

**CITY OF FOLEY
PLANNING COMMISSION**

WORK SESSION

May 11, 2022

City Hall

Council Chambers

At 5:30 p.m.

&

MEETING

May 18, 2022

City Hall

Civic Center

At 5:30 p.m.

PLANNING COMMISSION WORK SESSION
May 11, 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 on May 11, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

WORK SESSION:

1. **Chris Govan- Discuss Recreational Vehicle (RV) District Buffer**
The applicant would like to discuss the buffer for a potential RV Park. Property is located E. of James Rd. and S. of County Rd. 20. Applicant is Chris Govan.
2. **Clay Moore- Discuss Joint Residential and Commercial use in B-1A zone**
The applicant would like to discuss joint residential and commercial use in a B-1A zone. Property is located E. of S. McKenzie St. and S. of S. Commercial Dr. Applicant is Clay Moore.
3. **Wolf Creek Development- Discuss PDD Modification**
The applicant would like to discuss a PDD modification. Property is located W. of the Foley Beach Express and S. of Doc McDuffie Rd. Applicant is Christian Mills.
4. **Magnolia River Subdivision-Discuss PUD Rezoning**
The applicant would like to discuss a possible rezoning of a PUD. Property is located S. of Betts Ln. and W. of George Younce Rd. Applicant is Michael Thomas.
5. ***A Re-Plat of Lot 2 of the Flowers Property Subdivision- Request for Minor**
The City of Foley Planning Commission has received a request for approval of A Re-Plat of Lot 2 of the Flowers Property Subdivision a minor subdivision which consists of 2.15 +/- acres and 2 lots. Property is located at S. of County Rd. 16 and W. of County Rd. 65 and is located in the City of Foley Planning Jurisdiction. Applicant is John D. Flowers.
6. ***Bon Secour 10-65 Subdivision- Request for Minor**
The City of Foley Planning Commission has received a request for approval of Bon Secour 10-65 Subdivision a minor subdivision which consists of 9.54 +/- acres and 2 lots. Property is located at the NE corner of County Rd. 65 and County Rd. 10 and is located in the City of Foley Planning Jurisdiction. Applicant is The Broadway Group, LLC.
7. **Resubdivision of Lot 1 of Old Time Pottery Foley Subdivision- Request for Minor**
The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lot 1 of Old Time Pottery Foley Subdivision a minor subdivision which consists of 2.85 +/- acres and 2 lots. Property is located at the SE corner of State Hwy. 59 and Keller Rd. Applicant is Broco Foley, LLC.
8. **Dairy Queen- Request for Site Plan**
The City of Foley Planning Commission has received a request for a site plan approval of Dairy Queen. Property is located at the SE corner of State Hwy. 59 and Keller Rd. Applicant is JSO Services.

9. Resubdivision of Lot 5 of a Resubdivision of Lot 1 of Replat Woerner's Two Lots- Request for Rezoning

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lot 5 of a Resubdivision of Lot 1 of Replat Woerner's Two Lots a minor subdivision which consists of 5.38 +/- acres and 4 lots. Property is located. S. of County Rd. 20 and E. of S. McKenzie St. Applicant is Virendra Patel.

10. Fiarfield Inn- Request for Site Plan

The City of Foley Planning Commission has received a request for a site plan approval of Fairfield Inn. Property is located. S. of County Rd. 20 and E. of S. McKenzie St. Applicant is Virendra Patel.

11. *The Knoll- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of The Knoll which consists of 38.87 +/- acres and 111 lots. Property is located NW corner of County Rd. 65 and County Rd. 16 and is located in the City of Foley Planning Jurisdiction. Applicant is Sawgrass Consulting, LLC.

12. Luis Tabares- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 20 +/- acres. Property is currently zoned Recreational Vehicle (RV) Park District. Proposed zoning is R-2 (Residential Single Family and Duplex). Property is located S. of County Rd. 20 and W. of the Foley Beach Express. Applicant is Luis Tabares.

13. Grey Contracting LLC- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 10 +/- acres. Property is currently zoned R-4 (Residential Single Family and Duplex) and B-1A (Extended Business District). Proposed zoning is R-2 (Residential Single Family and Duplex). Property is located S. of County Rd. 20 and W. of the Foley Beach Express. Applicant is Grey Contracting of Greenville, LLC.

14. Keystone Development- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend the initial zoning of 121.91 +/- acres. Proposed zoning is PUD (Planned Unit Development). The property is located S. of US Hwy. 98 and W. of Grantham Rd. Applicant is Keystone Development LLC.

15. Downey Family Limited- Request for Rezone

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

16. Holtz Builders Inc./International Residence Hall- PDD Modification

The City of Foley Planning Commission has received a request for a PDD modification. Property is located E. of Juniper St. and S. of Stabler Way. Applicant is Holtz Builders Inc.

17. Zoning Ordinance Amendments- Discuss Proposed Changes

ADJOURN:

Note: *Denotes property located in the Planning Jurisdiction

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PLANNING COMMISSION MEETING AGENDA

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The City of Foley Planning Commission will hold a meeting May 18, 2022 at 5:30 p.m. in the Civic Center of City Hall located at 407 E. Laurel Avenue.

MINUTES:

Approval of the April 13, 2022 and April 20, 2022 meeting minutes.

PUBLIC HEARING:

1. *A Re-Plat of Lot 2 of the Flowers Property Subdivision- Request for Minor

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4. Resubdivision of Lot 5 of a Resubdivision of Lot 1 of Replat Woerner's Two Lots- Request for Rezoning

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NEW BUSINESS:

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12. Holtz Builders Inc./International Residence Hall- PDD Modification

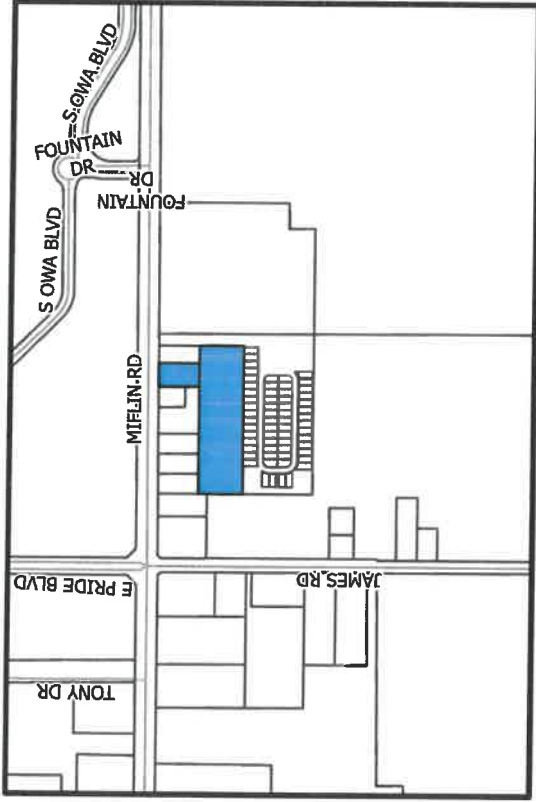
The City of Foley Planning Commission has received a request for a PDD modification.
Property is located E. of Juniper St. and S. of Stabler Way. Applicant is Holtz Builders Inc.

ADJOURN:

WORK SESSION ONLY ITEMS LOCATOR MAP



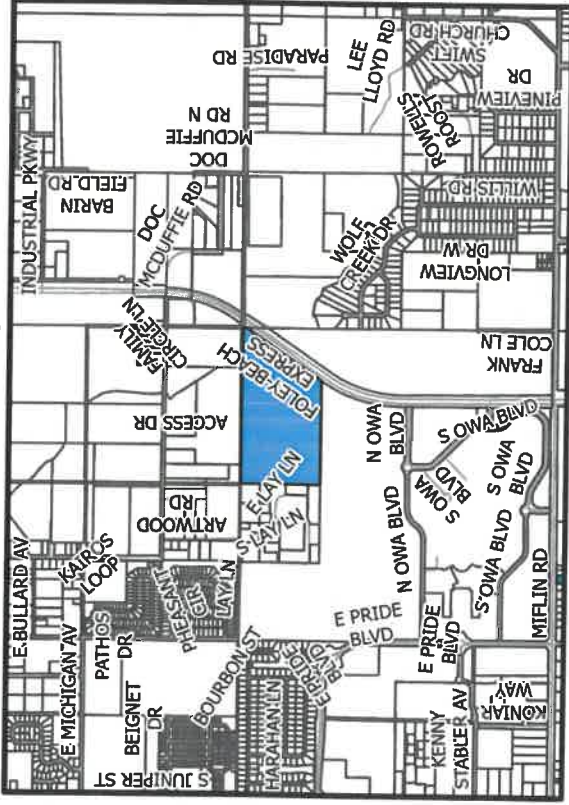
Work Session Only Item #1
Chris Govan



Work Session Only Item #2
Clay Moore-America's Best Value Inn & Suites



Work Session Only Item #3
Wolf Creek Development



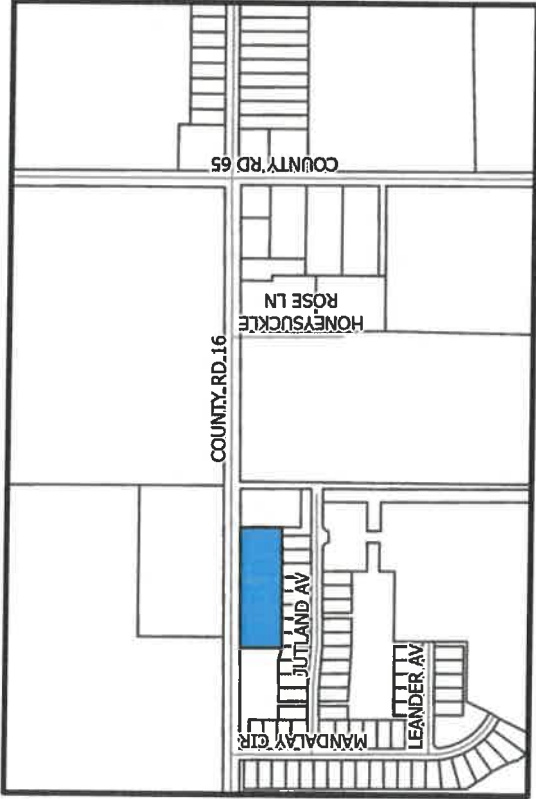
Work Session Only Item #4
Magnolia River Subdivision



LOCATOR MAP



**New Business Item #1
Replat Lot 2 Flowers Property- Minor**



**New Business Item #2
Bon Secour 10-65 Subdivision Minor**



**New Business Item #3 & 4
Resub Lot 1 Old Time Pottery & Dairy Queen Site Plan**



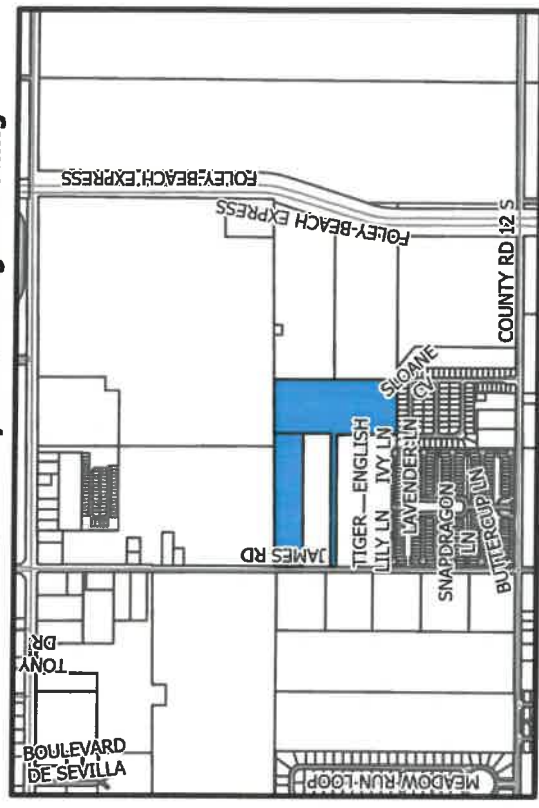
**New Business Item #5 & 6
Resub Woerner Two Lots & Fairfield Inn Site Plan**



This is a detailed street map of a residential neighborhood in St. Louis, Missouri. The map features several streets labeled in all caps:

- Hillside Cir W**: Located at the top left.
- River Rd N**: A vertical street on the right side.
- Cedar Dr**: A short street branching off River Rd N.
- Keller Rd**: A vertical street on the far right.
- Oak St**: A horizontal street below Cedar Dr.
- Langley Av**: A horizontal street on the left side.
- Hard Dr**: Two small streets branching off Langley Av.
- Eureka Dr**: A vertical street in the center-left.
- Pondview Dr**: A diagonal street in the center.
- Arlington Dr**: A diagonal street below Pondview Dr.
- Topaz Ln**: A short street branching off Arlington Dr.
- Carriage Way**: A short street branching off Topaz Ln.
- Eastview Loop**: A curved street in the center-right.
- East View**: A horizontal street below Eastview Loop.
- County Rd 65**: A horizontal street above a large blue-shaded area.
- County Rd 16**: A vertical street on the right side, running parallel to River Rd N.
- Jutland Av**: A horizontal street below County Rd 16.
- Lewis Smith Dr**: A vertical street on the far right, below Jutland Av.
- Nail Rd**: A horizontal street at the bottom.
- Sage Dr**, **Glendale Dr**, **Meuse Dr**, **Kaiser Dr**, and **Federal Dr**: Streets along the bottom edge of the map.

A prominent feature is a large rectangular area shaded in solid blue, situated between Eastview Loop and County Rd 16, near the intersection with East View. This area likely represents a park or undeveloped land.



