALDWIN	FOLEY, AL
BALDWIN COUNTY	
DRAWN BY: DLAVERY	DATE: 2/8/2022
SCALE: 1" = 30'	DRAWING NAME: 20210834 - MASTER.dwg
C3	
SHEET NO.	VERSION



New Business #4 39

CITY OF FOLEY, ALABAMA
APPLICATION FOR A MINOR SUBDIVISION

Date Jan 21, 2022

City Limits ETJ X

1. Name of Subdivision Pecan Way Acres
2. Name of Applicant/Owner SE Civil, LLC
Phone 251-990-6566 Email rcropper@secivileng.com
Address 9969 Windmill Road Fairhope AL 36532
(Street Number and Name) (City) (State) (Zip Code)
3. Engineer Larry Smith
Phone 51-990-6566 Email lsmith@secivileng.com
Address 9969 Windmill Road Fairhope AL 36532
(Street Number and Name) (City) (State) (Zip Code)
4. Location of Subdivision Along the North side of Charolais Road and West of Hartenstein Road
5. Total Acreage 46.51 Number of Lots 2
6. Parcel Pin # 83241
7. I Rhett Cropper, hereby depose and say that all the above statements and the statements contained in the papers submitted here within are true.

Signature/Title Rhett Q. Cropper

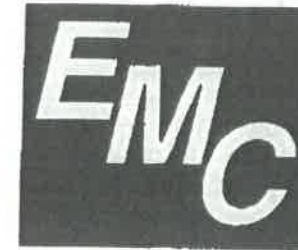
Mailing Address 9969 Windmill Road

Fairhope, AL 36532

Phone 251-990-6566

Email rcropper@secivileng.com

received
1/26/22 ME



BALDWIN EMC

Your Touchstone Energy Cooperative 

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

www.baldwinemc.com

November 30, 2021

Rhett D. Cropper, PLS
S.E. Civil Engineering & Surveying
880 Holcomb Blvd, Suite 2-F
Fairhope, Alabama 36532

Re: Pecan Way Acres, PPIN 83241 Parcel Number 05-55-07-25-0-000-122.001

Dear Mr. Cropper:

This letter is to confirm that Baldwin EMC can provide reasonable power to the above referenced location. Single-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
11/30/21



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

41

12/1/2021

Rhett D. Cropper, PLS
880 Holcomb Blvd., Suite 2F
Fairhope, AL 36532

RE: Pecan Way Acres

This letter is to confirm that Riviera Utilities water and sewer service are available by extension for the proposed Pecan Way Acres along Charolais Road, 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

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

Thank you,

James Wallace

received
11/22/21
M.B.



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

To: CDD Staff
cc: City of Foley Planning Commission
From: Chad P. Christian, P.E.
Date: 3-1-22
Re: Pecan Way Acres Minor Subdivision

Engineering recommends approval of the proposed Minor Subdivision.

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

Chad P. Christian, P.E.
City Engineer

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

Name: Pecan Way Acres

Applicant: SE Civil as Agent for Grantham Bar-G Farm LLC

Location: Charolais Road, East of Grantham Road

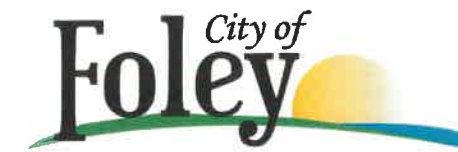
Existing Zoning: Unzoned BC District 27

Acreage: 46.51+/- Acres

Lots: 2 Lots

Flood Zone: X but Potential Wetlands
(Unconfirmed)

Comments: This request is for a 2 lot subdivision on 46.51 acres in unzoned Baldwin County.



44
120 West Verbena Avenue
Foley, Alabama 36535
(251) 943-1266
Fax (251) 943-7432
www.cityoffoley.org

February 22, 2022

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

Re: Pecan Way Acres
SE Civil, LLC
Application for Minor Subdivision

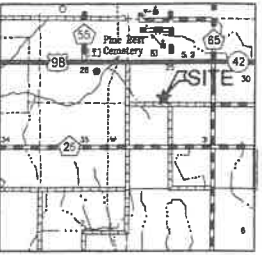
Fire has reviewed this Application for Minor Subdivision and has found no issues.

Sincerely,

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

cc: City of Foley Planning and Zoning

43
45



VICINITY MAP
1 INCH = 1 MILE

SURVEYOR'S NOTES:

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
3. 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 NOVEMBER 2021, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
4. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
5. ELEVATIONS SHOWN HEREON ARE DERIVED FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) WEBSITE.
6. NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.
7. 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.

OWNER/DEVELOPER
GRANTHAM BAR-G FARM, LLC
17380 CHAROLAIS ROAD
FOLEY, AL 36535

SURVEYOR / ENGINEER
S.E. CIVIL
880 HOLCOMB BLVD
FAIRHOPE, AL 36532

SITE DATA
ZONING DISTRICT: 11
CURRENT ZONING: NONE
LIN. FT. STREETS: NONE
NUMBER OF LOTS: 2
SMALLEST LOT: 3.5 ac
LARGEST LOT: 43.0 ac
TOTAL AREA: 46.51 AC

BUILDING SETBACKS:
FRONT YARD = 30 FEET
REAR YARD = 30 FEET
SIDE YARD = 10 FEET

UTILITY PROVIDERS
WATER SERVICE - RIVIERA UTILITIES
SEWER SERVICE - PRIVATE SEPTIC SYSTEM
ELECTRIC SERVICE - BALDWIN EMC
TELEPHONE - CENTURYLINK

PARCEL
05-55-07-25-0-000-099.001
PPIN 352241
VALENCIA, LUIS
PO BOX 82
MAGNUM SPRINGS AL 36555
INSTRUMENT NO. 1498543

PARCEL
05-55-07-25-0-000-101.000
PPIN 41489
AZALEA PINES LLC
12425 BOONE LN
FAIRHOPE AL 36532
INSTRUMENT NO. 1105669

PARCEL
05-55-07-25-0-000-103.000
PPIN 41487
SUTE, JOHN RICHARD
12425 BOONE LN
FAIRHOPE AL 36532
DEED BOOK 466 PAGE 001

PARCEL
05-55-07-25-0-000-110.000
PPIN 31682
HORN, CLIFFORD C
12397 ANGUS LN W
FOLEY AL 36535
INSTRUMENT NO. 865691

PARCEL
05-55-07-25-0-000-124.000
PPIN 71908
LEMUS, AUGUSTIN CAMPOS
PO BOX 2133
FOLEY AL 36535
INSTRUMENT NO. 1844009

LOT 1
187380 SF
43.02 AC
PARCEL
05-55-07-25-0-000-122.001
PPIN 83241
GRANTHAM BAR-G FARM LLC
17380 CHAROLAIS RD
FOLEY AL 36535
INSTRUMENT NO. 558918

LOT 1
GRANTHAM FARMS
SLIDE 234B-A

LOT 2
GRANTHAM FARMS
SLIDE 234B-A

LOT 3
GRANTHAM FARMS
SLIDE 234B-A

- LEGEND:**
- B.S.L. = BUILDING SETBACK LINE (A & R)
 - (A & R) = ACTUAL & RECORD BEARING/DISTANCE
 - (R) = RECORD BEARING/DISTANCE
 - CRS = CAPPED REBAR SET (SE CIVIL-CA1167/L5)
 - CRF = CAPPED REBAR FOUND
 - CTP = CRIMP TOP IRON FOUND
 - RF = REBAR FOUND (NO CAP)
 - POST & WIRE FENCE
 - WETLAND MARKER
 - FIRE HYDRANT

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.

BEGINNING AT A 1/2 INCH REBAR FOUND (NO CAP) AT THE SOUTHWEST CORNER OF LOT 1, GRANTHAM FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN SLIDE 234B-A, PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 18 MINUTES 52 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 625.60 FEET TO A 1/2 INCH CAPPED REBAR FOUND (LINDSEY) AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN SOUTH 89 DEGREES 57 MINUTES 25 SECONDS EAST, ALONG THE NORTH LINE OF SAID GRANTHAM FARMS SUBDIVISION, A DISTANCE OF 666.32 FEET TO A 1/2 INCH CAPPED REBAR FOUND (NO CAP) AT THE NORTHEAST CORNER OF LOT 3, SAID GRANTHAM FARMS SUBDIVISION; THENCE DEPARTING SAID NORTH SUBDIVISION LINE, RUN NORTH 00 DEGREES 04 MINUTES 03 SECONDS WEST, ALONG THE WEST MARGIN OF A 30 FEET RIGHT-OF-WAY AS RECORDED IN DEED BOOK 22 AT PAGE 318, PROBATE COURT RECORDS, BALDWIN COUNTY, ALABAMA, A DISTANCE OF 654.83 FEET TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL); THENCE DEPARTING SAID WEST RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 41 MINUTES 47 SECONDS WEST, A DISTANCE OF 1331.94 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 34 MINUTES 17 SECONDS WEST, A DISTANCE OF 643.60 FEET TO A ONE INCH CRIMP TOP IRON FOUND; THENCE RUN SOUTH 00 DEGREES 03 MINUTES 14 SECONDS WEST, A DISTANCE OF 1264.92 FEET TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL) ON THE NORTH RIGHT-OF-WAY OF CHAROLAIS ROAD; THENCE RUN SOUTH 89 DEGREES 20 MINUTES 14 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 377.04 FEET TO A 1/2 INCH CAPPED REBAR FOUND (RABER); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, RUN NORTH 00 DEGREES 10 MINUTES 12 SECONDS EAST, A DISTANCE OF 643.60 FEET TO A 1/2 INCH CAPPED REBAR FOUND (ILLEGIBLE); THENCE RUN SOUTH 89 DEGREES 49 MINUTES 48 SECONDS EAST, A DISTANCE OF 264.00 FEET TO A 1/2 INCH REBAR FOUND (NO CAP); THENCE RUN SOUTH 00 DEGREES 10 MINUTES 12 SECONDS WEST, A DISTANCE OF 277.52 FEET TO A 1/2 INCH CAPPED REBAR FOUND (RABER) ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY; THENCE RUN SOUTH 89 DEGREES 41 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 673.59 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 46.51 ACRES, MORE OR LESS.