This is a detailed street map of a residential area in the West Valley City, Utah. The map shows a grid of streets with various names. In the upper left, there is a street labeled 'LITTLE ROCK RD'. To its right is 'ENGEL LN'. Further right is 'BOGIE LN'. Below 'BOGIE LN' is 'TYSON DR'. To the right of 'TYSON DR' is 'JAGUAR LOOP'. Below 'JAGUAR LOOP' is 'PYLON LANE'. To the right of 'PYLON LANE' is 'MAGNOLIA LANE'. Below 'MAGNOLIA LANE' is 'PONTIAC LANE'. To the right of 'PONTIAC LANE' is 'PARKE BLVD'. Below 'PARKE BLVD' is 'WOODLAND DR'. To the right of 'WOODLAND DR' is a large blue-shaded area. Above this blue area is 'HUNTERS CHASE'. To the right of 'HUNTERS CHASE' is 'TEMPEST DR'. Below 'TEMPEST DR' is 'VERONA CT'. To the right of 'VERONA CT' is 'TEMPERANCE DR'. Above 'TEMPERANCE DR' is 'COPPERWOOD DR'. To the right of 'COPPERWOOD DR' is 'GRANTHAM RD'. Above 'GRANTHAM RD' is 'HARTENSTEIN RD'. To the right of 'HARTENSTEIN RD' is 'POSER RD'. Above 'POSER RD' is 'RHINEHEART DR'. To the right of 'RHINEHEART DR' is 'SAMANTHA DR'. Above 'SAMANTHA DR' is 'RENNON DR'. To the right of 'RENNON DR' is 'FANCY BLVD'. Above 'FANCY BLVD' is 'COUNTY RD 65'. To the left of 'COUNTY RD 65' is 'BRECKNER RD'. Above 'BRECKNER RD' is 'WILKINS TR'. To the right of 'WILKINS TR' is 'MILLS RD'. Above 'MILLS RD' is 'LYMON LN'. To the right of 'LYMON LN' is 'SANDY RIDGE RD'. Above 'SANDY RIDGE RD' is 'ANGIE DR'. To the right of 'ANGIE DR' is 'ALTON LN'. Above 'ALTON LN' is 'VINCENT ST'. To the right of 'VINCENT ST' is 'GROSS LN'. Above 'GROSS LN' is 'BODENHAMER RD'. To the right of 'BODENHAMER RD' is 'US HWY 98'. Above 'US HWY 98' is 'WESTBROOK DR'. To the right of 'WESTBROOK DR' is 'CATER LANE'. Above 'CATER LANE' is 'WAY LANE'. To the right of 'WAY LANE' is 'LITTLE ROCK RD'. The map also shows several other streets and landmarks, including 'PETERSON PL', 'PARKE BLVD', 'WOODLAND DR', 'HUNTERS CHASE', 'TEMPEST DR', 'VERONA CT', 'TEMPERANCE DR', 'COPPERWOOD DR', 'GRANTHAM RD', 'HARTENSTEIN RD', 'POSER RD', 'RHINEHEART DR', 'SAMANTHA DR', 'RENNON DR', 'FANCY BLVD', 'COUNTY RD 65', 'BRECKNER RD', 'WILKINS TR', 'MILLS RD', 'LYMON LN', 'SANDY RIDGE RD', 'ANGIE DR', 'ALTON LN', 'VINCENT ST', 'GROSS LN', 'BODENHAMER RD', 'US HWY 98', 'WESTBROOK DR', 'CATER LANE', and 'WAY LANE'. A large blue-shaded area is located in the lower right quadrant of the map, covering a significant portion of the residential area.



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PLANNING COMMISSION WORK SESSION MINUTES

April 13, 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 on April 13, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Vera Quaites, Ralph Hellmich, Wes Abrams, Calvin Hare, Phillip Hinesley and Tommy Gebhart. Absent member was 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.

WORK SESSION:

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

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

Mrs. Miriam Boone explained the applicant has received preliminary approval to subdivide the property into individual lots. She stated they are asking to begin construction before the final plat is complete or to possibly not subdivide the property.

Mr. Guy Balencie stated they would like to start building at the same time they are putting in the roads and utilities.

Mr. Chad Christian stated currently they have an approved preliminary which requires the infrastructure to be in place and 15% may be bonded. He explained the plat will not be signed until 85% of the infrastructure is in place.

Mr. Balencie stated they are starting construction on the amenities in August. He explained they would like to begin construction on the homes on Pecan St. in October or November. He stated if they are able to begin construction on the houses at that time they will have approximately 24 to 36 houses complete before the final plat is signed.

Commissioner Hellmich stated he sees no issue with the request as long as the certificate of occupancies are not issued until the final plat is signed. He explained starting the construction earlier will get grass on the lots and may help prevent issues.

Mr. Balencie explained he understands a certificate of occupancy for the homes will not be issued until the final plat is signed.

2. Jody McGuff- Discuss Rezone to RV Park

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

Mrs. Boone explained the applicant has requested to withdraw the item.

3. Phil Broadus- Discuss Boat & RV Storage

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

Note: *Denotes property located in the Planning Jurisdiction

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Mrs. Boone explained the property is located in the Foley Beach Express overlay district. She stated a previous site plan was approved for enclosed boat and RV storage. She explained since then the property has changed ownership and the new owner would like to do open air boat and RV storage.

Commissioner Hellmich stated one of the reasons the previous site plan was approved was due to the aesthetics and it being enclosed.

The applicant was not present.

Commissioners asked that staff let the applicant know the feedback for the new plan of a proposed gated graveled open air storage was not positive.

4. *Wells World-Request for Minor/Exemption

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

Mr. Christian stated his only comment was the setbacks need to be checked to ensure the existing structure is meeting the requirements.

Mrs. Boone explained the property is located in Baldwin County. She stated Baldwin County has reviewed and approved the subdivision.

5. Gulf Flying Subdivision- Request for Minor

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

Mrs. Boone explained the lots are zoned B-1A and the request is meeting the zoning requirements.

Mr. Christian stated a sanitary sewer service availability letter was not received and the sanitary sewer service needs to be added to the plat.

Mr. Jerry Perez stated he received the sanitary service commitment letter yesterday from Baldwin County Sewer Service. He gave a copy of the letter to the Chairman.

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

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

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Mrs. Boone explained the request is for a 2 lot subdivision. She stated the property is zoned B-1A and the lots are meeting zoning requirements.

7. Magnolia Landing- Request for Rezone

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

Mr. Trey Jinwright with Jade Consulting stated he has been working with the Crown Walk HomeOwners Association for several months to address their concerns. He stated his understanding is Crown Walk will support the project with the following items:

- No earth work will be done with in the enhanced buffer, the area will receive additional trees and shrubs to supplement existing vegetation
- Drainage infrastructure to be installed as requested along north side of berm so that positive drainage is maintained
- Building 16 and 17 being reduced to two stories
- Three story buildings 14 & 18 will have no north facing windows

He explained many items were changed from the original plan in order to make the Crown Walk residents more comfortable with the development. He stated the 60' access easement that was to be cleared for a road has now been shifted which is reflected on the new plans.

Commissioner Engel asked about the Crown Walk residents' feelings regarding the northern entrance next to the subdivision.

Mr. Jinwright stated the access will be a gated emergency only access. He explained the road portion was shifted as much as possible without affecting the CORP permits that were already issued. He stated the Crown Walk residents would like the Commissioners assurance that the plan is locked in and cannot change without approval.

Chairman Abrams thanked Mr. Jinwright for working with the neighboring property owners.

8. Gopher Fork Subdivision- Request for Preliminary

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

Mrs. Boone explained items # 8 and #9 can be discussed together.

Mr. Hunter Smith with Smith Clark and Associates LLC explained the goal is to develop a multi-family development which will have a private road. He stated the floodplain and wetland areas have been taken into consideration.

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Mr. Brent Shryock explained there will be an 80' right of way on the northern boundary line and the structures will be approximately 250' from the property line which will be left natural. He stated they are unsure of the exact entrance location.

Commissioner Hellmich stated the location of the buildings have changed since the applicant met with staff. He explained it was recommended the buildings be shifted so they were not facing directly towards the adjacent residential homes.

Mr. Shryock explained the interior area will be left open with a walking path and amenities. He stated there will be garages around the perimeter of the property.

Commissioners asked if a traffic study had been done.

Mr. Christian stated the traffic analysis can be tied to the land disturbance permit.

Mr. Shryock stated they have had a traffic study recommendation which indicated the need to lengthen the stacking lane for the right turn lane.

9. Gopher Fork Investments- Request for Rezoning

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

Item was discussed with item # 8.

10. Grand Riviera- Request for PUD Modification

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

Mr. Chad Watkins with WAS Design explained they are requesting a PUD modification to include multi-family. He stated the requested change would be a down zoning since the area is currently approved for businesses and hotels. He explained they will come back before the Commission for a site plan approval for the multi-family development.

Commissioner Hellmich asked if there would be any required traffic improvements.

Mr. Christian stated he has requested the stacking at the entrance gate be checked.

11. Sam Gerges- Request for Rezone

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

Mrs. Boone explained the property is currently zoned a PUD which was approved for an RV Park.

Mr. Jinwright explained they are requesting to rezone to an R-3 for a multi-family development.

Note: *Denotes property located in the Planning Jurisdiction

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Commissioner Hellmich stated the project is surrounded by commercial uses and will be a good location for workers. He asked if the sidewalk on the east side of the property will be added as requested.

Mr. Jinwright stated due to the tremendous amount of commercial businesses surrounding the property a lot of sidewalks will be incorporated into the project.

Commissioner Engel stated a traffic impact study needs to be done for the development.

Mr. Jinwright explained a traffic analysis has been requested.

Chairman Abrams stated he thinks the development fits with what is in the area and will allow pedestrian walking.

12. Magnolia Walk East- Request for PDD Modification

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

Mrs. Boone explained Mr. Casey Pipes has drafted language to be included in the motion for an expiration date of December 2022. She stated the owners have requested the expiration date to ensure if the sale of the property does not complete the current zoning will not be changed. She explained they are requesting a Boat and RV storage which is not specifically listed in the PDD zoning. She explained the property is located in the Foley Beach Express overlay district.

Mr. Andrew Prescott stated they have received a letter from the Navy regarding the review of the development and impacts. He explained they are requesting to modify the PDD to have multi-family apartments on the south portion of the property and retail, boat and RV storage on the west side of the property.

Commissioner Hinesley asked if boat and RV storage is allowed in the overlay district.

Mrs. Boone stated the Commissioner can approve the use of use of boat and RV storage in the overlay district. She stated the storage area will not be visible from the Foley Beach Express.

Commissioner Hellmich stated this is a unique piece of property. He explained the applicant has stated the green area will possibly be preserved for a small park with sidewalks.

Mr. Andrew Prescott stated the green area is wetlands and there will be no buildings in that area.

Commissioner Hellmich stated a challenge will be on the east side of County Rd. 20 with the stacking lanes and westward traffic. He explained there are already issues with traffic in the area and these items will have to be addressed.

Mrs. Boone explained each phase of the PDD will require site plan review from the Commission.

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13. Downey Family Limited- Request for Rezone

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

Mr. David Dichiara with Engineer Design Group stated the proposed area is 125 acres. He explained they are proposing to develop 92 acres on the northern half of the parcel. He stated the 38 acres of sensitive area along graham creek will be donated to the city as part of the Graham Creek Nature Preserve. He explained they have met with the Home Owners Associations in the area and have tried to address their concerns. He stated the area will be fenced with a buffer and landscaping. He explained the larger lots were moved to the east side of the property. He stated the neighboring property owners expressed concern over a boat ramp. He explained there will not be a boat ramp within the development but there will be a pier for the residence.

Commissioner Hellmich asked about the individual lots building piers.

Mr. Dichiara stated language will be included in the deeds preventing individual piers. He explained the builder will be Truland Homes with the waterfront lots being custom homes by private developers. He explained they will have a gravity sewer with a lift station that will be located outside the floodplain.

Chairman Abrams asked if the Graham Creek Nature Preserve is restricted after dark.

Mrs. Leslie Gahagan stated the park is not gated and is patrolled by the Foley police.

Commissioner Hellmich explained an issue was brought up regarding there only being one access from Wolf Bay Dr. to County Rd. 12. He stated there will be another access added on the other side of the Nature Preserve. He explained they are working on making the stop sign at the intersection of Wolf Bay Dr. and County Rd. 12 a three way stop.

Commissioner Engel stated he would prefer larger lots to match the existing lots in the area.

Mr. Dichiara stated they understand the concerns and are trying to do the best they can and still make the project feasible for this unique area.

Commissioner Hinesley stated he would like to see larger lots up against the Graham Creek Nature Preserve.

Mrs. Ame Wilters stated the residents in the area have concerns regarding the lift stations, deer population and density. She stated the residents would like to see the area zoned R-1A or R2 and the Commission retain the upper hand.

Commissioner Hellmich stated staff has met with the developers and there were changes to the PUD after the meeting. He explained the PUD allowed negotiation and more open space.

Mrs. Boone explained with an R-1A or R-2 zone they would not have to get approval for the site plan of the subdivision.

Note: *Denotes property located in the Planning Jurisdiction

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Commissioner Engel stated he understands with a PUD there is a required area of open green space. He explained with the R-1A and R-2 you don't need the specialized area of green space because the green space is on the individual lots.

Mrs. Diane Bunch stated they would like the developers to have a better understanding of how this is going to impact the neighborhood and things such as traffic, Wolf Creek and the resident's quality of life.

Mr. Dichiaro stated they have met with the Home Owners Associations and had asked that the meeting information be shared with anyone who would like to attend.

Commissioner Hellmich asked if the applicant would be willing to meet again with the residents.

Mr. Dichiaro stated he would set up a meeting with the residents in the area.

14. Kenneth Teem- Request for Rezone

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

Mr. Chris Ventre explained they are proposing a cottage style multi-family PUD which is similar to a village style concept. He explained the homes and units will be rented and have private streets. He stated they will have a main spine street within the development with parking courts and shared green space. He explained there will be a walking trail made of crushed granite and they will be adding sidewalks along Hickory Street and County Rd. 20.

Commissioner Hellmich asked the developers to work with the City Engineer regarding the specs for the sidewalks that will be located in the right of way.

ADJOURN:

Meeting adjourned at 7:09 p.m.

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PLANNING COMMISSION MEETING MINUTES

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The City of Foley Planning Commission held a meeting April 20, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Ralph Hellmich, Wes Abrams, Phillip Hinesley, Calvin Hare and Tommy Gebhart. Absent members were: Larry Engel, Vera Quaites 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 March 9, 2022 and March 16, 2022 meeting minutes.

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

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

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

PUBLIC HEARING:

1. Gulf Flying Subdivision- Request for Minor

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

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

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

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

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

3. Magnolia Landing- Request for Rezone

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

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

4. Gopher Fork Subdivision- Request for Preliminary

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

Mr. George Preski resident of 8133 Carmel Circle stated he lives in Bella Vista which is directly to the north of the property. He explained the subdivision is a quiet area with approximately 100 homes. He asked if the multi-family would be rentals, condos or townhomes.

Commissioner Hellmich stated the development will be apartments.

Mrs. Boone stated per staff's request they have added a buffer and moved the buildings more to the south end of the property.

Mr. Preski asked if the apartments would be section 8 housing.

Mr. Ryan Jones stated the intent is not for section 8 housing. He explained the apartments will be class A affordable housing.

Mr. Preski asked how far off the northern property line the apartments will be located.

Mr. Jones explained the buildings will be approximately 200' from the property line which includes an 80' right of way. He stated the original plan had the buildings facing north and a smaller buffer. He explained at the city's request the building orientations have changed and a larger buffer was added.

Mr. Preski asked about the purpose of the right of way.

Commissioner Hellmich explained the 80' right of way will be a gated emergency access. He stated the right of way has always been in place and it could possibly be developed in the future.

Ms. Jackie Holiday, resident of 8192 Carmel Circle asked for more details about the buffer between the development and Bella Vista.

Mr. Jones stated there is a 80' right of way, another 80' of tree line, a parking area and the buildings which will be over 200' feet from the north property line. He explained he does not think the residents of Bella Vista will be able to see the apartments.

Ms. Holiday asked how many apartment units would be in the development.

Mr. Jones stated there will be 240 units.

Mr. Kyle Scully, resident of 8141 Carmel Circle asked if the rentals would be under one management company and if there would be any short term rentals.

Note: *Denotes property located in the Planning Jurisdiction

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Mr. Jones stated the development will be handled by one management company and they will be yearly leases. He explained his company currently manages 20,000 apartment units.

Ms. Kaye Moody resident of 8257 Carmel Circle asked when construction would begin and end.

Mr. Jones stated they plan to begin construction in about a year. He explained they hope to have the development completed after 18 months with the clubhouse being built first.

Ms. Moody asked where the entrance will be located.

Mr. Jones stated they will have a landscaped entrance off of Richard Childress Lane.

Ms. Moody asked if there will be a privacy fence located in the back area of the development.

Mr. Jones stated they are considering adding a fence.

Mr. Preski asked if they would be multi story buildings and the expected price of the rentals.

Mr. Jones stated all the buildings will be two stories with no elevators. He explained they plan to use the detention area as a water feature, have a pickleball court and walking trails. He stated there will be a mixture of 1, 2 and 3 bedroom units with a price range of about \$1,500 a month for the 1 bedroom. He explained the market studies show there is a need for apartment rentals in the area. He stated they are hoping to bring more units to the area to help keep rates from going up and reduce some of the pressure.

Ms. Moody asked how they would handle the additional traffic created from the development.

Commissioner Hellmich stated improvements are needed for traffic going west to east for people turning south. He stated there will have to be improvements.

Ms. Moody asked if the City would be making the improvements.

Commissioner Hellmich stated the city will work in conjunction with the apartments on improvements. He explained there are many improvements in the works such as the upgrading of traffic lights along State Hwy. 59 and to three lane a five mile section of the road.

Chairman Abrams asked that the record reflect that the Commissioners received a letter from the Law Offices of Ryan & Wilkes.

5. Gopher Fork Investments- Request for Rezoning

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

Item was discussed with item # 4.

Note: *Denotes property located in the Planning Jurisdiction

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6. Sam Gerges- Request for Rezone

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

Mr. Fred Brereton explained he owns a business at 2835 S. Pine St. which backs up to the property. He stated his building flooded during hurricane Sally and in 2014. He explained work has been done but there are still drainage issues. He asked what was going to be done to handle drainage for the development.

Chairman Abrams stated at this time they are requesting to change the zoning of the property from the current PUD which was approved for an RV Park to a R-3.

Commissioner Hellmich explained there has been some clearing and additional changes to improve the draining in the area. He stated there are still drainage issues, and but the drainage is at a higher level than previously. He explained the development will have to provide detailed drainage information to the Engineering Department to ensure they are meeting the city regulations before a land disturbance permit is issued.

7. Downey Family Limited- Request for Rezone

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

Chairman Abrams explained a request to carry over the item until next month's meeting was received from the applicant.

Commissioner Hellmich stated they have encouraged the applicant to work with the Home Owners Associations to try and address the neighboring property owner's questions and concerns.

8. Kenneth Teem- Request for Rezone

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

Mr. Jon Ksiazek resident of 926 Sailor Circle stated his house is next to the property. He explained he is the president of the HomeOwner Association of McSwain which is a small subdivision of 47 homes. He stated currently on the east side of McSwain is Allison Pointe Apartments and townhomes are being constructed beside the apartments. He asked if the homes would be rentals or individually owned. He stated they don't have a problem with residential but do not want to be surrounded by rentals. He explained there are already issues with traffic and this development will add at least another 300 cars a day. He stated they have a lot of trees and wildlife currently in the area they would like to preserve.

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Commissioner Hellmich stated the development is unique and there is currently not another like it in Foley.

Mr. Ksiasek asked how close the houses would be to the McSwain subdivision.

Mr. Chris Ventre explained this is a unique urban design consisting of row houses and townhomes. He stated the one story buildings will be 35' from the McSwain property line. He explained there will be a crushed granite walking/running trail. He stated they will be selectively picking the best aesthetically looking trees to keep the trail as shaded as possible. He explained they will be adding sidewalks along Hickory St. and County Rd. 20.

Commissioner Hellmich stated the added sidewalks will allow connectivity to current and future planned sidewalks.

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

NEW BUSINESS:

1. *Wells World-Request for Minor/Exemption

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

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

Commissioner Hellmich stated Baldwin County has approved the subdivision as an exemption. He explained the City currently has a moratorium on exemptions. He stated the lots front a road and the request appears to meet city requirements.

All Commissioners voted aye.

Motion to approve the requested subdivision passes.

2. Gulf Flying Subdivision- Request for Minor

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

Commissioner Hellmich asked if the comments regarding the sewer service had been resolved.

Mrs. Melissa Ringler explained Mr. Jerry Perez provided a sanitary sewer availability letter and was told at work session to add the sanitary sewer provider to the plat.

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

Note: *Denotes property located in the Planning Jurisdiction

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Motion to approve the requested minor subdivision passes.

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

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

Commissioner Hare made a motion to approve the requested subdivision which is located in a commercial zone. Commissioner Hellmich seconded the motion. All Commissioners voted aye.

Motion to approve the requested subdivision passes.

4. Magnolia Landing- Request for Rezone

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

Commissioner Hellmich made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Hare seconded the motion.

Commissioner Hinesley stated he has concerns regarding the regulations for PUD zoning and the compatibility with surrounding areas. He explained compliance needs to be looked at for future PUD regulations.

All Commissioners voted aye.

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

5. Gopher Fork Subdivision- Request for Preliminary

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

Item was moved to # 6 on the agenda.

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

Commissioner Hellmich explained he feels the developer has taken into account the neighboring subdivision. He stated there will be no main entrance on the north end of the development and a good buffer and trees will be in place.

All Commissioners voted aye.

Motion to approve the requested preliminary passes.

Note: *Denotes property located in the Planning Jurisdiction

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6. Gopher Fork Investments- Request for Rezoning

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

Item was moved to # 5 on agenda.

Commissioner Hellmich made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Hare seconded the motion.

Commissioner Hare asked if the rezoning was only for the 20 acres.

Mr. Jones stated the rezoning is for 20 acres and they are proposing 12 units per acre.

Commissioner Hellmich stated the developers made several changes due to concern regarding the north property owners. He explained a traffic analysis has shown what improvements need to be made, the right of way has been preserved and the area is next to B-1A commercial corridor.

All members voted aye.

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

7. Grand Riviera- Request for PUD Modification

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

Commissioner Hellmich made a motion to approve the requested PUD modification. Commissioner Hinesley seconded the motion.

Commissioner Hellmich stated he sees this request as a down zoning.

All Commissioners voted aye.

Motion to approve the requested PUD modification passes.

8. Sam Gerges- Request for Rezone

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

Commissioner Hare made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Hellmich seconded the motion.

Commissioner Hinesley asked about the difference in open space between the PUD and R-3 zones.

Note: *Denotes property located in the Planning Jurisdiction

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Mrs. Boone stated they are trying to steer multi-family developments to the R-3 zone which is a planned district. She explained the PUD requires 25% open space and the R-3 requires 25% open space.

Commissioner Hellmich stated the R-3 is now a planned district so things can be negotiated with the approval. He explained the property is surrounded by B-1A zoned property.

All Commissioners voted aye.

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

9. Magnolia Walk East- Request for PDD Modification

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

Commissioner Hellmich stated the City Attorney has made a suggestion for the language of the approval to accommodate the current land owner to ensure if the property is not sold it will remain as it is zoned today.

Commissioner Hellmich made a motion to accept and approve the PDD modification in writing by 12/31/2022, and if no written acceptance is received in that time, the approval is withdrawn and the property remains subject to the prior PDD regulations. A deed of sale from the current owner to the applicant of this PDD modification will be acceptable for the written document and approval of this PDD modification. Commissioner Hare seconded the motion.

Commissioner Hellmich stated there will be a lot of work that has to be done to get this plan complete. He explained the developer needs to work with staff on access issues. He explained the applicant has coordinated and shared the plan with the Navy who provided the Commission a letter.

All Commissioners voted aye.

Motion to accept and approve the PDD modification in writing by 12/31/2022, and if no written acceptance is received in that time, the approval is withdrawn and the property remains subject to the prior PDD regulations. A deed of sale from the current owner to the applicant of this PDD modification will be acceptable for the written document and approval of this PDD modification passes.

10. Downey Family Limited- Request for Rezone

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

Chairman Abrams stated the item has been carried per the applicant request.

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11. Kenneth Teem- Request for Rezone

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

Commissioner Hellmich made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Gebhart seconded the motion.

Commissioner Hinesley asked if there could be a provision added to include a barrier is needed against the abutting residential area to the east of the property. He stated he would like to see a privacy fence and vegetation.

Commissioner Hellmich made a motion to amend his previous motion to recommend the requested rezoning to the Mayor and Council with the addition of a buffer on the east side with a minimum of a fence and as many trees to be left in the area as possible to ensure privacy for the neighboring properties. Commissioner Gebhart seconded the motion.

Commissioner Hellmich stated the development has a very unique design. He explained he understands the concern regarding rentals but looking at the renderings it looks like it appears to be a product of single ownership and not individual rentals.

Motion to recommend the requested rezoning to the Mayor and Council with the addition of a buffer on the east side with a minimum of a fence and as many trees to be left in the area as possible to ensure privacy for the neighboring properties passes

ADJOURN:

Meeting adjourned at 6:41 p.m.



New Business #1 28

CITY OF FOLEY, ALABAMA
APPLICATION FOR A MINOR SUBDIVISION

Date _____

City Limits _____ ETJ XX

1. Name of Subdivision A RE-PLAT OF LOT 2 OF THE FLOWERS PROPERTY SUBDIVISION
2. Name of Applicant/Owner JOHN D. FLOWERS
Phone 251-979-9185 Email deerjohn700@gmail.com
Address 17680 County Road 16 Foley Al 36535
(Street Number and Name) (City) (State) (Zip Code)
3. Engineer Land Surveyor / Seth Moore Moore Surveying Inc
Phone 251-928-6777 Email mooresurveying@bellsouth.net
Address 555 N Section St Fairhope Alabama 36532
(Street Number and Name) (City) (State) (Zip Code)
4. Location of Subdivision South side of CR 16, 1700 ft west of CR 65 Foley Area
5. Total Acreage 2.15 2015 Ac Number of Lots 2
6. Parcel Pin # 389337
7. I John D. Flowers, hereby depose and say that all the above statements and the statements contained in the papers submitted here within are true.

Signature/Title

John D Flowersdotloop verified
04/13/22 4:56 PM CDT
HVAZ-YUG-GPBM-BFYEMailing Address 17680 CR 16Foley AL 36535Phone 251-979-9185Email deerjohn700@gmail.comd \$310 on 4/18/22
receipt # 20145**received**
4/18/22 NR



CenturyLink™

1751 Industrial Blvd.
Foley, Alabama 36535

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3/29/2022

Seth Moore PLS
Moore Surveying Inc.
555 N Section St.
Fairhope, Alabama

Re: RE-PLAT LOT 2 of Flowers Property Subdivision
Baldwin County Tax PPIN 389337

Dear Mr. Moore,

Recently you approached CenturyLink about providing a "will serve" letter to serve **RE-PLAT LOT 2 of Flowers Property Subdivision**. 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 **251-215-4793**. I will work with you on the requirements.

Sincerely,

Forrest Cherney

Network Implementation Engineer II
forrest.cherney@lumen.com

received
4/18/22 *wp*



April 11, 2022

Seth Moore PLS
Moore Surveying Inc.
555 N Section St.
Fairhope, Alabama
251-928-6777
mooresurveying@bellsouth.net

Re: John D. Flowers County Road 16

Mr. Moore,

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

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

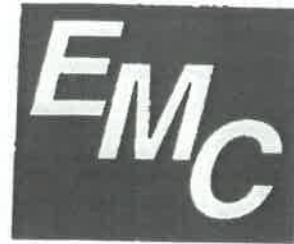
Sincerely,


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

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

received
4/18/22
JL

31



BALDWIN EMC

Your Touchstone Energy Cooperative



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

www.baldwinemc.com

April 11, 2022

John D or Barbara H Flowers
17680 County Road 16
Foley, AL 36535

Re: 17680 County Road 16, Foley, Alabama PPIN Number 389337

Dear Ginny Stopa:

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

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

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

Sincerely,

Ken Pimperl
System Engineer

KP/yb

received
4/18/22 JLP



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

32

4/8/2022

Seth Moore
Moore Surveying Inc.
555 N Section St.
Fairhope, AL 36532

RE: Flowers Property Re-Plat PPIN 389337

This letter is to confirm that Riviera Utilities is currently able to provide gas and water service to the property located at 17680 County Road 16 in Foley, AL.

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

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

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

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

Thank you,

James Wallace

received
4/18/22 JWR



33
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: 5-3-22

Re: Resubdivision of Lot 2 of The Flowers Property Subdivision

Engineering recommends approval of the proposed Minor Subdivision. Should Lot 3-B be named Lot 2-B instead?

Chad P. Christian, P.E.
City Engineer

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

Name: Replat of L2 Flowers Property SD

Applicant: John D Flowers

Location: South of CR 16, west of CR 65

Existing Zoning: Unzoned BC District 27

Acreage: 2.15+/- Acres

Lots: 2 Lots

Flood Zone: X
(Unconfirmed)

Comments: This request is for a 2 lot subdivision on 2.15 acres.
This is in unzoned BC.