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

DAVID W DIEHL AL. P.L.S. NO. 26014 DATE

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



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 ____ 202__.

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 ____ 202__.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS ____ DAY OF ____ 202__.

COUNTY ENGINEER

CERTIFICATE OF THE BALDWIN COUNTY PLANNING DIRECTOR:

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA THIS THE ____ DAY OF ____ 202__.

PLANNING DIRECTOR

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 ____ 202__.

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF PECAN WAY ACRES, FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS THE ____ DAY OF ____ 202__.

CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY E-911

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 ____ 202__.

AUTHORIZED REPRESENTATIVE

CERTIFICATION OF OWNERSHIP AND DEDICATION:

WE, THE UNDERSIGNED, AS MANAGER OF GRANTHAM BAR-G FARM, LLC, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, Laid Out and PLATED TO BE KNOWN AS PECAN WAY ACRES SUBDIVISION, BALDWIN COUNTY, 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 ____ 202__.

PRINT NAME

SIGNATURE

CERTIFICATION BY NOTARY PUBLIC:

STATE OF ____

COUNTY OF ____

I, A NOTARY PUBLIC IN AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA DO CERTIFY THAT WHOSE NAME IS SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON SAID INSTRUMENT AT THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF ____ 202__.

NOTARY PUBLIC

PECAN WAY ACRES



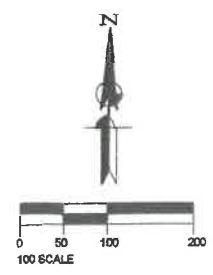
DRAWN	RDC
CHKD	JAF
PROJ MGR	DEO
SCALE	1"=100'
PROJECT	20211022
FILE	20211022
SHEET	1 OF 1

FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C00818M, COMMUNITY NUMBER 015000, PANEL 0815, SUFFIX "M", DATED APRIL 18, 2018.



GRANTHAM RD. 60' RW



Public Notice

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.

Anyone interested in the approval may be heard at a public hearing scheduled for March 16, 2022 in the Council Chambers of City Hall (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 47
Business #5



CITY OF FOLEY, ALABAMA
APPLICATION FOR A MINOR SUBDIVISION

Date February 17, 2022

City Limits ETJ

1. Name of Subdivision Foley Villas ~~Apartment~~ Subdivision
2. Name of Applicant/Owner Sawgrass Consulting LLC/MADCO
Phone 251-544-7900 Email sawgrassadmin@sawgrassllc.com
Address 30673 Sgt E.I. Boots Thomas Drive Spanish Fort AL 36527
(Street Number and Name) (City) (State) (Zip Code)
3. Engineer Thomas E. Granger, PE
Phone 251-544-7900 Email sawgrassadmin@sawgrassllc.com
Address 30673 Sgt E.I. Boots Thomas Drive Spanish Fort AL 36527
(Street Number and Name) (City) (State) (Zip Code)
4. Location of Subdivision 12538 Bodenhamer Road
5. Total Acreage 43 32.63 Number of Lots 5
6. Parcel Pin # 011054
7. I Thomas E. Granger, PE, hereby depose and say that all the above statements and the statements contained in the papers submitted here within are true.

Signature/Title TL Granger / Agent

Mailing Address 30673 Sgt E.I. Boots Thomas Dr

Spanish Fort, AL 36527

Phone 251-544-7900

Email sawgrassadmin@sawgrassllc.com

received
JLAWSON



September 26, 2021

Thomas E. Granger, PE
President
Sawgrass Consulting, LLC
30673 Sgt. E.I. "Boots" Thomas Drive
Spanish Fort, AL 36527
Office: 251-544-7900 Cell: 251-295-6921

Re: NE Corner of Hwy 98 and Bodenhamer Road 280 unit Apartment Complex


Dear Mr. Granger,

At your request, this letter is to verify that Baldwin County Sewer Service LLC (BCSS) has the capacity and capability to serve the proposed 280 unit Apartment Complex to be located at NE Corner of Hwy 98 and Bodenhamer Road in Foley. 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 road bore and/or a line extension which will be at the developers expense. A \$50.00 per lot review fee will be due to have preconstruction plans reviewed and a \$1500.00 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

received
11/22/21

Tonya Mahaffey

From: Tony Schachle <tschachle@rivierautilities.com>
Sent: Thursday, December 9, 2021 9:03 AM
To: Tonya Mahaffey
Cc: Danielle Gaston
Subject: RE: Water Line for Foley Villas

Follow Up Flag: Follow up
Flag Status: Flagged

Tonya,

We have a 12-inch WM on the north ROW of Hwy 98 and an 8-inch water main on the west ROW of Bodenhammer Road.

Thanks,

Tony L. Schachle, Jr., P.E.
Chief Engineer
Water & Wastewater Department
Riviera Utilities
251.970.4110 – Office
251.424.7782 – Cell
251.943.5001 – Main
www.rivierautilities.com

The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

received
2/10/2021

50



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

To: CDD Staff
cc: City of Foley Planning Commission
From: Chad P. Christian, P.E.
Date: 3-1-22
Re: Foley Villas Minor Subdivision

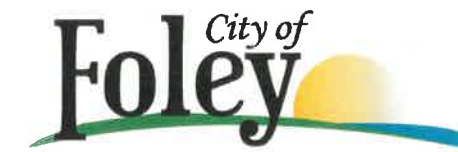
Engineering recommends approval of the proposed Minor Subdivision.

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

Chad P. Christian, P.E.
City Engineer

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

Name:	Foley Villas Apartments
Applicant:	Sawgrass Consulting LLC / MADCO LLC
Location:	Northeast corner of US Hwy 98 & Bodenhamer Road
Existing Zoning:	R3 – Residential Multi-Family, B2 – Neighborhood Business District & B1A – Extended Business District
Acreage:	32.63+/- Acres
Lots:	5 Lots
Flood Zone: (Unconfirmed)	X
Comments:	This request is for a 5 lot subdivision on 32.63+/- acres in R3, B2 & B1A zoning districts.




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

February 22, 2022

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

Re: Foley Villas Apartments
Sawgrass Consulting, LLC/MADCO
Application for Minor Subdivision

Fire has reviewed this Application for Minor Subdivision and has found no issues.

Sincerely,

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

cc: City of Foley Planning and Zoning

Public Notice

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.

Anyone interested in the approval may be heard at a public hearing scheduled for March 16, 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

Foley

New 55
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):
20971 Brims & Willis Rd. 05-61-05-16-0 - 001-024000
PPIN# 17104
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
3. APPROXIMATE SIZE OF PROPERTY: 1.10 Acres
4. PRESENT ZONING OF PROPERTY: PUD
5. REQUESTED ZONING: ~~AO~~ R1A
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY: None
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.) primary residence
Site built or modular
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: 2-17-22

David Smith
PROPERTY OWNER/APPLICANT
PO Box 603 Foley, AL 36536
PROPERTY OWNER ADDRESS
251-533-6577
PHONE NUMBER
davidanddebbiesmith@yahoo.com
EMAIL ADDRESS

pd.
receipt #
20125

1 FEB 17 2022
BY:

BALDWIN COUNTY, ALABAMA
HARRY O'NEAL, JR., PROCEEDING JUDGE
Folio 100, 2027000 10/24/08
175 2 10/24/08
175
SLIDE 0002716--A

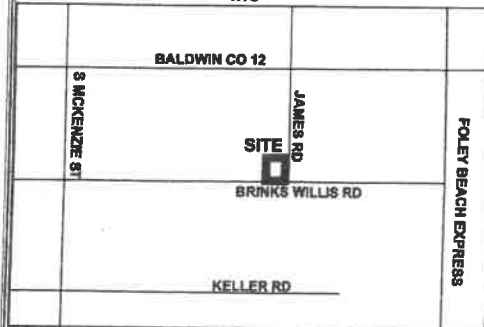
1013797

01-05-16-0-001-022,000
WESSLING, KIMBERLY
8023 JAMES RD
FOLEY AL 36535
UNINCORPORATED BALDWIN
COUNTY
INST 1514489

01-05-16-0-001-022,000
SUAREZ, MIGUEL ANGEL DIAZ
ETAL LLANES R
8023 JAMES RD
FOLEY AL 36535
UNINCORPORATED BALDWIN
COUNTY
INST 1444455

01-05-16-0-001-022,000
AYERS, BEASLEY ETUX
DOROTHY FAYE
2008 BRINKS WILLIS RD
FOLEY AL 36535
UNINCORPORATED BALDWIN
COUNTY
INST 1305888

VICINITY MAP
NTS



NOTES:

1. Sources of information used were previous surveys by other firms and INST # 1510274.
2. No title search, title opinion or abstract was furnished to, nor performed by, this firm for the subject property; there may be deeds of record, unrecorded deeds, easements, rights-of-way or other instruments which could affect the boundaries of said property.
3. This property may be subject to additional restrictions that may be found in the public records of this county.
4. There was no attempt to determine the existence, location or extent of any subsurface features, other than the underground utilities shown hereon as located by the appropriate utility companies.
5. No investigation has been made to determine the existence of wetlands.
6. Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines.