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

April 28, 2022

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

Re: Re-plat of Lot 2, Flowers Property Subdivision
John D. Flowers
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

OWNER'S CERTIFICATE OF ACCEPTANCE AND DEDICATION:
STATE OF ALABAMA
COUNTY OF BALDWIN

This is to certify that, JOHN D. FLOWERS the undersigned do hereby certify that I am the Owner of the within platted and described lands and that I 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 dedicate and grant all easements and all Streets, to the public or private uses as noted on this plat, Together with such Restrictions and Covenants Noted herein or attached in a separate legal document.

JOHN D. FLOWERS Date

NOTARY PUBLIC:
STATE OF ALABAMA
BALDWIN COUNTY

I, _____ a Notary Public, in and for said State and County, do hereby certify that the above name/s signed to the within OWNERS ACCEPTANCE and who are known to me, that they voluntarily executed said ACCEPTANCE on this date.
Given under my hand and seal this the _____ day of _____ 2021.

Notary Public - Baldwin County, Alabama

My Commission Expires: _____

CERTIFICATE OF APPROVAL BY THE
BALDWIN COUNTY E-911 ADDRESSING

The undersigned, as authorized by the 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 Judge of Probates Office, Baldwin County, Alabama, on this the _____ day of _____ 20____.

Authorized Representative Signature

CERTIFICATE OF APPROVAL BY CENTURYLINK (TELEPHONE):

The undersigned, as authorized by CENTURYLINK, hereby approves the within plat for the recording of same in the Office of the Judge of Probate, Baldwin County, Alabama, this the _____ day of _____ 20____.

Authorized representative

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY EMC (POWER):

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

Authorized representative

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 the same in the Probate Office of Baldwin County, Alabama, on this the _____ day of _____ 20____.

Authorized Representative

CERTIFICATE OF APPROVAL OF UTILITIES
BY THE UTILITIES BOARD OF
THE CITY OF FOLEY: (WATER)

The undersigned, as authorized by the UTILITIES BOARD OF THE CITY OF FOLEY, hereby approves the within plat for the recording of same in the Office of the Judge of Probate, Baldwin County, Alabama, on this the _____ day of _____ 20____.

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, on this the _____ day of _____ 20____.

County Engineer

OWNER / DEVELOPER
05-60-06-24-0-000-007.004
P/N: 389337
FLOWERS, JOHN D
17680 CO RD 16
FOLEY AL 36535



MOORE SURVEYING, INC.
PROFESSIONAL LAND SURVEYING

555 NORTH SECTION STREET,
FAIRHOPE, ALABAMA 36532
PHONE (251) 928 - 8777
Email: mooresurveying@bellsouth.net

JOB NO.	2022 059
DATE	3/11/2022
FIELD WORK DATE	3/10
DRAWN BY	swm
SCALE	1" = 40'
REVISIONS	

A RE-PLAT OF LOT 2 OF
THE FLOWERS PROPERTY SUBDIVISION
Recorded on Slide 2751-B
Judge of Probate's Office, Baldwin County, Alabama

JUDGE OF PROBATE'S STAMP



- SURVEYOR'S NOTES:
- All measurements were made in accordance with U.S. Standards.
 - Description as furnished by Client.
 - There may be Recorded or Unrecorded Deeds, Easements, right-of-ways, or other instruments that could affect the boundaries of said properties.
 - There was NO attempt to determine the existence, location or extent of any Sub-surface features, such as Septic Tanks, Underground Utilities, Footings, etc.
 - Boundaries and Distances shown herein were "Computer" from actual field traverses.
 - The Basis of Bearings for this Survey are Based on Grid North as established by NAD 1983, Alabama West Zone.
 - There was NO attempt made to locate any Environmental issues such as but not limited to Wet Lands, Pelt Tanka, etc.
 - Owner must Verify Wetlands Location if Shown on Survey with the proper authorities before any construction is to be started.
 - Refer to Recorded Deeds, Plats, Restrictive Covenants for any additional information.
 - Measurements of the Residence are exterior dimensions and are not to be used for calculating square footage of Residence.
 - Flood Zones are scaled from the current FEMA maps.
 - Limits of proposed Residence to be sited are as per clients instructions.
 - Verify any Building Setbacks and Building location with the proper authorities before any construction can begin.
 - This Plat or Map is the Property of Moore Surveying, Inc. and is not to be used for the use of the Client. Named hereon and may not be used by a Third Party.
 - This Survey is Valid for 30 days from the date of survey and it is NOT Transferable to a Third Party and may NOT be used for any other purpose without prior written consent from Moore Surveying, Inc. or Seth Moore.
 - This Survey is based upon existing monumentation found on herein states and does not purport to represent a retracement of the Government Survey.
- SITE DATA:
- Total Number of Lots 2.
Acreage in Total Tract: 2.15+/- Acres
Smallest Lot 29,770+/- Square Feet
Largest Lot 83,864+/- Square Feet
 - The Lots are served by:
Century Link - Telephone
Riviera Utilities - Water
Baldwin EMC - Power
Baldwin County Sewer - Sewer
 - Property lies within Baldwin County.
 - Property is Not Zoned, Planning District 34.
Building Setbacks
FRONT 30 Feet
REAR 30 Feet
SIDE 10 Feet
Unless Otherwise Noted Hereon.
- NO NEW Streets or Utility Lines this Project at this time.
- Easements:
There is Dedicated herewith a 15 foot Utility Easement along all Street frontages.
There is Dedicated herewith a 15 foot Drainage & Utility Easements along the East Boundary of Lot 2 and a 7.5 foot Drainage & Utility Easement along of Rear and Side lot lines unless otherwise as shown hereon.
- FLOOD CERTIFICATE:
I also state that I have examined the current FEMA Management Agency a Flood Insurance Rate Map, (FIRM) Community Number 015000, Panel Number 0928 M, (010030928 M) and found referenced lot above lies in Flood Zone X, Map Dated April 19, 2019.
- BSL = Building Setback Line
BSL and Easements are from the Recorded Plat

LEGAL DESCRIPTION:
LOT 2 of the Flowers Property Subdivision as per its plat Recorded on Slide 2751-B in the Judge of Probate's Office, Baldwin County, Alabama,

I, Seth W. Moore, a Licensed Professional Land Surveyor, hereby state that all parts of this survey and drawing have been completed in accordance with the requirements by the Standards of Practice for Land Surveying in the State of Alabama to the best of my Knowledge, information and belief, this is a true and correct map.

All according to my survey made this the 11th day of April 2022.

I also state that this drawing and or certification does not reflect any title or easement research, other than what is visible on the ground or provided by the clients at time of survey.

Seth W. Moore
Seth W. Moore, P.L.S.
Ala. Reg. No. 46671

received
4/18/22
swm

Public Notice

The City of Foley Planning Commission has received a request for approval of A Re-Plat of Lot 2 of the Flowers Property Subdivision a minor subdivision which consists of 2.15 +/- acres and 2 lots. Property is located at S. of County Rd. 16 and W. of County Rd. 65 and is located in the City of Foley Planning Jurisdiction. Applicant is John D. Flowers.

Anyone interested in the approval may be heard at a public hearing scheduled for May 18, 2022 in the City Hall Civic Center (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 38
Business #2

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

Date 4/20/22

City Limits ETJ X

1. Name of Subdivision Bon Secour 10-65 Subdivision
2. Name of Applicant/Owner The Broadway Group, LLC
Phone 256-533-7287 Email alyssa.hailey@broadwaygroup.net
Address PO Box 18968 Huntsville, AL 35804
(Street Number and Name) (City) (State) (Zip Code)
3. Engineer Poly Surveying
Phone 251-666-2010 Email mail@polysurveying.com
Address 5588 Jackson Road Mobile, AL 36619
(Street Number and Name) (City) (State) (Zip Code)
4. Location of Subdivision County Road 10
5. Total Acreage 9.54 Number of Lots 2
6. Parcel Pin # 72352
7. I Robert M. Broadway, hereby depose and say that all the above statements and the statements contained in the papers submitted here within are true.

Signature/Title [Signature]

Mailing Address PO Box 18968 Huntsville, AL 35804

Phone 256-533-7287

Email alyssa.hailey@broadwaygroup.net





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

39

3/29/2022

Alyssa Carter Hailey
The Broadway Group

RE: Parcel 05-61-04-39-0-000-076.000

This letter is to confirm that Riviera Utilities is currently able to provide electric, gas and water service to the property located at Parcel 05-61-04-39-0-000-076.000 on County Road 10 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
Scott Sligh	Electric	ssligh@rivierautilities.com
Tony Schachle	Water	tschachle@rivierautilities.com

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

Thank you,

James Wallace





March 30, 2022

In Re: New Dollar General on Co Rd 10 Foley, AL with parcel # 05-61-04-39-0-000-076.000

Alyssa,

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

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

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

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

Sincerely,

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





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: 5-3-22
Re: Bon Secour 10-65 Subdivision

Engineering recommends approval of the proposed Minor Subdivision.

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

Chad P. Christian, P.E.
City Engineer

42

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

Name: Bon Secour 10-65 SD

Applicant: The Broadway Group LLC

Location: Northeast corner of CR 65 & CR 10

Existing Zoning: Unzoned BC District 27

Acreage: 9.54+/- Acres

Lots: 2 Lots

Flood Zone: X
(Unconfirmed)

Comments: This request is for a 2 lot subdivision on 9.54 acres.
This is in unzoned BC.



43
120 West Verbena Avenue
Foley, Alabama 36535
(251) 943-1266
Fax (251) 943-7432
www.cityoffoley.org

April 28, 2022

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

Re: Bon Secour 10-65 Subdivision
The Broadway Group, LLC
Application for Minor Subdivision

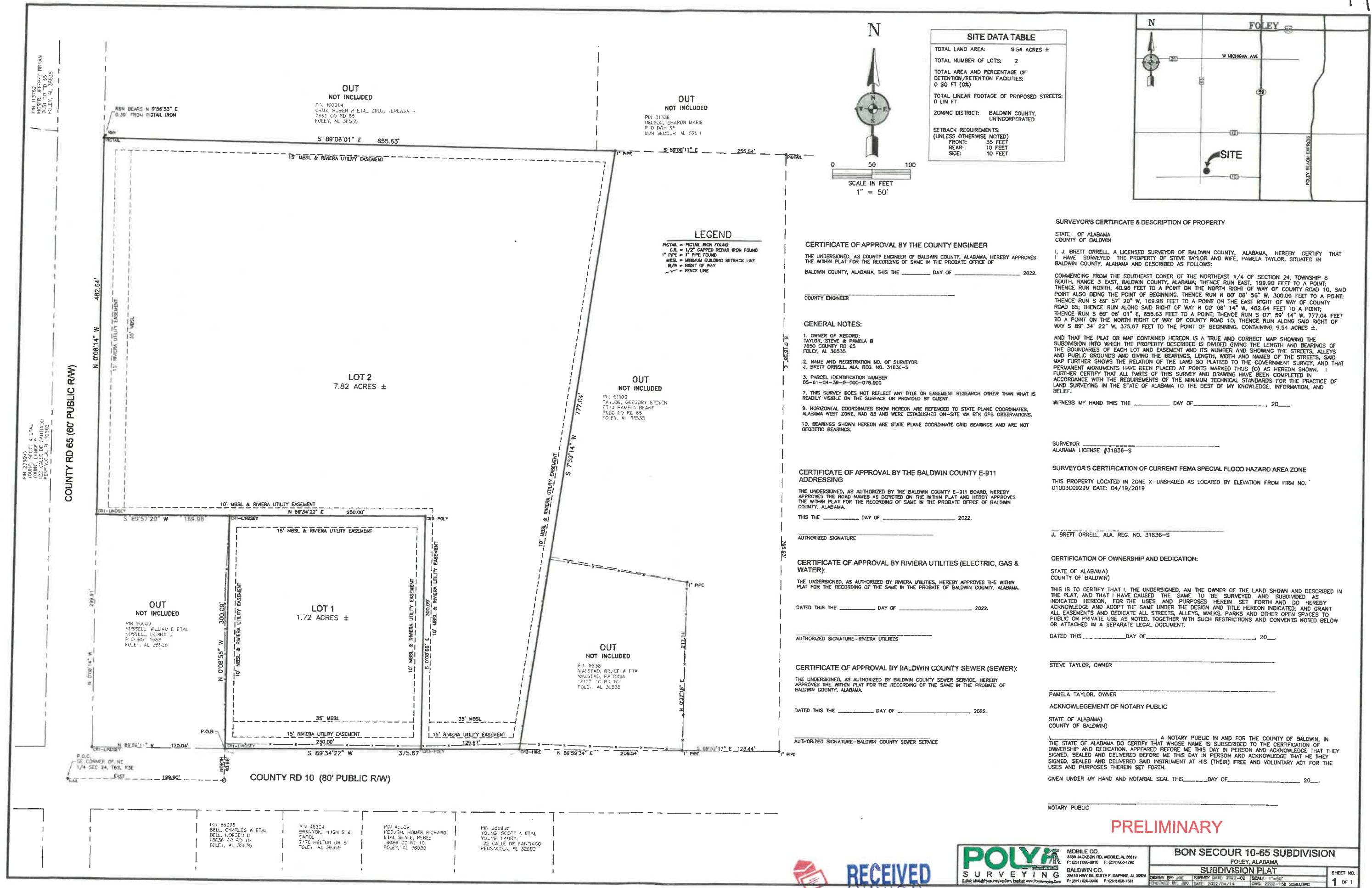
Fire has reviewed this Application for Minor Subdivision and has found no issues.

Sincerely, *

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

cc: City of Foley Planning and Zoning

44



RECEIVED
9/10/2022

POLY
SURVEYING

MOBILE CO.
4508 JACKSON RD., MOBILE, AL 36619
P: (251) 696-2010 F: (251) 696-1762
BALDWIN CO.
21810 HWY 90, SUITE F, DAPHNE, AL 36526
P: (251) 628-0606 F: (251) 628-7881

BON SECOUR 10-65 SUBDIVISION
FOLEY, ALABAMA
SUBDIVISION PLAT

DRAWN BY: JOK
CHECKED BY: JBD
DATE: 2022/04/14
DATE: 2022/04/14

SHEET NO.
1 OF 1

PRELIMINARY

Public Notice

The City of Foley Planning Commission has received a request for approval of Bon Secour 10-65 Subdivision a minor subdivision which consists of 9.54 +/- acres and 2 lots. Property is located at the NE corner of County Rd. 65 and County Rd. 10 and is located in the City of Foley Planning Jurisdiction. Applicant is The Broadway Group, LLC.