THIS PROPERTY LIES IN FLOOD ZONE "X" AS SCALED
FROM FIRM MAP NUMBER 0100300686L DATED
07/17/2007.

ZONED PLANNED UNIT DEVELOPMENT
BUILDING SETBACK REQUIREMENTS FOR PUD:
MINIMUM DPTH OF FRONT YARD 16 FEET
MINIMUM DPTH OF REAR YARD 20 FEET
MINIMUM DPTH OF SIDE YARD 10 FEET (COMBINATION OF BOTH SIDES)

SITE DATA
AREA: 1 A.C. ±
SMALLEST LOT SIZE: 20,517 SF ± (LOT 2)
NUMBER LOTS: 2

25% MIN REQUIRED OPEN SPACE: 10,807 SF
OPEN SPACEDOWN 10,840 SF

E.C.D. DEVELOPMENT

A SINGLE FAMILY SUBDIVISION SITUATED IN THE NE 1/4 OF SECTION 16, TOWNSHIP 8
SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

PARCEL DESCRIPTION:

DEED DESCRIPTION (INST # 1718145)

Commencing at the Southeast corner of the Northeast Quarter of Section 16, Township 8 South, Range 4 East, Baldwin County, Alabama; run thence North 80 degrees 55 minutes 37 seconds West along the South line of said Northeast Quarter a distance of 40.00 feet; thence run North 00 degrees 05 minutes 16 seconds West and parallel with the East line of said Section 16, a distance of 30.0 feet to the point of beginning of the property herein described; thence run North 80 degrees 55 minutes 37 seconds West a distance of 223.38 feet; thence run North 00 degrees 05 minutes 16 seconds West a distance of 195.0 feet; thence run South 80 degrees 55 minutes 37 seconds East a distance of 195.0 feet to the point of beginning.

STATE OF ALABAMA
COUNTY OF BALDWIN

I, RODNEY K CUNNINGHAM, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY STATE THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
FIELD WORK FOR THIS SURVEY WAS PERFORMED MARCH, 2019.

RKC
RODNEY K CUNNINGHAM, P.L.S. AL LIC. NO. 26013 DATE *Aug. 26, 2019*

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 use 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 *16th* *January* 20 *20*

RKC
Owned: Ladada Properties, LLC
5308 Woodhead Ave
Orange Beach, AL 36561

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF BALDWIN

Carolee Ann Jenkins
Notary Public in and for said County, in said State, hereby certify that *Carolee Ann Jenkins*, 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 corporation.

Given under my hand and official seal this day of *16th* *January* 20 *20*

Carolee Ann Jenkins
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 day of *January* 20 *20*

City Engineer

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

The within plat of (insert Subdivision name) Foley, Alabama, is hereby approved by the City of Foley Planning Commission, this day of *January* 20 *20*

Carolee Ann Jenkins
City Planning Commission Chairman

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE (Sewer)

The undersigned, as authorized by Baldwin County Sewer Service hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this day of *January* 20 *20*

Carolee Ann Jenkins
Authorized Representative

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 *January* 20 *20*

Carolee Ann Jenkins
Authorized Representative

CERTIFICATE OF APPROVAL BY CENTURYLINK COMMUNICATIONS

The undersigned, as authorized by CenturyLink Communications hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this day of *January* 20 *20*

Carolee Ann Jenkins
Authorized Representative

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY EMC (Electric)

The undersigned, as authorized by Baldwin County EMC hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this day of *January* 20 *20*

Carolee Ann Jenkins
Authorized Representative

PROJECT: NE 1/4 OF SECTION 16, TOWNSHIP 8 SOUTH,
RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

FINAL PLAT

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

EDG

Engineering Design Group, LLC
Civil, Mechanical & Land Surveying
404-208-0000

57



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

To: CDD Staff
cc: City of Foley Planning Commission
From: Chad P. Christian, P.E.
Date: 3-1-22
Re: David Smith Rezoning

Engineering is not opposed to the requested Rezoning.

A handwritten signature in black ink, appearing to read "Chad P. Christian". The signature is written in a cursive, flowing style.