Anyone interested in the approval may be heard at a public hearing scheduled for May 18, 2022 in the City Hall Civic Center (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



46
New
Business# 3

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

Date 4-5-2022

City Limits X ETJ

1. Name of Subdivision RESUBDIVISION OF LOT 1 OF OLD TIME POTTERY FOLEY SUBDIVISION
2. Name of Applicant/Owner BROCO FOLEY, LLC, A GEORGA LLC
- Phone 404-630-7611 Email GSUMIXON@HOTMAIL.COM
- Address 3456 HARDEE AVENUE ATLANTA GEORGIA 30341
(Street Number and Name) (City) (State) (Zip Code)
3. Engineer David Dichiara (for Engineering Design Group, LLC)
- Phone (251)943-8960 Email dichiara@edgalabama.com
- Address 1000 E Laurel Ave FOLEY ALABAMA 36535
(Street Number and Name) (City) (State) (Zip Code)
4. Location of Subdivision SE CORNER HIGHWAY 59 & KELLER ROAD (HWY 10)
5. Total Acreage 2.85 Number of Lots 2
6. Parcel Pin # PIN: 360425
7. I David Dichiara, hereby depose and say that all the above statements and the statements contained in the papers submitted here within are true.

D. Dichiara
Signature/Title Branch Manager

Mailing Address 1000 E Laurel Ave

FOLEY ALABAMA 36535

Phone (251)943-8960

Email dichiara@edgalabama.com





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

47

12/22/2021

David Dichiara, PE
Engineering Design Group, LLC
21106 US Highway 98
Foley, AL 36535

RE: St Highway 59 and Keller Road

This letter is to confirm that Riviera Utilities is currently able to provide water and gas services to the proposed project located on the southeast corner of State Highway 59 and Keller 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
Danny Scott	Gas	dscott@rivierautilities.com
Tony Schachle	Water/Sewer	tschachle@rivierautilities.com

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

Thank you,

James Wallace

 **RECEIVED**
4/14/22 ac



January 11, 2022

David Dichiaro, PE
Engineering Design Group, LLC
21106 US Highway 98
Foley, AL 36535
O: (205) 547-9855/C: (205) 777-9064
dichiaro@edgalabama.com

Re: Parcel #s 05-61-05-21-2-001-002.003, 05-61-05-21-2-001-002.002 & 05-61-05-21-2-001-002.001


Dear Mr. Dichiaro,

At your request, this letter is to verify that Baldwin County Sewer Service LLC (BCSS) has the capacity and capability to serve the property at Parcel #s 05-61-05-21-2-001-002.003, 05-61-05-21-2-001-002.002 & 05-61-05-21-2-001-002.001. Baldwin County Sewer Service LLC is willing and able to provide sewer service to the above referenced property, subject to applicant paying all fees required for this service. This development may require a main line extension or a road bore which will be at the developers expense. A \$50.00 per lot review fee will be due to have preconstruction plans reviewed and a \$1,500.00 impact fee per lot will need to be paid to Baldwin County Service LLC before a new subdivision plat is signed. This letter is valid for a period of two years from the date of issue. This letter is not to be used to obtain a building permit. Any development that has not paid the necessary fees before this letter expires will need to contact BCSS and request a re-issuance of their willing and able letter.

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

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

Sincerely,


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

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





BALDWIN EMC

Your Touchstone Energy® Cooperative 

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

www.baldwinemc.com

49

December 22, 2021

David Dichiara, PE
Engineering Design Group
21106 US Highway 98
Foley, AL 36535

Re: Keller Road, Foley, AL PPIN Numbers 360425, 360426, and 360427

Dear David Dichiara:

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

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

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

Sincerely,



Ken Pimperl
System Engineer

KP/yb

 RECEIVED
4/14/22 AL



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

50

To: CDD Staff

cc: City of Foley Planning Commission

From: Chad P. Christian, P.E.

Date: 5-3-22

Re: Resubdivision of Lot 1 of Old Time Pottery Subdivision

Engineering recommends approval of the proposed Minor Subdivision.

Chad P. Christian, P.E.
City Engineer

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

Name: Resub of L1 of OTP Foley SD

Applicant: Broco Foley LLC, a GA LLC

Location: East of State Hwy 59, south of Keller Road

Existing Zoning: PUD – Planned Unit Development

Acreage: 2.85+/- Acres

Lots: 2 Lots

Flood Zone: X
(Unconfirmed)

Comments: This request is for a 2 lot subdivision on 2.85 acres. These lots are zoned PUD. Lot 1 is being split into Lot 1A & Lot 1B. The approved PUD for OTP listed this information for L1:

Lot 1 is denied direct access to State Hwy 59 & Keller Road;

Lots 1, 2 & 4 may utilize shared access to State Hwy 59 & Keller Road via existing curb cuts pursuant and subject to a Declaration of Easements, Covenants and Restrictions made by the owner on October 1, 2014 & recorded in the Baldwin County Records on Instrument No. 1408227, as the same may hereafter be amended or modified.



52
120 West Verbena Avenue
Foley, Alabama 36535
(251) 943-1266
Fax (251) 943-7432
www.cityoffoley.org

April 28, 2022

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

Re: Resub of Lot 1 of Old Time Pottery Foley Subdivision
Broco Foley, 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

ALABAMA STATE HIGHWAY NO. 59
R/W VARIES

BALDWIN COUNTY HIGHWAY NO. 10
(AKA. KELLER RD.) 60' R/W

53
PLAT
FOR RESUBDIVISION OF
LOT 1 OF OLD TIME POTTERY FOLEY
SUBDIVISION

SITUATED IN SECTION 21, TOWNSHIP 8 SOUTH, RANGE 4 EAST,
BALDWIN COUNTY, ALABAMA

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.

SIGNED THIS _____ DAY OF _____, 2022.

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT RESUBDIVISION OF LOT 1 OF OLD TIME POTTERY FOLEY SUBDIVISION, FOLEY, ALABAMA IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION THIS THE _____ DAY OF _____, 2022.

CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (GAS)

THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE _____ DAY OF _____, 2022.

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (WATER)

THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE _____ DAY OF _____, 2022.

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY BALDWIN ELECTRIC (ELECTRIC)

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN ELECTRIC, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE _____ DAY OF _____, 2022.

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (SEWER)

THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE _____ DAY OF _____, 2022.

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY CENTURYLINK COMMUNICATIONS

THE UNDERSIGNED, AS AUTHORIZED BY CENTURYLINK COMMUNICATIONS, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE _____ DAY OF _____, 2022.

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY E-911 GIS/ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE MAP WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE _____ DAY OF _____, 2022.

AUTHORIZED REPRESENTATIVE

NOTES:

- NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
- ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON.
- THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. HOWEVER, THERE MAY EXIST UNDERGROUND UTILITIES OR BURIED PIPES WHICH WERE NOT LOCATED OR OF WHICH THE SURVEYOR HAS NO KNOWLEDGE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED BECAUSE THE UNDERGROUND UTILITIES WERE NOT PHYSICALLY LOCATED.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM GRID AZIMUTH (ALABAMA WEST ZONE) (NAD 83) AND WERE DETERMINED USING GPS OBSERVATION.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR ALABAMA (COMMUNITY PANEL 0100300833M, EFFECTIVE DATE APRIL 19, 2019), THIS SITE LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- SURVEY PREPARED FOR: BROCO FOLEY, LLC, A GEORGIA LLC.
- THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.

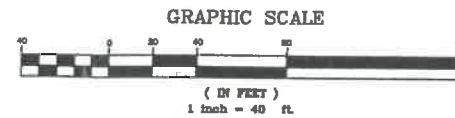
DESCRIPTION:

LOT 1 OF OLD TIME POTTERY FOLEY SUBDIVISION AS RECORDED ON SLIDE 2532-E IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

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.

SURVEYOR:

B.C. JOHNSON DATE: April 11, 2022
ALABAMA LICENSE NO. 23004



LEGEND

- CRS - CAPPED REBAR SET (EDG)

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT WE ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED IN THE PLAT 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 STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE ADS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS _____ DAY OF _____, 2022.

BROCO FOLEY, LLC, A GEORGIA LLC.
3456 HARDEE AVENUE
ATLANTA, GEORGIA 30341

PRINTED NAME

CERTIFICATE OF APPROVAL BY NOTARY PUBLIC
STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT BILL MIXON WHOS NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY, GIVEN UNDER MY HAND AND OFFICIAL SEAL.

THIS _____ DAY OF _____, 2022.

SIGNATURE OF NOTARY PUBLIC

OWNER
BROCO FOLEY, LLC, A GEORGIA LLC.
3456 HARDEE AVENUE
ATLANTA, GEORGIA 30341

SURVEYOR
ENGINEERING DESIGN GROUP, LLC
1000 EAST LAUREL
FOLEY, AL 36535
(251) 943-8960
CONTACT: CRAIG JOHNSON, P.L.S.

ZONING
PLANNED UNIT DEVELOPMENT (PUD)
CITY OF FOLEY, AL 36535

SITE DATA
TOTAL ACREAGE = 2.85 AC.
NUMBER OF LOTS = 2
15' FRONT SETBACK



DATE

REVISIONS

DRAWN BY: CAW
CHECKED BY: BCJ
PROJECT NO.: F_BROCO0001
DATE: April 11, 2022
SCALE: 1" = 40'

PLAT FOR RESUBDIVISION OF LOT 1 OF
OLD TIME POTTERY FOLEY SUBDIVISION

TITLE

PROJECT:
1000 E. LAUREL AVENUE
Foley, AL 36535
251.943.8960

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING & LAND SURVEYING
CSD 144-8840 (FOLEY)

SHEET NO.

1 OF 1

34

Public Notice

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lot 1 of Old Time Pottery Foley Subdivision a minor subdivision which consists of 2.85 +/- acres and 2 lots. Property is located at the SE corner of State Hwy. 59 and Keller Rd. Applicant is Broco Foley, LLC.

Anyone interested in the approval may be heard at a public hearing scheduled for May 18, 2022 in City Hall Civic Center (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

PROJECT:
DAIRY QUEEN
LOT 1 OF OLD TIME POTTERY FOLEY SUBDIVISION
7976 STATE HIGHWAY NO. 59
FOLEY, AL 36535
BALDWIN COUNTY

ARCHITECT:
JOHN S. ODOM
99 MEADOWBROOK COUNTRY CLUB ESTATES
BALLWIN, MO 63011
PH: 1.417.343.2602

April 22, 2022

PROJECT NARRATIVE

We are requesting site plan approval by the Planning Commission for a new Dairy Queen development to be located in Foley Alabama. This will be an additional Dairy Queen location in Foley, the existing Dairy Queen location will remain in operation. The new proposed Dairy Queen location will be at the intersection of S. McKenzie Street and Keller Road. The proposed development will only occupy a portion of the existing vacant frontage parcel, a lot subdivide application will be made once the site plan portion has been approved by the Planning Commission. The new Dairy Queen parcel will contain approximately 1.30 acres.

Under this request a new 3,080 square foot building would be constructed, the proposed building will provide 68 interior seats / 20 exterior patio seats / guest bathrooms / production kitchen. The proposed site plan shows a double drive thru menu board with a drive thru lane that converges shortly before the drive thru window. The building will provide three drive thru windows; pay window, pickup window, and a pull ahead window. The drive thru provides stacking for 23 cars before internal vehicular circulation would be obstructed. The drive thru also provides for an escape lane in the event of an emergency or canceled order. The proposed parking lot provides 40 total parking spaces.

The DQ development team has attended a preapplication meeting with City of Foley planning staff. It is our understanding that the project will not require any special use permits or variances and the existing parcel is currently zoned properly for a restaurant use. All comments that were made during the preapplication meeting have been incorporated into this submittal.

Sincerely,

John S. Odom, Architect



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Planning Commission Report
By Eden Lapham
May 2022
Request for PUD Site Plan Review

Name: Old Time Pottery PUD Site Plan Review

Applicant: John S. Odom, Architect

Location: Southeast corner of Keller Rd & Hwy 59

Existing Zoning: PUD – Planned Unit Development

Acreage: 1.30 Acres - Total PUD +/-35 acres

Lots: 5

Flood Zone: X
(Unconfirmed)

Comments: This request is for a Site Plan review for a portion of Lot 1 of the 5/2015 Old Time Pottery PUD layout. Subdivision application has been submitted simultaneously. They are requesting to build a 3,080 sf Dairy Queen. A pre application meeting was held with Staff on 3/28/22 and minor revisions were made so that the site plan meets or exceeds all zoning requirements and no variances are being requested.

CDD Report for Planning Commission

By: Eden Lapham

Prelim Meeting Date: 3/28/22

PUD Site Plan Review

Project Name: Dairy Queen/Old Time Pottery PUD

Applicant: John Odom

Location: SE Corner of Keller Rd & Hwy 59

PPIN(s): 360425

Existing Zoning: PUD

Flood Zone: X (Unconfirmed)

Comments: Intending to subdivide lot 1 of OTP PUD at a later date

Zone: PUD

	Allowed	Initial Proposal Rcvd 3/28/22
Total Dwelling Units	n/a	n/a
Max Density/Acre	11.0	n/a
Min Lot Width@BL	40	209.7'
Min Lt Area	1 acre	±3.09
Min FY Depth	20	65'+
Min RY Depth	15	approx 100'
Min RY/Pool Depth	10	n/a
Min SY Width	10	East = approx 50' West = approx 100'
Open Space Reservation	25% of site	37.50%
Max Bldg Area	50% gross lot	5.40%
Max Height	85	
Max Stories	6	1.0
Parking 60 seats	1per4seats = 15	42.0

Meeting Notes: adjusted parking to include landscaped area on east edge, enlarged straight parking spots to 10x20, checked with EMC on permanent parking in their easement

PUD requirement: Using existing access to Keller Rd, not creating new one

Onsite Amenities? small patio eating area

Sale or Lease? n/a

Overlay Districts? n/a

Stormwater Plan? Planned retaining pond discharges to 59 ditch - they are working on permit for that now

Required Buffers? n/a



58
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.

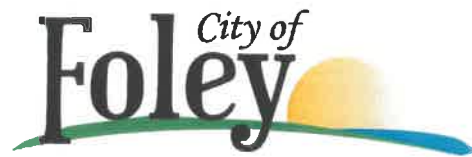
Date: 5-3-22

Re: Dairy Queen Site Plan Review

Engineering is not opposed to the conceptual site plan as presented. A Land Disturbance Permit will be required for construction.