Chad P. Christian, P.E.
City Engineer

Planning Commission Report

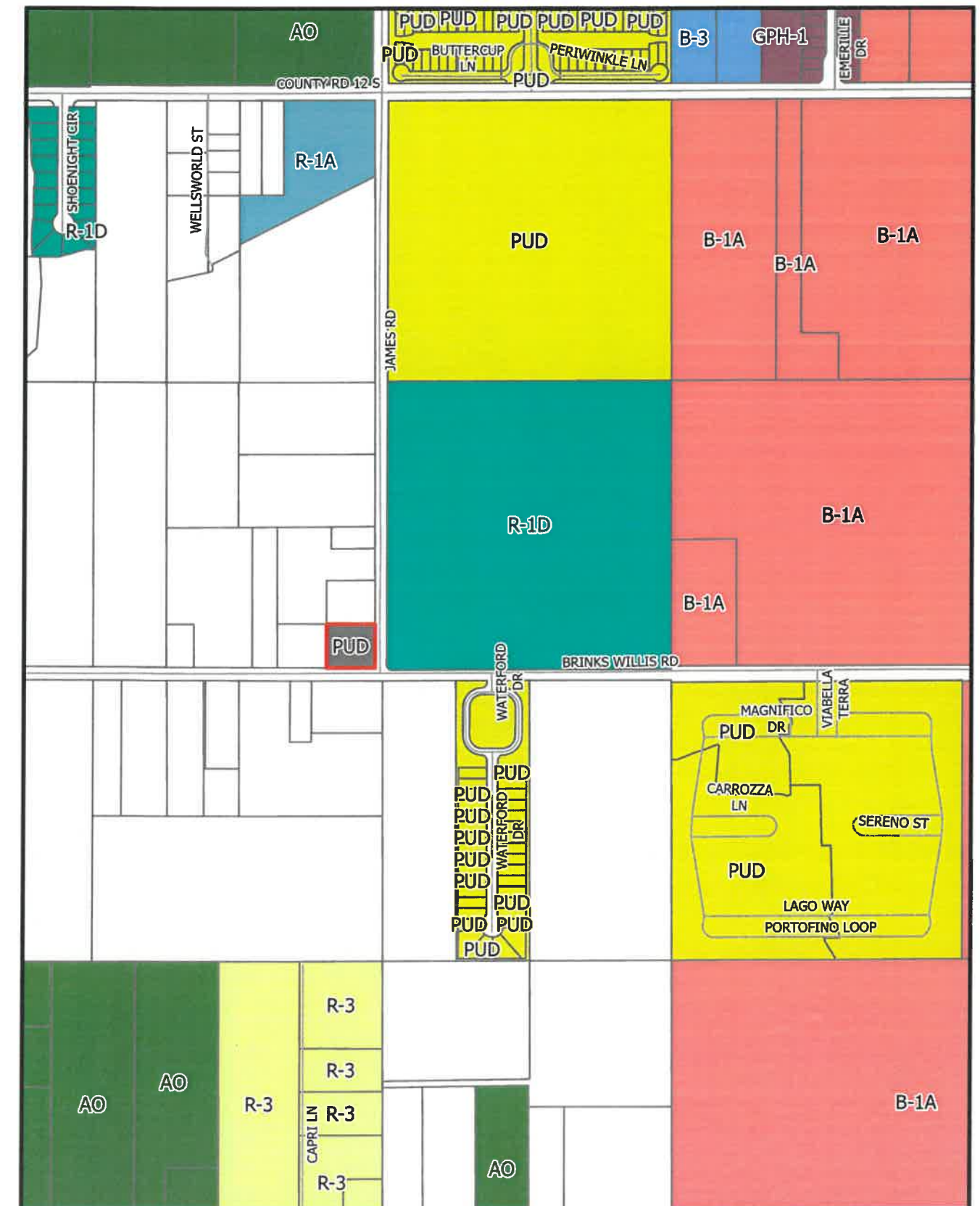
By Miriam Boutwell

March 2022

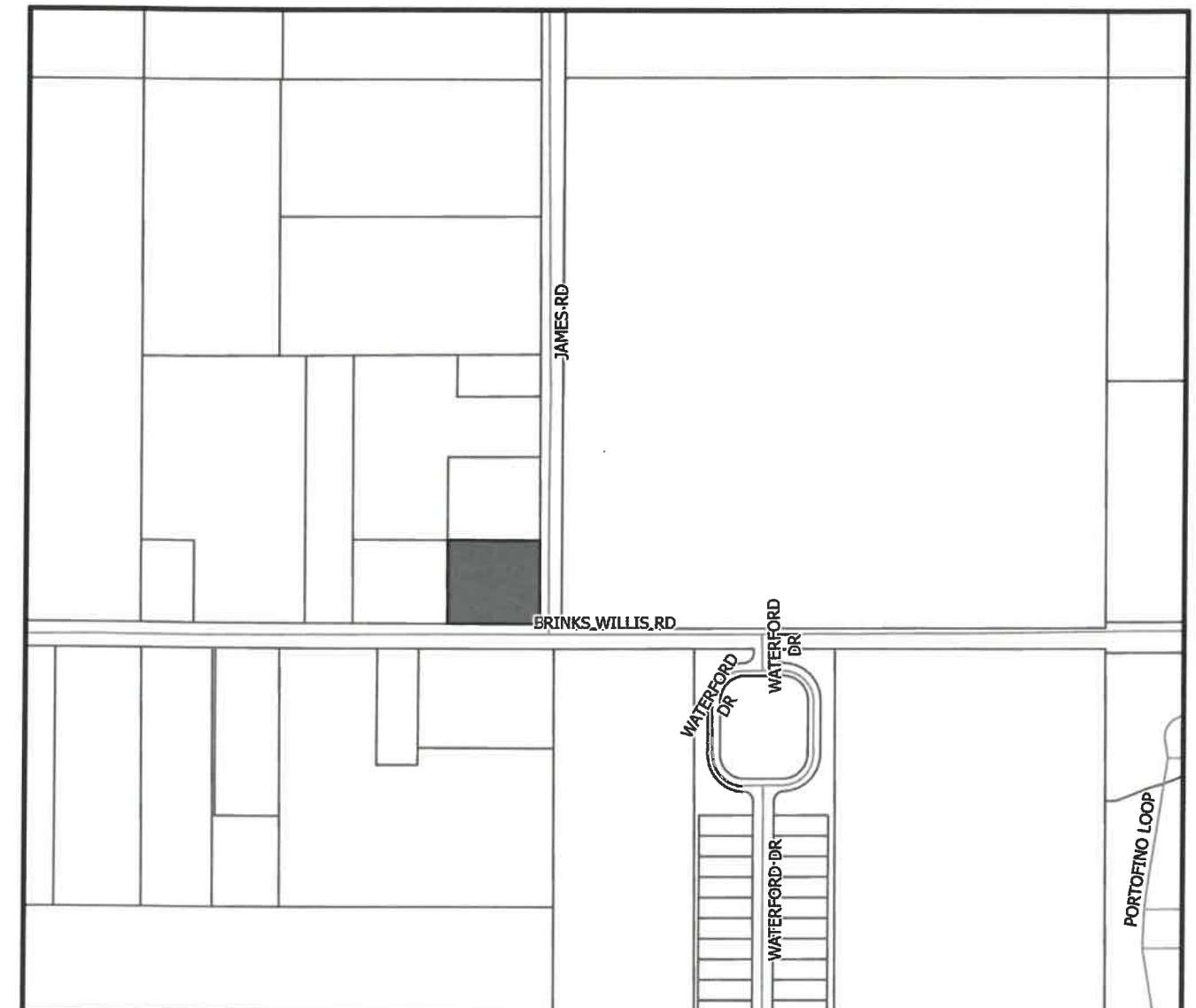
Rezoning

Applicant:	David Smith
Location:	Northwest corner of Brinks Willis & James Road
Size:	1.1+/- Acres
Current Zoning:	PUD – Planned Unit Development
Requested Zoning:	R1A – Residential Single Family
Flood Zone:	X
Unconfirmed	
Comments:	The owner would like to rezone to R1A. This property was previously subdivided into 2 lots & recorded in 2020.

David Smith Adjacent Zones



PUBLIC NOTICE



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.

Anyone interested in this rezoning request maybe heard at a public hearing scheduled for March 16, 2022 in the City Hall Council Chambers 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



New 61
Business #7

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

Date 1/31/2022

City Limits X ETJ

1. Name of Subdivision LIVE OAK VILLAGE SUBDIVISION PHASE IV
2. Name of Applicant/Owner CHS PROPERTIES, INC.
- Phone 251-981-0200 Email lsmith@chscorp.net
- Address 25819 CANAL ROAD ORANGE BEACH AL 36561
(Street Number and Name) (City) (State) (Zip Code)
3. Engineer MCCRORY & WILLIAMS, INC.
- Phone 251-476-4720 Email cvuncannon@mcwinc.com
- Address 3207 INTERNATIONAL DR. STE. G MOBILE AL 36606
(Street Number and Name) (City) (State) (Zip Code)
4. Location of Subdivision NE CORNER OF N. HICKORY ST. AT W. PEACHTREE AVE. E.
5. Total Acreage 19.04 ACRES Number of Lots 77
6. Parcel Pin # 299690
7. I LANDON K. SMITH, hereby depose and say that all the above statements and the statements contained in the papers submitted here within are true.

Signature/Title Landon K. Smith DIRECTOR OF CONST.

Mailing Address 25819 CANAL RD.

ORANGE BEACH, AL. 36561

Phone 251 / 981 - 0200

Email lsmith@chscorp.net

OCote



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

02/23/2022

To: Community Development Department
cc: City of Foley Planning Commission

From: Taylor Davis, PE

Re: Live Oak Village Phase 4 LDP submittal

The Land Disturbance Permit submittal has been reviewed by the Engineering Department and all comments have been addressed for Live Oak Village Phase 4 subdivision. The submittal is considered "ready to issue" per Section 4.3 of the Subdivision Regulations.

Sincerely,

Taylor L. Davis, PE
Deputy City Engineer – City of Foley

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

Name:	Live Oak Village Phase IV
Applicant:	CHS Properties, Inc.
Location:	West of Cedar Street, North of Peachtree Avenue
Existing Zoning:	PUD – Planned Unit Development
Acreage:	19.04+/- Acres
Lots:	77 Lots
Flood Zone: (Unconfirmed)	X
Comments:	This request is for 77 lots on 19+/- acres. This layout meets the approved PUD.



ENVIRONMENTAL DEPARTMENT

23030 WOLF BAY DRIVE
Foley, Alabama 36535
(251) 923-4267
www.cityoffoley.org

February 22, 2022

CHS Properties
25819 Canal Road
Orange Beach, AL 36561

RE: Live Oak Village Phase IV

Dear Sir/madam:

The environmental department has reviewed and accepted the environmental permit application for the Live Oak Phase IV Subdivision in Foley, AL. All the minimum requirements indicated in City of Foley Ordinance NO. 15-1003, Environmental Permits Related to Land Disturbance, are met.

Should you have any questions, please call 251-923-4267.

Sincerely,

Angie Eckman
Environmental Programs Manager
City of Foley

MAYOR: Ralph G. Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Qualtes; Richard Dayton; Cecil R. Blackwell; Charles Ebert III



65
120 West Verbena Avenue
Foley, Alabama 36535
(251) 943-1266
Fax (251) 943-7432
www.cityoffoley.org

McCrory Williams
Attn: Derek Kelly
3207 International Drive
Mobile, AL 36603

RE: Live Oak Village Phase 4

This letter is to confirm that Foley Fire has no issues with the current site and utility plans for Phase 4 of Live Oak Village.

Brad Hall
Sr. Fire Inspector
City of Foley
bhall@cityoffoley.org
251-971-6028

CC: City of Foley Engineering
CC: City of Building Department
CC: Riviera Utilities

This review may not be all inclusive and does not relieve the contractor from compliance with the City of Foley's adopted codes or ordinances, as well as any other county, state or federal regulations.

lcl



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

2/1/2022

Derek Kelly, E.I.T
McCrary & Williams, Inc.
3207 International Drive
Mobile, AL 36606

RE: Live Oak Village – Phase 4 project

This letter is to confirm that Riviera Utilities is currently able to provide electric, water and sewer service to the proposed Live Oak Village Phase 4 project located, in Foley, AL. Gas is available with a main extension.

On properties with PUD designation and reduced setback requirements, Riviera Utilities requires a 5' easement along all side property lines, a 7 ½' easement along all rear property lines, and a 10' easement across all front property including along common areas that abut planned roadways. 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
Scott Sligh	Electric	ssligh@rivierautilities.com
Tony Schachle	Water/Sewer	tschachle@rivierautilities.com
Danny Scott	Electric	dscott@rivierautilities.com

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

Thank you,

A handwritten signature in cursive script that reads 'James Wallace'.

James Wallace

acole



1751 Industrial Blvd.
Foley, Alabama 36535

November 24, 2021

Derek Kelly, E.I.T.
McCrary & Williams, Inc.
3207 International Dr.
Mobile, AL 36606

RE: Live Oak Village Phase 4
Foley, Alabama

Dear Mr. Kelly,

Recently you approached CenturyLink about providing a "will serve" letter to serve the **Live Oak Village Phase 4**. 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.