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

Chad P. Christian, P.E.
City Engineer



59
120 West Verbena Avenue
Foley, Alabama 36535
(251) 943-1266
Fax (251) 943-7432
www.cityoffoley.org

April 28, 2022

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

Re: Dairy Queen Site Plan
John S. Odom
Application for Site Plan

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

Sincerely,

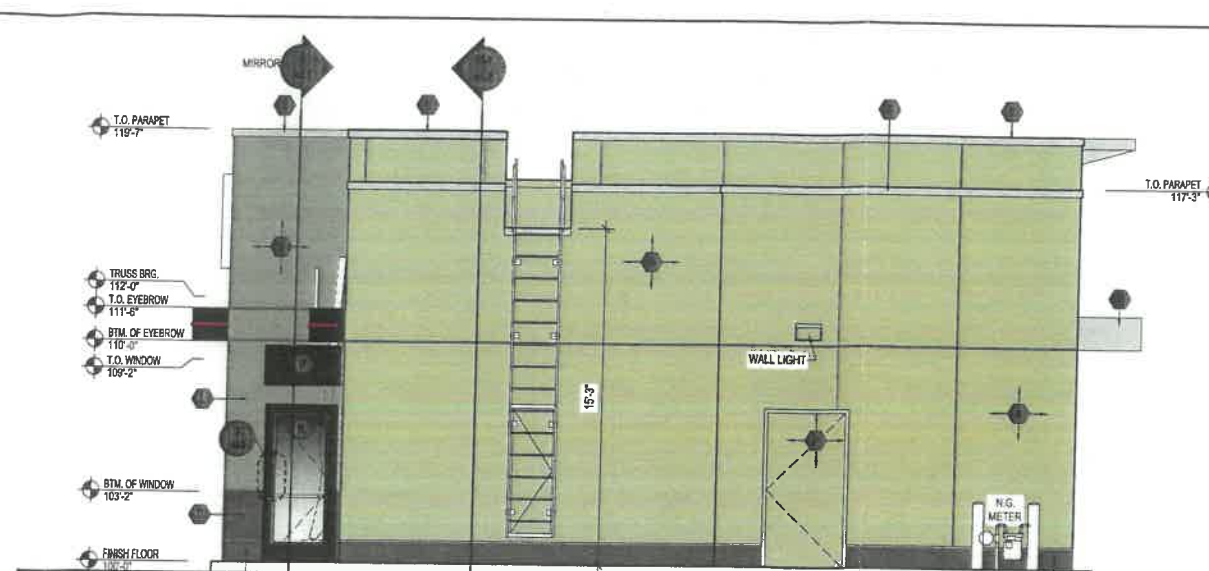
Brad Hall
Fire Inspector
City of Foley
bhall@cityoffoley.org

cc: City of Foley Planning and Zoning



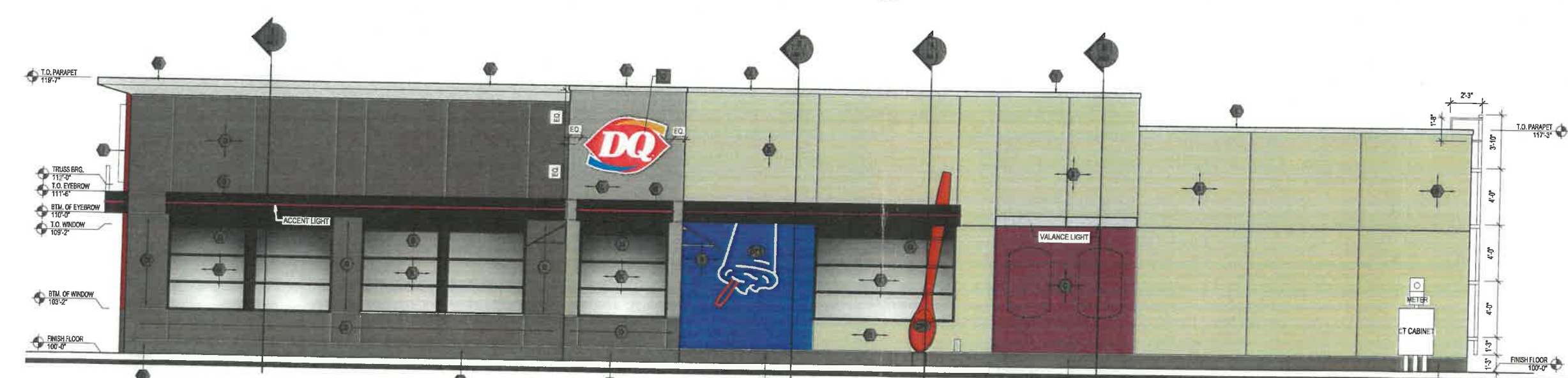
1 FRONT ELEVATION
A3.1 SCALE: 1/4" = 1'-0"

NOTE: THE DQ RED SPOON HANDLES HAVE SPECIAL INSTALLATION REQUIREMENTS. ALUM. STOREFRONT MFG. MUST COORD. LOCK & HANDLE, LOCATION & HEIGHTS



2 REAR ELEVATION
A3.1 SCALE: 1/4" = 1'-0"

NOTE: THE DQ RED SPOON HANDLES HAVE SPECIAL INSTALLATION REQUIREMENTS. ALUM. STOREFRONT MFG. MUST COORD. LOCK & HANDLE, LOCATION & HEIGHTS



3 ENTRANCE ELEVATION
A3.1 SCALE: 1/4" = 1'-0"



4 DRIVE-THRU ELEVATION
A3.1 SCALE: 1/4" = 1'-0"

NEW BUILDING FOR: 100

DQ

GRILL & CHILL

LOT 1 OLD TIME POTTERY FOLEY SUBDIVISION
7976 STATE HIGHWAY NO. 69
FOLEY, AL 36535
BALDWIN COUNTY

AMERICAN DAIRY QUEEN
MINNEAPOLIS, MN U.S.A.

*REGISTERED U.S. PATENT OFFICE, AMERICAN DAIRY QUEEN CORPORATION, THIS DRAWING, ITS DESIGN, DETAIL AND INVENTION ARE THE PROPERTY OF AMERICAN DAIRY QUEEN INC. (ADQ) AND SHALL NOT BE COPIED IN ANY MANNER NOR DISCLOSED TO ANY OUTSIDE PARTY WITHOUT ADQ CONSENT.

STATE OF ALABAMA
NO. 7648
JOHN S. ODOM
REGISTERED ARCHITECT
04/22/22

ALABAMA ARCHITECT LICENSE NUMBER
7648

SPECIAL NOTICES

In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by the design professional, the client recognizes that such changes and the results thereof are not the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the fullest extent permitted by law, to indemnify and hold the design professional harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) arising from such changes. Copyright © 2022 by John S. Odom, Architect. All rights reserved. No part of this drawing may be reproduced by photocopy or by any other means, or stored, processed, or transmitted in or by any computer or other systems without the prior written permission of the Architect.

ISSUE DATE: 04/22/22
REVISION DATE: 04/22/22
ORIGINAL ISSUE

EXTERIOR ELEVATIONS

SHEET NUMBER:
A3.1

41558996
RECEIVED

GENERAL PLANTING NOTES

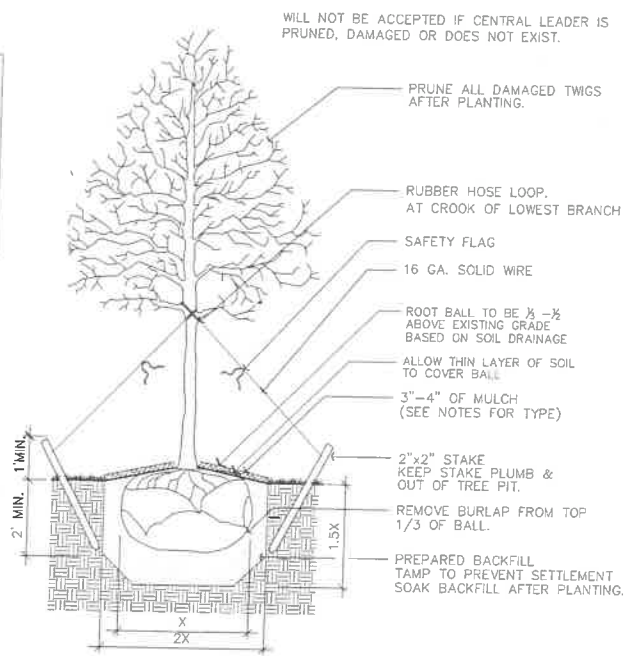
1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCH./LANDSCAPE ARCH. FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF THE WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCH. OR OWNER'S REPRESENTATIVE'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCH. RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
5. UTILITIES HAVE BEEN SHOWN ON THE PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
6. SOD/SEED TYPE (PER OWNER) SHALL BE LOCALLY AVAILABLE BERMUDA GRASS OR OTHER TURF GRASS RECOMMENDED FOR THE SPECIFIC AREA.
7. RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W., TO MATCH EXISTING.
8. RE-ESTABLISH TURF IN ALL AREAS DISTURBED BY THE CONSTRUCTION PROCESS AND WITHIN THE LIMITS OF DISTURBANCE BY SEED, SOD OR PLANNED PLANTING AREAS, AS NOTED ON PLAN.
9. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
10. FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
11. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
12. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
13. ALL LANDSCAPE EDGING IS TO BE A 4" X 3/8" PAINTED STEEL EDGING. PLACE EDGING FLUSH WITH GRADE. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. TOP OF EDGER TO ALIGN WITH SIDEWALK/CURB WHERE OCCURS. GRADE TO BE 1" BELOW TOP OF EDGER ON LAWN SIDE. REFER TO EDGER DETAIL.
14. INSTALL SMALL RIVER ROCK IN PLANT BEDS AROUND BUILDING, AS NOTED ON PLAN, WITH A GEOTEXTILE FABRIC UNDERNEATH. SAMPLE OF SMALL RIVER ROCK SHALL BE PROVIDED PRIOR TO INSTALLATION. SIZE OF SMALL RIVER ROCK TO BE 2" TO 4".
15. USE SHREDDED CEDAR WOOD MULCH IN ALL OTHER PLANTING BEDS. LANDSCAPE CONTRACTOR TO PROVIDE SAMPLE TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL.
16. PLANTING BEDS RECEIVING RIVER ROCK OR SHREDDED CEDAR WOOD MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
17. PLACE 4" OF MULCH IN ALL TREES PLANTED IN TURF AREAS. AREAS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS.
18. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
19. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/FINAL ACCEPTANCE.
20. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
21. TURF AND PLANTING BEDS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM.

LANDSCAPE CODE CALCULATIONS

ENVIRONMENTAL REQUIREMENTS
Required: 2 Trees per acre
1.3 acres = 2.6 or say 3 Trees required
Provided: 3 Trees

PARKING LOT REQUIREMENTS
Required: Minimum 10% of Parking Lot to be Landscaped
Total Parking Area = 23,935 SF @ 10% = 2,394 sf Landscaped Area required
Provided: 2437 SF Parking Lot Landscaping

PLANTING LEGEND

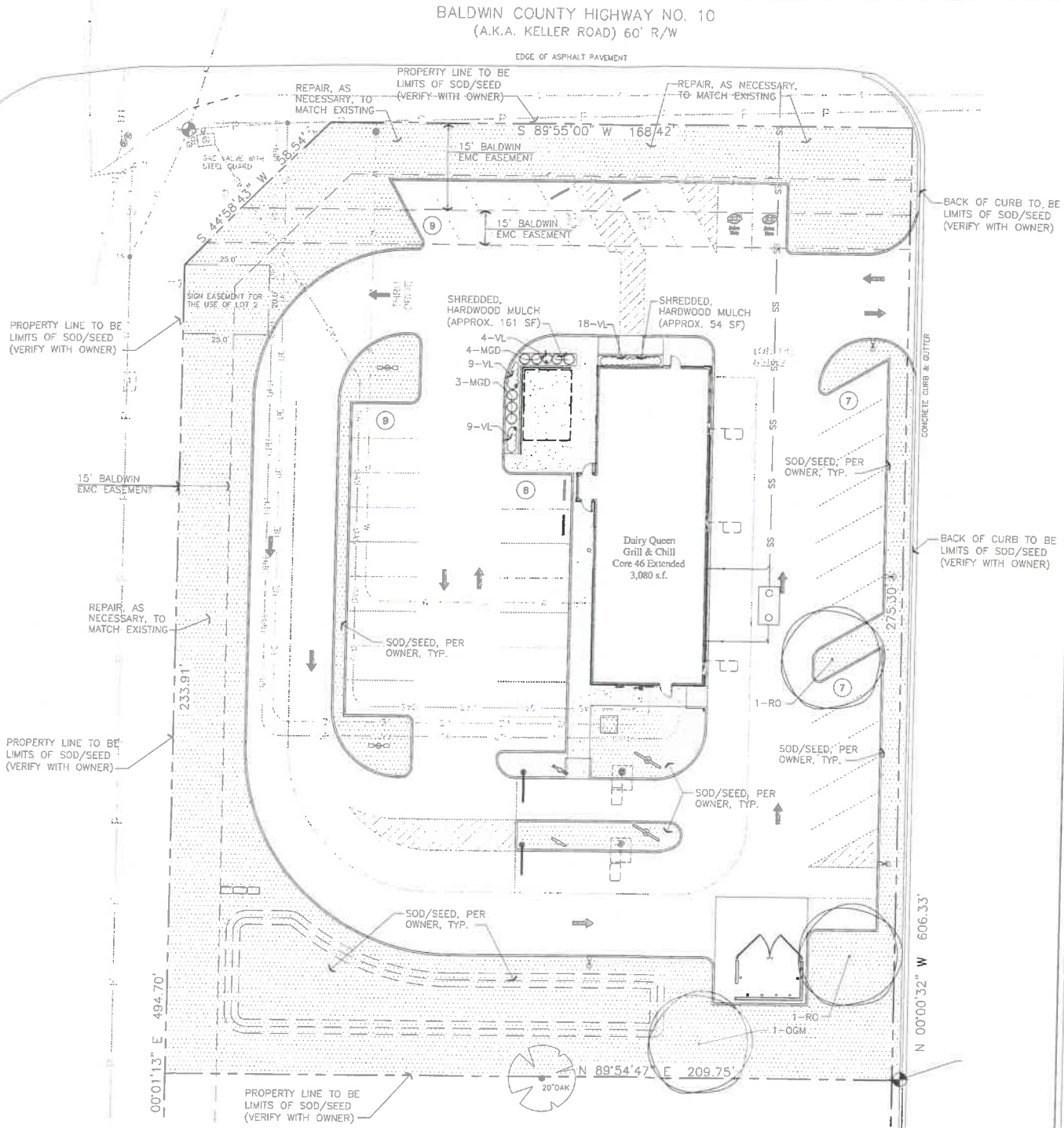


1 TREE PLANTING DETAIL
IN TURF AREAS NO SCALE

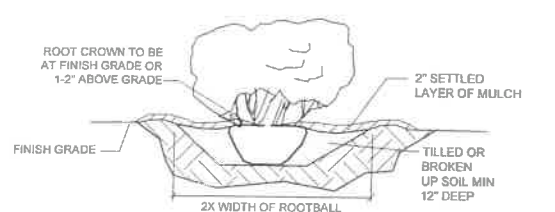
PLANT MATERIAL SCHEDULE

TAG	QTY.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
LARGE TREES				
OGM	1	October Glory Maple	<i>Acer rubrum 'October Glory'</i>	2-1/2" Cal.
RO	2	Red Oak	<i>Quercus rubra</i>	2-1/2" Cal.
EVERGREEN SHRUBS				
MGD	7	Magic Globe Distylium 'Magic Globe'	<i>Distylium x Magic Globe</i>	3 Gal.
ORNAMENTAL GRASSES & PERENNIALS				
BBL	4	Big Blue Liriope	<i>Liriope muscari</i>	5" Pot-1 Gal.

UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.



SITE PLANTING PLAN
1" = 20'-0"
0 20' 40'
North



2 SHRUB PLANTING DETAIL
NO SCALE

Issued/Revised Date
For City Review

New Ground-up Building
DAIRY QUEEN
7976 State Highway No. 59
Foley, Alabama 36535
Baldwin County

TERI FARHA, PLA
LANDSCAPE ARCHITECT

terifarha@cox.net
Wichita, KS 67218

PLANTING
PLAN

DATE
April 21, 2022

LS1





Date 04/26/2022

City Limits X ETJ

- Signature/Title D.D. - Branch Manager
- Mailing Address _____
- 1000 East Laurel Ave., Foley, AL 36535
- Phone 251-943-8960
- Email dichiara@edgalabama.com



RECEIVED
4/26/2012



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

63

4/20/2022

City of Foley
201 E Section Street
Foley, AL 36535

RE: 05-61-02-09-2-001-007.014 – Fairfield Inn, Foley

This letter is to confirm that Riviera Utilities is currently able to provide gas, water, and sewer service to the proposed Fairfield Inn project in Foley, AL. Broadband service is available with an extension.

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

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

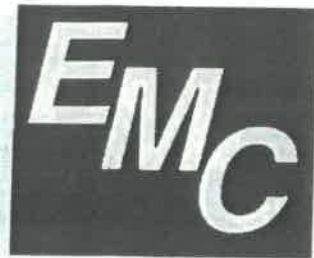
Name	Department	Email
Danny Scott	Gas	dscott@rivierautilities.com
Tony Schachle	Water/Sewer	tschachle@rivierautilities.com
Jason Thompson	Broadband	jthompson@rivierautilities.com

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

Thank you,

James Wallace





BALDWIN EMC

Your Touchstone Energy® Cooperative



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

www.baldwinemc.com

April 25, 2022

Anil Badve, P.E.
1300 N McKenzie Street
Foley, Alabama 36535

Re: Fairfield Inn Foley, Alabama Parcel Number: 05-61-02-09-2-001-007.014

Dear Anil Badve:

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

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

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

Sincerely,

Ken Pimperl
System Engineer

KP/yb



RECEIVED
4/26/22



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

65

To: CDD Staff

cc: City of Foley Planning Commission

From: Chad P. Christian, P.E.

Date: 5-3-22

Re: Resubdivision of Lot 5 of a Resubdivision of Lot 1 of Woerner's Two Lots

Engineering recommends approval of the proposed Subdivision contingent upon Land Disturbance Permit review. The proposed configuration is not a Minor Subdivision and infrastructure construction is required prior to Final Plat. Please submit construction plans for the cul-de-sac and utilities to Engineering for LDP review.

Chad P. Christian, P.E.
City Engineer

66

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

Name: Resub L5 of Resub L1 Replat Woerner's 2 Lots

Applicant: Virendra Patel / David Dichiara

Location: East of State Hwy 59, south of CR 20

Existing Zoning: B1A – Extended Business District

Acreage: 5.38+/- Acres

Lots: 4 Lots

Flood Zone: X
(Unconfirmed)

Comments: This request is for a 4 lot subdivision on 5.38 acres.
These lots would meet zoning.



607
120 West Verbena Avenue
Foley, Alabama 36535
(251) 943-1266
Fax (251) 943-7432
www.cityoffoley.org

April 28, 2022

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

Re: Fairfield Inn
Virendra Patel
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

PRELIMINARY PLAT FOR RESUBDIVISION
OF
LOT 5 OF A RESUBDIVISION OF LOT 1 OF
REPLAT-WORNER'S TWO LOTS

SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 4 EAST,
BALDWIN COUNTY, ALABAMA

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.
SIGNED THIS _____ DAY OF _____ 2021

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT RESUBDIVISION OF LOT 1 FOLEY CROSSROADS SUBDIVISION, FOLEY, ALABAMA IS HEREBY APPROVED BY THE
CITY OF FOLEY PLANNING COMMISSION THIS THE _____ DAY OF _____ 2022

CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (GAS)

THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE
PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE _____ DAY OF _____ 2022

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (WATER)

THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE
PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE _____ DAY OF _____ 2022

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY BALDWIN ELECTRIC (ELECTRIC)

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN ELECTRIC, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE
PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE _____ DAY OF _____ 2022

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (SEWER)

THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE
PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE _____ DAY OF _____ 2022

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY CENTURYLINK COMMUNICATIONS

THE UNDERSIGNED, AS AUTHORIZED BY CENTURYLINK COMMUNICATIONS, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF
SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE _____ DAY OF _____ 2022

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY E-911 GIS/ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON
THE MAP 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

NOTES:

- NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR
EASEMENTS AND/OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS,
ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
- ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON.
- THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. HOWEVER, THERE MAY EXIST
UNDERGROUND UTILITIES OR BURIED PIPES WHICH WERE NOT LOCATED OR OF WHICH THE SURVEYOR HAS NO KNOWLEDGE. THE SURVEYOR MAKES
NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED BECAUSE THE
UNDERGROUND UTILITIES WERE NOT PHYSICALLY LOCATED.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM GRID AZIMUTH (ALABAMA WEST ZONE) (NAD 83)
AND WERE DETERMINED USING GPS OBSERVATION.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR ALABAMA (COMMUNITY
PANOL 0100300931M, EFFECTIVE DATE APRIL 19, 2019), THIS SITE LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN".
- SURVEY PREPARED FOR: VIRENDRA PATEL
- THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.

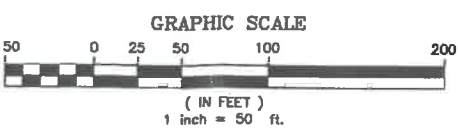
DESCRIPTION:

LOT 5 OF A RESUBDIVISION OF LOT 1 OF REPLAT-WORNER'S TWO LOTS AS RECORDED ON SLIDE 2708-D IN THE
OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

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.

SURVEYOR:

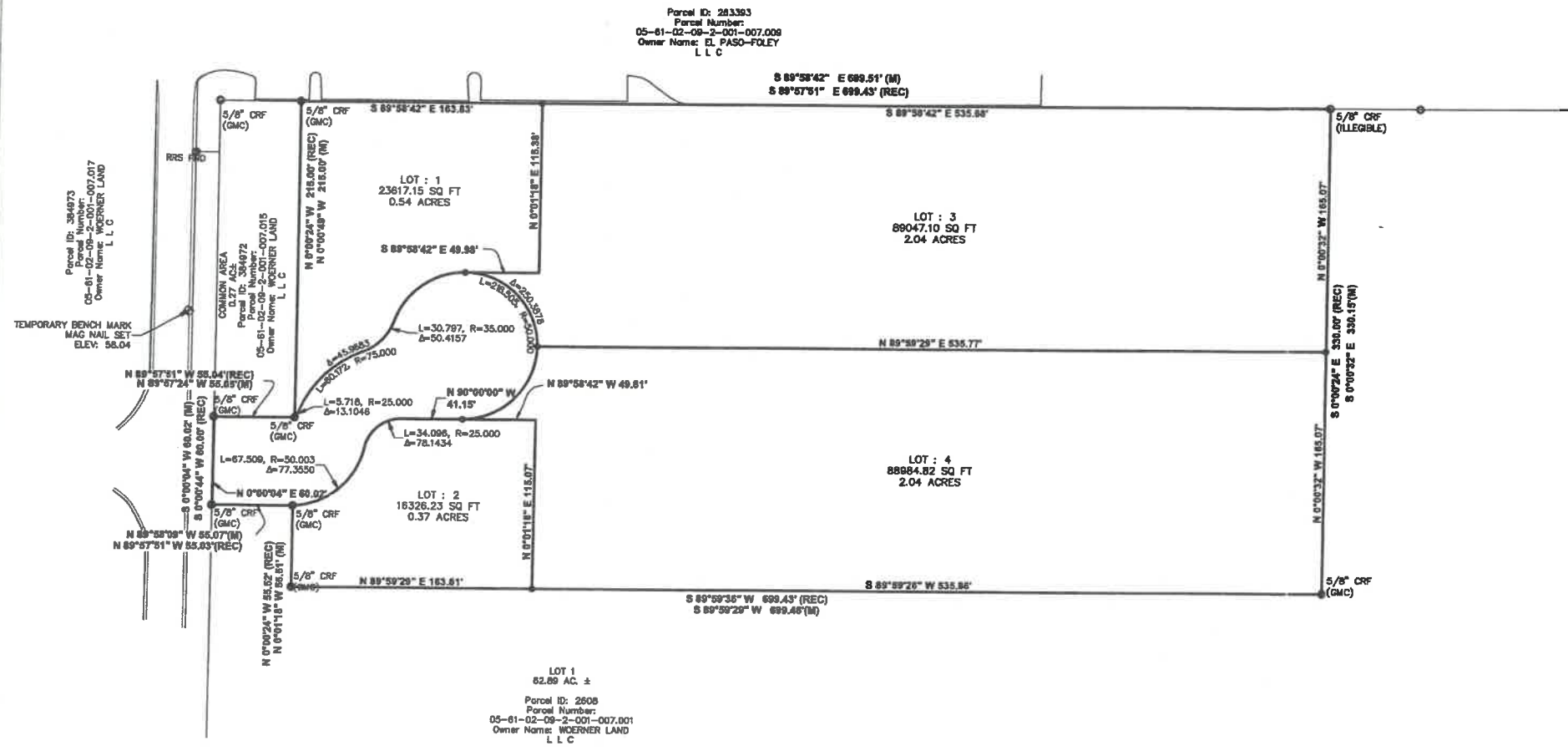
B. Craig Johnson
B.C. JOHNSON DATE: April 26, 2022
ALABAMA LICENSE NO. 23004



LEGEND

- CRS - CAPPED REBAR SET (EDG)

ALABAMA WEST ZONE NAD 83
GRID NORTH



CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT WE ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED IN THE PLAT 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 STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE ADS
NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT
DATED THIS _____ DAY OF _____ 2022

VIRENDRA PATEL
1381FAIRWAY DRIVE W.
GULF SHORES, AL 36524

PRINTED NAME

CERTIFICATE OF APPROVAL BY NOTARY PUBLIC
STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY
CERTIFY THAT _____ (OWNERS NAME) WHOS NAME IS SIGNED TO THE FOREGOING INSTRUMENT
AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE
INSTRUMENT, EXECUTED THE SAME VOLUNTARILY,
GIVEN UNDER MY HAND AND OFFICIAL SEAL

THIS _____ DAY OF _____ 2022

SIGNATURE OF NOTARY PUBLIC

OWNER
VIRENDRA PATEL
1381FAIRWAY DRIVE W.
GULF SHORES, AL 36524

ZONING
NEIGHBORHOOD BUSINESS DISTRICT (B-2)
CITY OF FOLEY, AL 36535
SITE DATA
TOTAL ACREAGE = 5.38 AC.
NUMBER OF LOTS = 4
30' FRONT SETBACK
20' REAR SETBACK
0' SIDE SETBACK

SURVEYOR
ENGINEERING DESIGN GROUP, LLC
1000 EAST LAUREL
FOLEY, AL 36535
(251) 943-8960
CONTACT: CRAIG JOHNSON, P.L.S.



DATE	
REVISIONS	
DRAWN BY: CAW	CHECKED BY: BCJ
PROJECT No.: F-AR000009	DATE: April 26, 2022
SCALE: 1" = 50'	
PRELIMINARY PLAT	
RESUBDIVISION OF LOT 5 OF A RESUBDIVISION OF LOT 1 OF REPLAT-WORNER'S TWO LOTS	
1000 E. LAUREL AVENUE Foley, AL 36535 251.943.8960	
EDG ENGINEERING DESIGN GROUP, LLC CIVIL ENGINEERS & LAND SURVEYORS (2010-0000000000)	
SHEET NO. 1 OF 1	