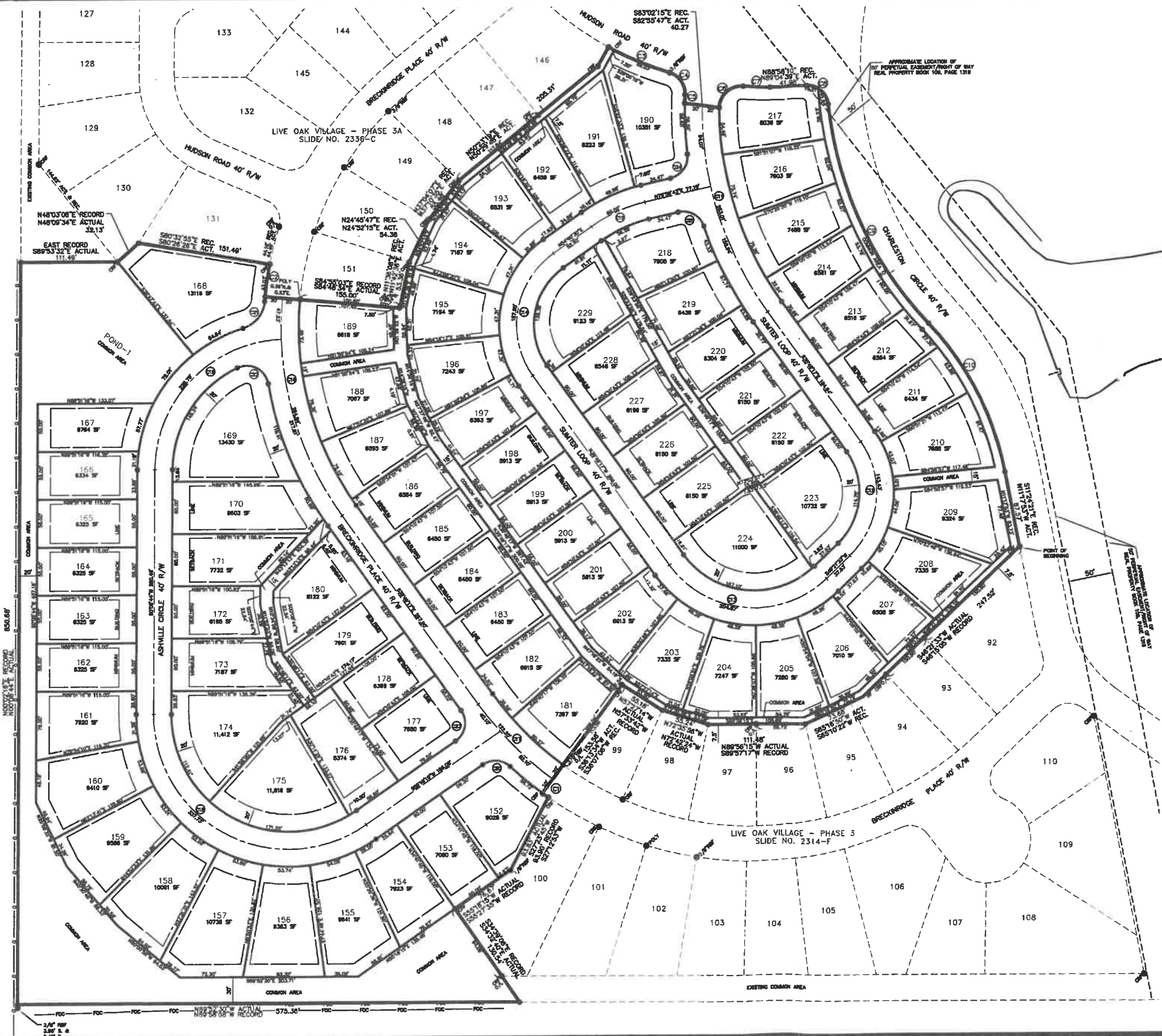
If there are any further questions, or if I can be of any help, please do not hesitate to call me at **251.952.5781**. I will work with you on the requirements.












Sincerely,

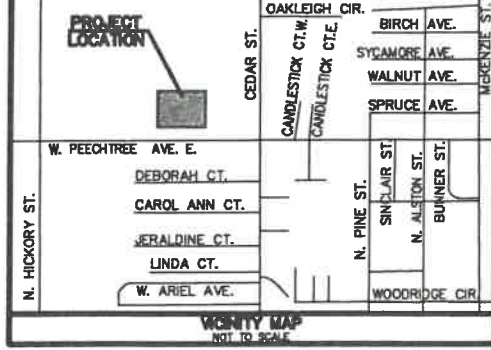
Jeff Crowe

Jeff Crowe
Engineer II - Eastern Region

ACote



LEGEND	
	POWER POLE
	GUY WIRE
	ELECTRIC BOX
	TELEPHONE PEDESTAL
	FIBER OPTICS CABLE
	WATER VALVE
	FIRE HYDRANT
	UTILITY STUB-OUT POST
	WATER LINE
	SANITARY SEWER LINE
	WOODS LINE
CRF	McCRORY & WILLIAMS, INC. CAPPED REBAR FOUND
CRF	NAIL FOUND
3/8" RBF	3/8" REBAR FOUND
1/8" RBF	1/8" REBAR FOUND
POLY	POLYSURVEYING CAPPED REBAR FOUND
O/L	ON LINE
ACT.	ACTUAL
REC.	RECORD



CURVE DATA						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
C1	01°08'30"	8.19'	410.00'	4.09'	S54°20'48"E ACT. S54°27'14"E REC.	8.19'
C2	05°31'15"	37.58'	390.00'	18.80'	S07°57'04"W ACT. S07°50'59"W REC.	37.57'
C3	11°51'04"	78.53'	370.00'	38.40'	S88°58'48"E ACT. S87°08'17"E REC.	78.39'
C4	78°17'09"	33.29'	25.00'	18.83'	S34°48'45"E ACT. S34°33'14"E REC.	30.88'
C5	02°37'35"	10.08'	220.00'	5.04'	N02°03'01"E ACT. S01°58'33"E REC.	10.08'
C6	93°46'13"	40.92'	25.00'	28.70'	N48°57'08"E ACT. N48°50'41"E REC.	36.50'
C7	04°45'37"	30.74'	370.00'	15.38'	S88°32'33"E ACT. S88°39'01"E REC.	30.73'
C8	84°28'48"	36.85'	25.00'	22.89'	S48°41'57"E ACT. S48°48'28"E REC.	33.60'
C9	36°48'58"	282.75'	440.00'	146.44'	S24°53'03"E ACT. S24°59'31"E REC.	277.89'
C10	31°53'13"	194.70'	350.00'	99.99'	S27°20'55"E ACT. S27°27'23"E REC.	192.28'
C11	38°14'28"	253.01'	400.00'	130.90'	S17°42'04"E	248.81'
C12	82°10'30"	143.43'	100.00'	87.21'	S05°16'08"W	131.45'
C13	97°49'07"	204.87'	120.00'	137.60'	N84°43'52"W	180.88'
C14	90°29'47"	157.85'	100.00'	100.87'	N08°25'38"E	142.03'
C15	22°16'13"	68.02'	178.00'	34.46'	N85°48'38"E	87.59'
C16	41°00'43"	284.84'	370.00'	138.38'	S19°18'58"E	258.23'
C17	175°7'09"	122.20'	390.00'	38.13'	S44°47'52"E	121.70'
C18	124°50'29"	337.73'	155.00'	296.75'	N62°16'30"W	274.77'
C19	87°43'51"	228.79'	148.42'	143.82'	N44°00'40"E	207.09'
C20	77°42'13"	33.90'	23.00'	20.14'	N85°50'38"W	31.37'
C21	68°40'33"	41.95'	33.00'	23.91'	N38°43'38"E	39.49'
C22	73°59'28"	46.26'	25.00'	18.84'	N62°33'02"W	39.93'
C23	91°07'32"	38.78'	23.00'	25.50'	N09°44'29"E	35.70'
C24	84°11'46"	36.74'	25.00'	22.59'	S34°50'50"W	33.52'
C25	84°11'46"	36.74'	25.00'	22.59'	N80°57'24"W	33.52'

PROPOSED SUBDIVISION

LIVE OAK VILLAGE, PHASE 4

SECTION 17, T7S-R4E, BALDWIN COUNTY, ALABAMA

SCALE: 1"=60' DATE: Feb. 7, 2022 DRAWN BY: NAR APPROVED BY: MJM SHEET 1 OF 1

McCrory Williams
INCORPORATED
Engineers Surveyors

3207 INTERNATIONAL DR., SUITE 6
MOBILE, ALABAMA 36608
PHONE: (251) 478-4720
FAX: (251) 478-4721
EMAIL: mobile@mcwll.com

C2785-2000 LiveOak Ph-4 - RP.dwg

OWNER/DEVELOPER:

CHS PROPERTIES, INC.
23519 CANAL ROAD
ORANGE BEACH, AL 36561

SITE DATA:
TAX PARCEL # = 05-54-04-17-3-000-001.208
TOTAL ACRES: OF TRACT = 19.048 ACRES
SMALLEST LOT SIZE IS LOT 178 = 5,913 S.F.
TOTAL NO. OF LOTS = 77
LINEAR FEET OF STREET = 3,137 L.F.
COMMON AREA / GREEN SPACE = 2.29 ACRES, MORE OR LESS
ZONING = PUD

BUILDING SETBACKS:
FRONT = 20'
SIDE (STREET) = 15'
SIDE = 5'
REAR = 15' (LOTS 152-189, 178-178, 210-217 & 223)
REAR = 7.5' (LOTS 170-175, 179-209, 218-222 & 224-229)
UNLESS OTHERWISE NOTED

UTILITIES:
BALDWIN EMC
RIVERA UTILITIES
CENTURY LINK

GENERAL SURVEYOR'S NOTES:

- ALL ROADWAYS AND ALLEYS WITHIN THE PLAT ARE PRIVATE AND WILL NOT BE MAINTAINED BY THE CITY OF FOLEY.
- F.E.M.A. FLOOD INSURANCE RATE MAP NO. 01003C0812 M, COMMUNITY NO. 010007, DATED 04/19/2019 INDICATES THAT THIS PROPERTY IS LOCATED IN A "ZONE X(UNSHADE)" AREA - AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
FLOOD ZONE(S) SCALED FROM THE AFOREMENTIONED FLOOD INSURANCE RATE MAP.
- THE RELATIVE ERROR OF CLOSURE OF THIS SURVEY & PLAT IS WITHIN THE ALLOWABLE TOLERANCE FOR SUBURBAN SURVEYS (1" IN 7,500') ACCORDING TO THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF LICENSURE OF THE STATE OF ALABAMA.
- ACTUAL BEARINGS BASE ON ALABAMA STATE PLANE COORDINATES (WEST ZONE) HAD 83, U.S. SURVEY FEET.
RECORD BEARINGS AND DISTANCES ARE REFERENCED TO THE PLAT OF LIVE OAK VILLAGE - PHASE 3, AS RECORDED ON SLIDE NO. 2314-F OF THE PROBATE COURT RECORDS OF BALDWIN COUNTY, ALABAMA AND THE PLAT OF LIVE OAK VILLAGE - PHASE 3A, AS RECORDED ON SLIDE NO. 2339-C OF THE PROBATE COURT RECORDS OF BALDWIN COUNTY, ALABAMA.
- BALDWIN EMC HAS A 10 FOOT EASEMENT ALONG ALL RIGHT-OF-WAY AND A 5 FOOT EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
- AS PER LETTER FROM RIVERA UTILITIES DATED 2/1/2022, RIVERA UTILITIES REQUIRES A 5 FOOT EASEMENT ALONG ALL SIDE PROPERTY LINES, A 7 1/2 FOOT EASEMENT ALONG ALL REAR PROPERTY LINES, AND A 10 FOOT EASEMENT ACROSS ALL FRONT PROPERTY INCLUDING ALONG COMMON AREAS THAT ADJUT PLANNED ROADWAYS.

CERTIFICATE OF APPROVAL BY BALDWIN EMC

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 _____, 2022.

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES

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

DATED THIS ____ DAY OF _____, 2022.

(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 _____, 2022.

(AUTHORIZED SIGNATURE)

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.

DATED THIS ____ DAY OF _____, 2022.

CITY ENGINEER

MAINTENANCE OF ALL COMMON AREAS AND DETENTION PONDS

THE MAINTENANCE OF ALL COMMON AREAS, INCLUDING DETENTION PONDS, SHOWN ON THE PLAT SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THE SUBDIVISION.

SIGNATURE OF OWNER/DEVELOPER

DATE

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION:

THE WITHIN PLAT OF THE SUBDIVISION SHOWN HEREON LOCATED IN FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS THE ____ DAY OF _____, 2022.

CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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 SO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED; AND GRANT ALL EASEMENTS AND DEDICATED 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 THE ____ DAY OF _____, 2022.

CHS PROPERTIES, INC.

CERTIFICATE BY NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN SAID STATE, DO HEREBY CERTIFY THAT _____, WHOSE NAME AS _____ OF CHS PROPERTIES, INC., AN ALABAMA CORPORATION, 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 CERTIFICATE OF THIS INSTRUMENT, EXECUTED THE SAME VOLUNTARILY FOR AND AS AN ACT OF SAID COMPANY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

DESCRIPTION OF PROPERTY:

BEGINNING AT THE NORTHEAST CORNER OF LOT 62, LIVE OAK VILLAGE - PHASE 3, AS PER PLAT RECORDED ON SLIDE NO. 2314-F OF THE PROBATE COURT RECORDS OF BALDWIN COUNTY, ALABAMA; SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF CHARLESTON CIRCLE; THENCE ALONG THE NORTH BOUNDARY OF SAID LIVE OAK VILLAGE - PHASE 3, RUN AS FOLLOWS: S46°21'33"W 247.52 FEET, S85°15'50"W 73.88 FEET, N80°56'15"W 111.48 FEET, N72°35'56"W 53.24 FEET, N57°27'14"W 55.18 FEET TO THE NORTHEAST CORNER OF SAID LIVE OAK VILLAGE - PHASE 3; THENCE ALONG THE WEST BOUNDARY OF SAID LIVE OAK VILLAGE - PHASE 3, RUN S36°13'34"W 133.58 FEET TO A POINT ON THE ARC OF A 410.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTWARDLY; THENCE CONTINUING ALONG SAID WEST BOUNDARY OF LIVE OAK VILLAGE - PHASE 3, RUN SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 8.19 FEET (CHORD BEARS S34°29'46"E AND MEASURES 8.19 FEET) TO A POINT; THENCE CONTINUING ALONG SAID WEST BOUNDARY OF LIVE OAK VILLAGE - PHASE 3, RUN AS FOLLOWS: S27°23'45"W 83.83 FEET; S55°18'15"W 76.67 FEET; S34°32'40"E 130.54 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PEACHTREE STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF PEACHTREE STREET, RUN N85°52'30"W 575.36 FEET TO A POINT; THENCE RUN N00°08'44"E 850.68 FEET TO THE SOUTHWEST CORNER OF LIVE OAK VILLAGE - PHASE 3A, AS PER PLAT RECORDED ON SLIDE 2339-C OF THE AFOREMENTIONED PROBATE COURT RECORDS OF BALDWIN COUNTY, ALABAMA; THENCE ALONG THE SOUTH BOUNDARY OF SAID LIVE OAK VILLAGE - PHASE 3A, RUN AS FOLLOWS: S90°53'32"E 111.48 FEET, N48°06'34"E 32.13 FEET, S80°26'28"E 131.48 FEET TO A POINT ON THE ARC OF A 390.00 FOOT CURVE, CONCAVE EASTWARDLY; THENCE CONTINUING ALONG SAID SOUTH BOUNDARY OF LIVE OAK VILLAGE - PHASE 3A, RUN SOUTHWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.58 FEET (CHORD BEARS S07°37'04"W AND MEASURES 37.57 FEET) TO A POINT; THENCE CONTINUING ALONG SAID SOUTH BOUNDARY OF LIVE OAK VILLAGE - PHASE 3A, RUN AS FOLLOWS: S84°48'34"E 155.00 FEET, N11°42'38"E 53.36 FEET, N24°52'15"E 54.36 FEET, N37°10'35"E 55.48 FEET, N50°29'48"E 205.31 FEET, N20°05'18"E 24.80 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HUDSON ROAD; SAID POINT BEING ON THE ARC OF A 370.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTWARDLY; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF HUDSON ROAD, RUN SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.53 FEET (CHORD BEARS S68°59'46"E AND MEASURES 78.39 FEET) TO THE P.R.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 70°17'09" AND A RADIUS OF 25.00 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE OF HUDSON ROAD, RUN SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.28 FEET (CHORD BEARS S34°46'45"E AND MEASURES 30.88 FEET) TO THE P.R.C. OF CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°37'35" AND A RADIUS OF 220.00 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE OF HUDSON ROAD, RUN SOUTHWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 10.09 FEET (CHORD BEARS S02°03'01"W AND MEASURES 10.08 FEET) TO A POINT; THENCE CONTINUING ALONG SAID SOUTH BOUNDARY OF LIVE OAK VILLAGE - PHASE 3A, RUN S82°35'47"E 40.27 FEET TO A POINT ON THE ARC OF A 25.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTWARDLY; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE OF HUDSON ROAD, RUN NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 40.92 FEET (CHORD BEARS N46°57'08"E AND MEASURES 36.50 FEET) TO THE P.R.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE OF HUDSON ROAD, RUN EASTWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.74 FEET (CHORD BEARS S88°32'33"E AND MEASURES 30.73 FEET) TO THE P.T. OF SAID CURVE; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE OF HUDSON ROAD, RUN N89°04'39"E 41.98 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 84°28'48" AND A RADIUS OF 25.00 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY OF HUDSON ROAD, RUN SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.89 FEET (CHORD BEARS S48°41'57"E AND MEASURES 33.80 FEET) TO THE P.R.C. OF A 440.00 FOOT RADIUS CURVE TO THE LEFT; SAID POINT BEING ON THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF CHARLESTON CIRCLE; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF CHARLESTON CIRCLE, RUN SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 282.73 FEET (CHORD BEARS S24°53'03"E AND MEASURES 277.89 FEET) TO A POINT ON THE ARC OF A 350.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTWARDLY; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF CHARLESTON CIRCLE, RUN SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 194.78 FEET (CHORD BEARS S27°20'55"E AND MEASURES 192.28 FEET) TO THE END OF SAID CURVE; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF CHARLESTON CIRCLE, RUN S11°17'53"E 67.57 FEET TO THE POINT OF BEGINNING. CONTAINING 829,341 SQUARE FEET OR 19.04 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA:
COUNTY OF BALDWIN:

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.

MERLIN J. MILLER, PLS
ALABAMA REGISTRATION NUMBER 14566

DATE
NOT VALID WITHOUT
ORIGINAL SEAL

PROPOSED SUBDIVISION

LIVE OAK VILLAGE, PHASE 4

SECTION 17, T7S-R4E, BALDWIN COUNTY, ALABAMA

SCALE: N.T.S.

DATE: Feb. 7, 2022

DRAWN BY: NAR

APPROVED BY: MJM

SHEET 2 OF 2

McCrory Williams
INCORPORATED
Engineers Surveyors

3207 INTERNATIONAL DR., SUITE G
MOBILE, ALABAMA
36606
PHONE: (251) 476-4720
FAX: (251) 476-4721
EMAIL: mjl@mcrwinc.com

REVISION

Public Notice

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.

Anyone interested in the approval may be heard at a public hearing scheduled for March 16, 2022 in the Council Chambers of City Hall (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

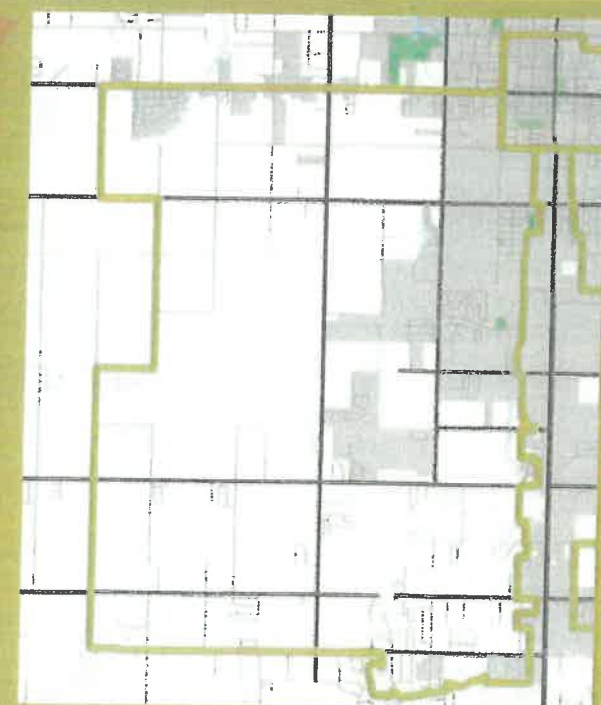
SOUTHWEST QUADRANT PLAN

EXECUTIVE SUMMARY

The Southwest Quadrant of Foley is characterized by the rolling agricultural fields of south Baldwin County. The Bon Secour River and tributaries reach up into the quadrant as green swaths of land between the fields and homes. Over the past several years, this quadrant of the City has seen steady and incremental growth through the conversion of these agricultural fields into new subdivisions. The general growth of the quadrant, Foley, and south Baldwin County has begun to present challenges through infrastructure and quality of life.

Through plan development for the Southwest Quadrant, transportation and connectivity have been some of the most significant issues to address along with stormwater management. These issues are the direct result of the growth which has occurred over the past ten years, as well the planned growth which is still on-going. Through public outreach and discussions with the Southwest Quadrant Advisory Committee, a series of strategic recommendations have been assembled for this quadrant. These improvements should focus on facilitating improved transportation flow and diversifying connections across the quadrant with new connections mixed with determining strategic opportunities to manage stormwater.

Effort should continue for annual legislative annexations to in-fill islands within the current city boundaries, or consider annexation of adjacent land from interested parties. The map to the right includes the current city boundaries, in gray, and the unannexed areas in white. The Southwest Quadrant study boundary, in gold, includes all of the planning jurisdiction for Foley and any willing owner should be annexed into the City.



FUTURE LAND USE

Within Foley, defining future land use will have the largest impact on the built environment. Land use consists of the human-made spaces in which citizens live, work and play on a day-to-day basis. It encompasses public and private buildings, parks, transportation systems, streets, sidewalks, etc.

Goals

SW.LU.1	Buildings and sites designed to enhance and contribute to surroundings and neighborhoods
SW.LU.2	Well-designed infill development in strategic locations
SW.LU.3	A built environment that focuses more on people to create more desirable, higher quality-of-life places
SW.LU.4	More mixed-use with less separation of uses – create more activity in given areas
SW.LU.5	Better suburban development – minimize additional sprawl to maximize growth in existing areas through infill
SW.LU.6	More connections among developed areas and neighborhoods

Policies

SW.LU.1	Ensure regulations that affect the built environment such as zoning ordinances and subdivision regulations align with the vision, principles and policies of the City's Comprehensive Plan.
SW.LU.2	Encourage designs that enhance a sense of place, such as traditional design elements in building materials, placement of structures, and site construction.
SW.LU.3	Encourage infill and redevelopment in strategic locations that provide accessibility and a mix of uses.
SW.LU.4	Encourage private property owners and developers to find sites on underutilized property with existing infrastructure instead of approving development on greenfield locations.
SW.LU.5	Focus on annexation of internal islands within the current city limit.

Projects

Review and update zoning ordinance to be consistent with the Development Framework and the Foley Forward Plan.
Review and update subdivision regulations to be consistent with the Development Framework and the Foley Forward Plan.
Consider implementing a form-based overlay for large parcel development opportunities.
Consider adopting conservation subdivision regulations to protect natural and agricultural land. [See graphic to the right]
Continue annual legislative annexation efforts to in-fill areas within the existing city limits and manage future growth in the quadrant.



*This graphic illustrates two different development patterns using the same area and the same number of homes. The subdivision on the left represents a suburban subdivision with proportional parcel sizes and private greenspace. The subdivision on the right represents a conservation subdivision with smaller lot sizes and **preserved neighborhood greenspace**.*

TRANSPORTATION

Considering the development patterns of the quadrant, transportation is a critical factor in how citizens navigate their daily lives. Transportation improvements should be considered based upon the modes which are active in the community; vehicles, bicycles, pedestrians and transit. Improvements to the transportation system should focus on increasing and diversifying connections across the quadrant as well as increasing capacity in strategic locations when warranted. Land use and transportation are intrinsically linked which results in transportation influencing future land use decisions. The goals, policies and projects outlined as followed should be considered during the review of existing regulatory tools as well as the creation of future tools by the City Council.

Goals

SW.T.1	Improve the safety and efficiency of all modes of transportation.
SW.T.2	Develop transportation alternatives to motorized vehicles.
SW.T.3	Increase connectivity across the quadrant with strategic improvements to the street network.

Policies

SW.T.1	Improve the condition and continuity of sidewalks and other pedestrian ways throughout the community.
SW.T.2	Develop opportunities for bicycle and pedestrian facilities between destinations, residential neighborhoods and other locations in the community.
SW.T.3	Work with property owners, neighborhoods, developers and others to create new street connections.
SW.T.4	Enhance bicycle and pedestrian connections between existing and planned residential developments near Mathis Elementary School and Foley High School.

Projects

- Focus on South Hickory Street, between US-98 and CR-12, as being an internal local street to improve circulation through complete street improvements. (See graphic below) This could be accomplished over several individual projects as opposed to one major project. (A)
- » Appropriate travel lanes and turn lanes (as needed) along with bicycle lanes, sidewalks, or multi-use trails where appropriate
 - » Roundabout, or other appropriate intersection, at Michigan Avenue and South Hickory Street. (B)
 - » Roundabout, or other appropriate intersection, at CR-20W and South Hickory Street. (C)
 - » Roundabout, or other appropriate intersection, at CR-12 and South Hickory Street. (D)

Extension of South Hickory Street from CR-12 to Keller Road. (E)

Improve Helton Drive between Keller Road and CR-10. (F)

- Focus on South Cedar Street, between US-98 and 9th Avenue, as being an internal local street to improve circulation through complete street improvements. (See graphic below) This could be accomplished as addition residential development occurs in the future. (G)
- » Appropriate travel lanes and turn lanes (as needed) along with bicycle lanes, sidewalks, or multi-use trails where appropriate to connect existing and future neighborhoods to the schools.
 - » Roundabout, or other appropriate intersection, at Michigan Avenue and South Cedar Street. (H)

Improve Michigan Avenue (CR-26) between CR-65 and Doc McDuffie (outside of this quadrant). This includes resurfacing and wider lanes. (I)

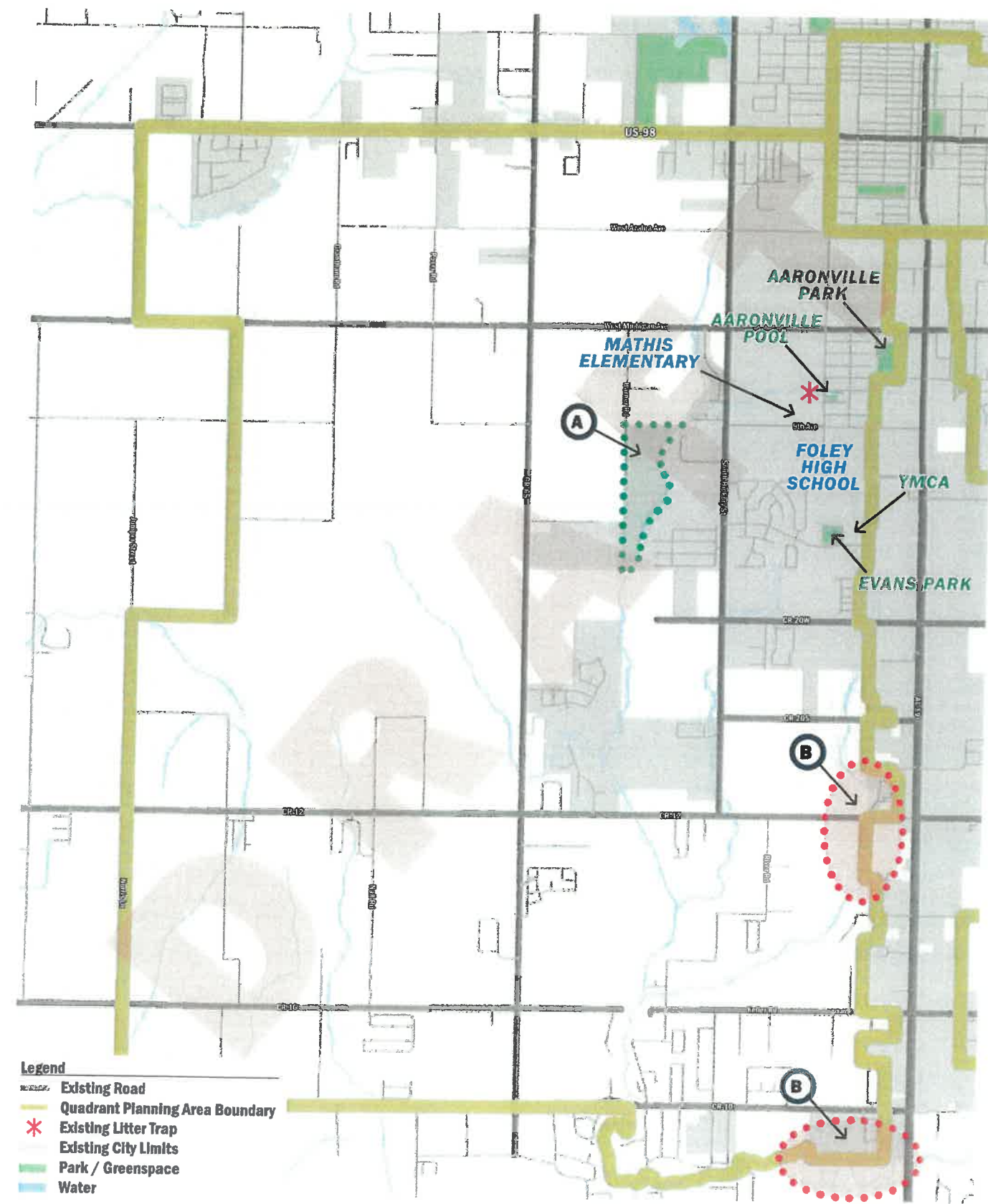
Extension of CR-20 between South Hickory Street and CR-65. (J)

- In partnership with Baldwin County, improve CR-65 between US-98 and CR-12 as residential development and growth occurs, and City Limits grow to the west. (K) Consider intersection Improvements at:
- » Michigan Avenue and CR-65 (L)
 - » CR-12 and CT-65 (M)

Expand the existing system of bicycle trails and lanes.

This graphic on the right illustrates how a complete street could be implemented on South Hickory Street or South Cedar Street. In this scenario, appropriate travel lanes are maintained with the addition of sidewalk and a planted strip as a buffer.





COMMUNITY FACILITIES AND SERVICES

Within the Southwest Quadrant, there are significant community-wide assets which are provided to all the citizens of Foley and are accessible to the greater region. Improvements and investments in these assets should consider the local and regional impacts.

Goals

SW.CFS.1	Provide diverse recreational opportunities for residents in the quadrant
SW.CFS.2	Provide upgrades to existing recreational facilities to continue to maintain high standards
SW.CFS.3	Promote and enhance medical facilities within the community
SW.CFS.4	Facilitate regular coordination with public and private utility providers to ensure facilities are prepared for future growth
SW.CFS.5	Improve storm water management in the quadrant to mitigate local flooding and protect surrounding water and wetlands

Policies

SW.CFS.1	Develop a system of parks and greenspaces that are accessible throughout the quadrant
SW.CFS.2	Consider opportunities to increase vegetated buffers along waterways

Projects

Expand the community way-finding signage system to identify important locations within the quadrant.
Develop and implement a stormwater management plan to reduce flooding and erosion. This should include an assessment of all drainage channels and roadside swales and establishing routine for maintenance.
Implement regional stormwater management facility to help manage stormwater run-off in the Bon Secour watershed. (A)
Develop local storm water management strategy to reduce current and future flooding by installing an additional regional stormwater management facility as needed.
Study the consideration of litter trap(s) on the Bon Secour River to collect trash and debris. This is consistent with the Management Measures of the <i>Bon Secour, Oyster Bay, and Skunk Bayou Watershed Management Plan</i> . (B)
Explore opportunities for new or enhanced access to the Bon Secour River for non-motorized boats.
Continue growth and development of Graham Creek Nature Preserve consistent with the Master Plan (C)
As residential growth occurs south of CR-20 / Mifflin Road and west of Foley Beach Expressway, consider a future park facility with active and passive elements (D)

SOUTHWEST QUADRANT ACTION PLAN

The following Action Plan was created during the planning process for the Southwest Quadrant as a series of recommended projects for implementation which are reflective of the guiding principles of Foley Forward, along with the goals and policies of the Southwest Quadrant. Projects included within the Action Plan should be integrated into the on-going budgeting and capital planning of the City to ensure a commitment to implementation. For each of the plan recommendations, there are action steps that should be considered in order to implement recommendations. These action items may change, over time; however, it is important to identify these necessary steps. Each year, the Action Plan should be reviewed and updated to remain consistent with the needs of the Southwest/ Quadrant.

The associated timelines for these recommendations are:

On-going	Currently Active or Continuous
Short-term	1-3 Years
Mid-term	3-7 Years
Long-term	8+ Years

Action Item	Responsible Parties	Timeline
Review and update zoning ordinance to be consistent with the Development Framework and the Foley Forward Plan	City Council, Planning Commission, Community Development	On-Going
Review and update subdivision regulations to be consistent with the Development Framework and the Foley Forward Plan	City Council, Planning Commission, Community Development	On-Going
Continue annual legislative annexation efforts to in-fill areas within the existing city limits	City Council, Planning Commission, Community Development, Baldwin County Legislative Delegation	On-Going
Consider adopting conservation subdivision regulations to protect natural and agricultural land	City Council, Planning Commission, Community Development	On-Going
Implement regional stormwater management facility to help manage stormwater run-off in the Bon Secour watershed.	City Council, Environmental Department	On-Going
Expand the existing system of bicycle trails and lanes	City Council, Engineering Department , Community Development	On-Going
Expand the community way-finding signage system to identify important locations within the quadrant	Community Development, Chamber of Commerce, Visit Foley	On-Going

Action Item	Responsible Parties	Timeline
Develop and implement a storm water management plan to reduce flooding and erosion	City Council, Engineering Department, Environmental Department	Short-Term
Develop local storm water management strategy to reduce current and future flooding	Engineering Department, Environmental Department	Short-Term
Widening of South Hickory Street between US-98 and CR-12.	City Council, Engineering Department	Short-Term
Intersection Improvements at Michigan Avenue and South Hickory Street	City Council, Engineering Department	Short-Term
Extension of CR-20 between South Hickory Street and CR-65.	City Council, Engineering Department	Short-Term
Intersection Improvements at South Hickory Street and CR-12	City Council, Engineering Department	Short-Term
Intersection Improvements at Michigan Avenue and South Cedar Street	City Council, Engineering Department	Mid-Term
Intersection Improvements at South Hickory Street and CR-20	City Council, Engineering Department	Mid-Term
Study the consideration of a litter trap on the Bon Secour River to collect trash and debris.	Environmental Department	Mid-Term
Consider implementing a form-based overlay for large parcel development opportunities	City Council, Planning Commission, Community Development	Mid-Term
Improve Michigan Avenue (CR-26) between CR-65 and Doc McDuffie (outside of this quadrant). This includes resurfacing and wider lanes.	City Council, Engineering Department	Mid-Term
Improvements to CR-65 between US-98 and CR-12	City Council, Engineering Department, County Commission	Long-Term
Intersection Improvements at Michigan Avenue and CR-65	City Council, Engineering Department, County Commission	Long-Term
Extension of South Hickory Street from CR-12 to Keller Road.	City Council, Engineering Department, County Commission	Long-Term
Improve Helton Drive between Keller Road and CR-10	City Council, Engineering Department, County Commission	Long-Term

NORTHEAST QUADRANT PLAN

EXECUTIVE SUMMARY

The Northeast Quadrant of Foley is least developed quadrant of the City. It is characterized by agricultural fields along Foley Beach Express and the headwaters of Sandy Creek. The Sandy Creek tributaries reach up into the quadrant as green swaths of land between the fields and few residential developments. Across this quadrant, much of the natural and undeveloped areas of the quadrant are owned by relatively few land owners who have expressed interest in future development that is respectful to the of the area and land.

Through plan development for the Northeast Quadrant, transportation and connectivity have been some of the most significant issues to address. The issues are about helping to insure conectivity for future growth and to provide alternative mobility, other than automobile. Input focused on this quadrant and improving existing connectivity and strategic improvements to provide alternative routes that include facilities for pedestrians, bicycles, golf carts and automboile. Through public outreach and discussions with the Northeast Quadrant Advisory Committee, a series of strategic recommendations have been assembled for this quadrant. These improvements should focus on facilitating improved transportation flow and diversifying connections across the quadrant with new connections mixed with determine strategic opportunities to manage stormwater.

Effort should continue for annual legislative annexations to in-fill islands within the current city boundaries, or consider annexation of adjacent land from interested parties. The map to the right includes the current city boundaries, in gray, and the unannexed areas in white. The Northeast Quadrant study boundary, in gold, includes all of the planning jurisdiction for Foley and any willing owner should be annexed into the City.



PUBLIC NOTICE

The City of Foley Planning Commission will hold a public hearing on proposed amendments to the Comprehensive Plan for the SW and NE Quads. The amendments are available for review at City Hall, Library and Community Development Department.

Anyone interested in the approval of the amendments may be heard at a public hearing scheduled for March 16, 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

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PUBLIC NOTICE

The City of Foley Planning Commission will hold a Public Hearing on proposed amendments to the City of Foley Zoning Ordinance. The amendments are available for review at City Hall, Library and Community Development Department.

Anyone having interest in the approval of the changes may be heard at a public hearing scheduled for March 16, 2022 in the Council Chambers of City Hall (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