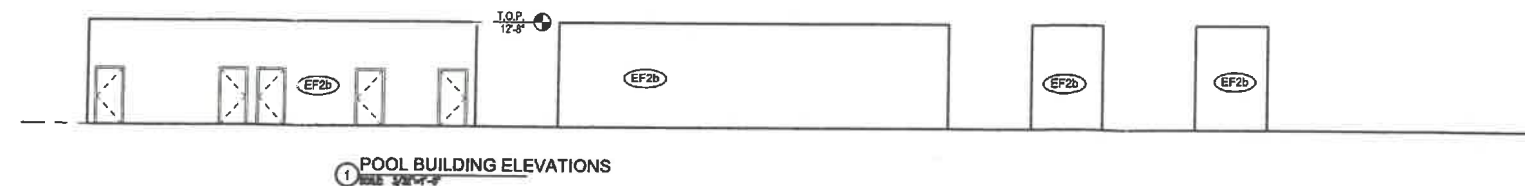
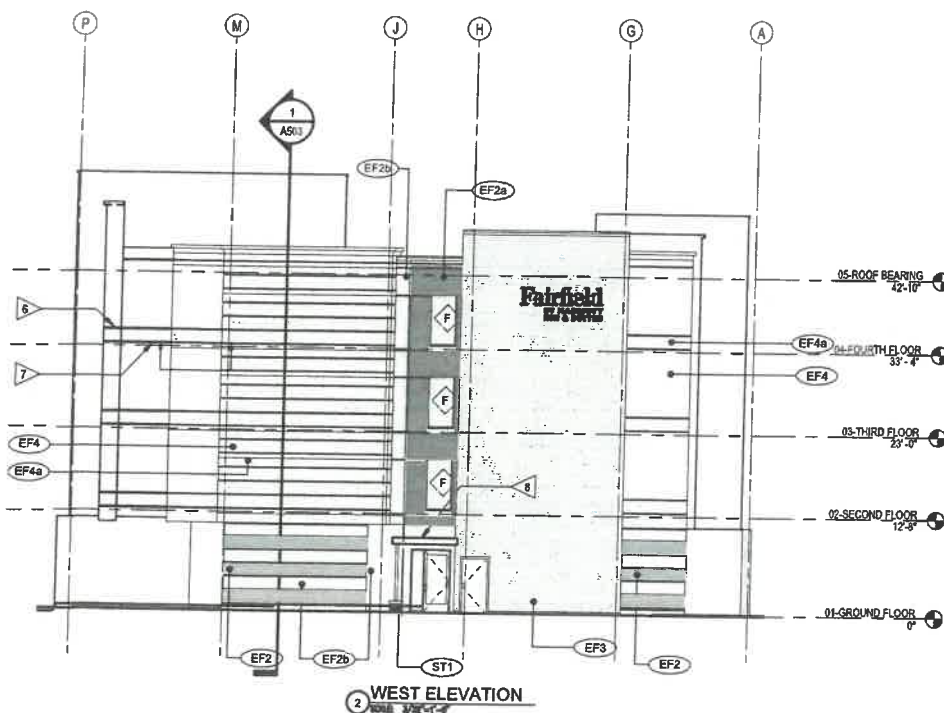
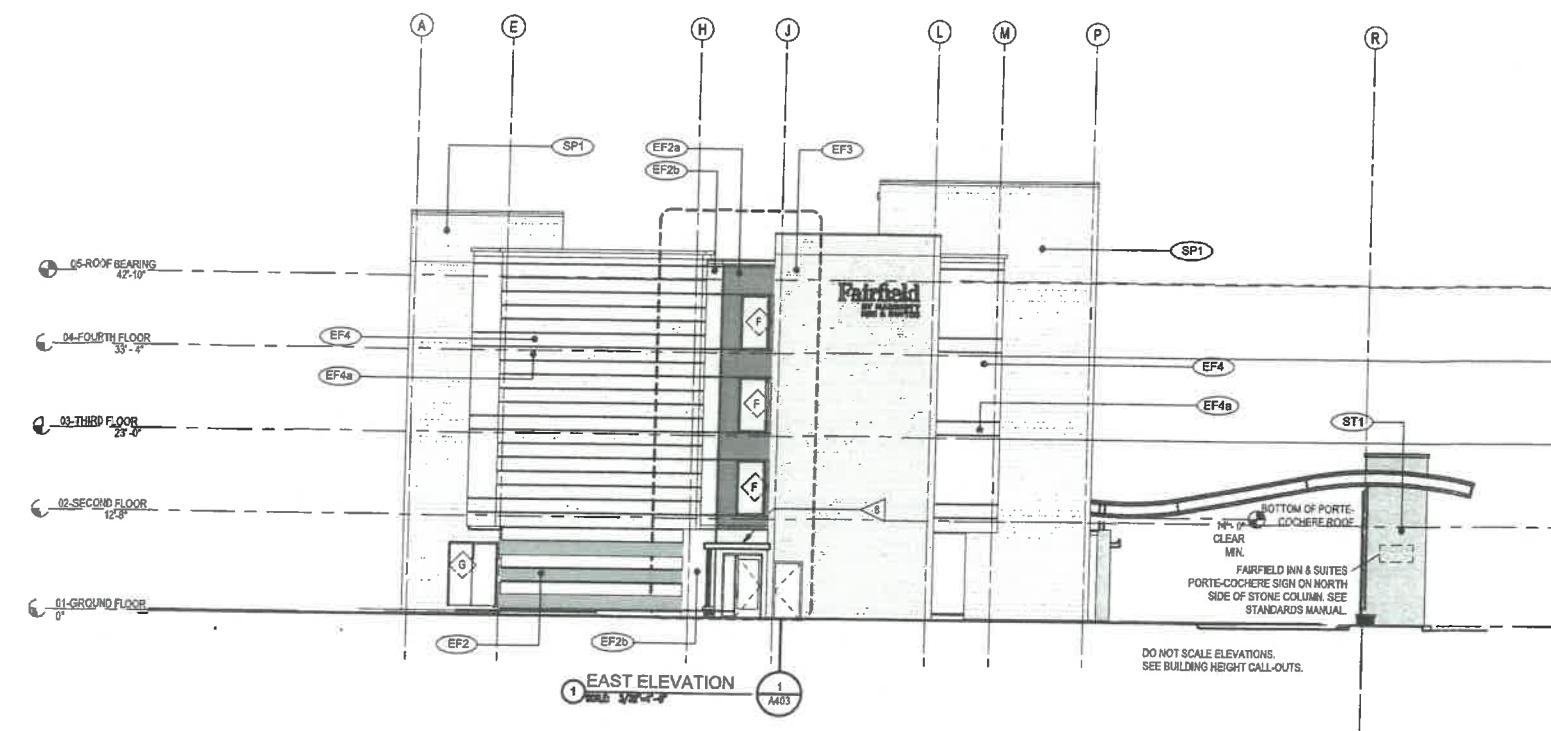
69

Public Notice

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lot 5 of a Resubdivision of Lot 1 of Replat Woerner's Two Lots a minor subdivision which consists of 5.38 +/- acres and 4 lots. Property is located. S. of County Rd. 20 and E. of S. McKenzie St. Applicant is Virendra Patel.

Anyone interested in the approval may be heard at a public hearing scheduled for May 18, 2022 in City Hall Civic Center (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



REFERENCE NOTES

- BUILDING ELEVATION ARE APPROXIMATE AND WILL VARY BASED ON STRUCTURAL SYSTEM.
- REFER TO EXTERIOR FINISH INDEX FOR MATERIALS AND COLORS.
- REFER TO EXTERIOR FINISH INDEX FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOUVER COLOR, DOOR FRAMES, CANOPY STRUCTURES, ETC.
- PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.

CRITERIA NOTES

- TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
- TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR
- "CARTOUCHE" TYPE SIGNAGE ON SIDE OF BUILDING. SIGN "FIS WM 120"
- CHANNEL LETTER SIGN "FIS CHANNEL 30" RE: SPECS.
- NOT USED
- ALIGN & COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
- CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.
- SIDE ENTRY CANOPY. SEE ENLARGED ELEVATIONS FOR DETAILS.
- OPTIONAL BUILDING SIGNAGE AT REAR OF BUILDING
- LOUVERED SUNSHADE
- PTAC LOUVER INTEGRAL W/ WINDOW FRAME. FINISH TO MATCH WINDOW FRAME

EXTERIOR FINISH KEY

EF1	EF1
EF2	EF2
EF2a	EF2a
EF2b	EF2b
EF3	EF3
EF4	EF4
EF4a	EF4a
EF4b	EF4b
ST1	CULTURED STONE - MARRIOTT APPROVAL REQUIRED
SP1	EXTERIOR ACCENT FINISH SOLID PHENOLIC EXTERIOR WALL PANELS

REFER TO MARRIOTT'S EXTERIOR FINISH INDEX FOR ADDITIONAL INFORMATION

New Business #6



PROJECT INFO:
PROJECT NUMBER: 2004
DRAWN BY: SP

REVISION:

1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE
7	DATE
8	DATE
9	DATE
10	DATE

SIDDHARTH PAREKH

18218 E Morgans Bend Drive, Cypress, TX 77433
PH: (832) 878 1282, E-Mail: sidd@parekharch.com

FAIRFIELD INN & SUITES
S. MACKENZIE STREET, FOLEY, ALABAMA

PREPARED FOR:
ANR GROUP

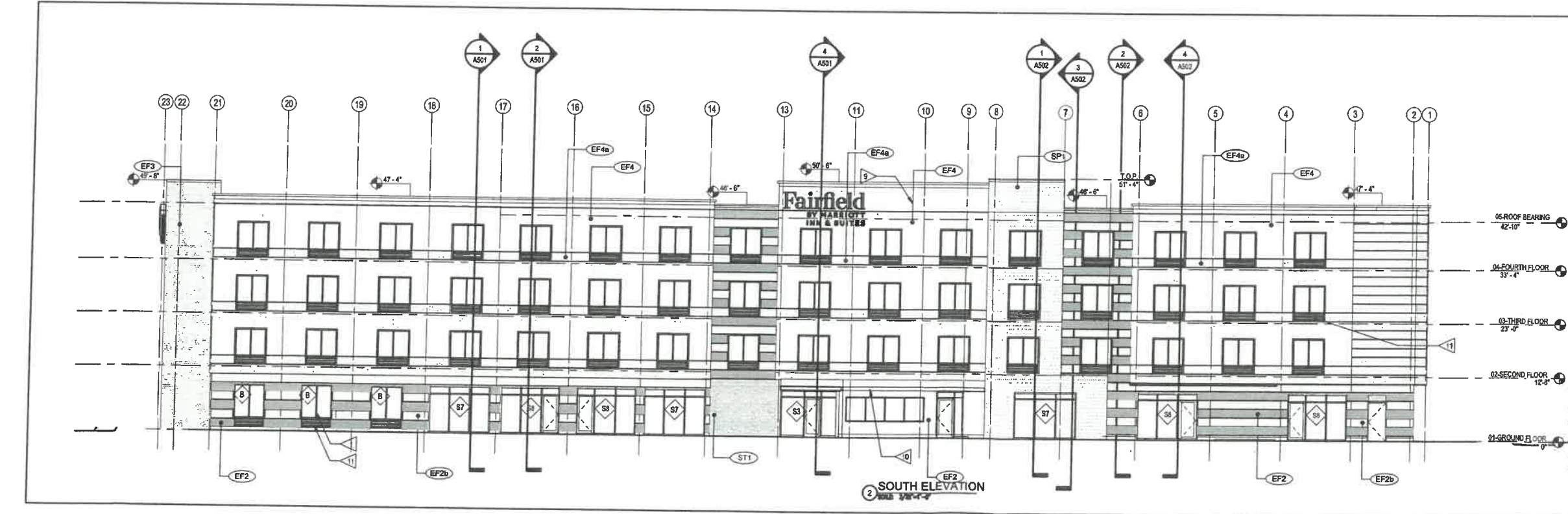
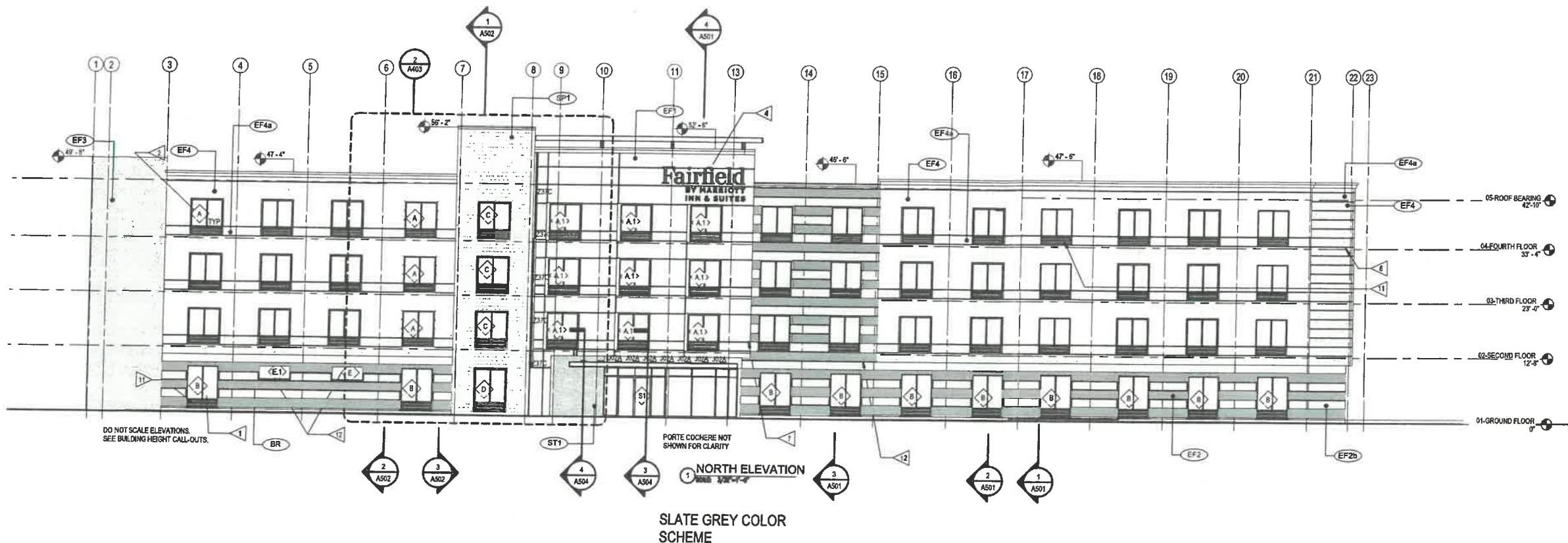
SHEET TITLE:
BUILDING ELEVATIONS

SCALE: AS SHOWN
DATE: 03-04-2022

SHEET NUMBER:

A402





REFERENCE NOTES

- A. BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED ON STRUCTURAL SYSTEM.
- B. REFER TO EXTERIOR FINISH INDEX FOR MATERIALS AND COLORS.
- C. REFER TO EXTERIOR FINISH INDEX FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOUVER, COLOR, DOOR FRAMES, CANOPY STRUCTURES, ETC.
- D. PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.

CRITERIA NOTES

- 1. TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
- 2. TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR
- 3. "CARTOUCHE" TYPE SIGNAGE ON SIDE OF BUILDING. SIGN "FIS WM 12"
- 4. CHANNEL LETTER SIGN "FIS CHANNEL 30" RE: SPECS.
- 5. NOT USED
- 6. ALIGN & COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
- 7. CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.
- 8. SIDE ENTRY CANOPY. SEE ENLARGED ELEVATIONS FOR DETAILS.
- 9. OPTIONAL BUILDING SIGNAGE AT REAR OF BUILDING
- 10. LOUVERED SUNSHADE
- 11. PTAC LOUVER INTEGRAL W/ WINDOW FRAME. FINISH TO MATCH WINDOW FRAME

EXTERIOR FINISH KEY

EF1	EIFS1
EF2	EIFS2
EF2a	EIFS2a
EF2b	EIFS2b
EF3	EIFS3
EF4	EIFS4
EF4a	EIFS4a
ST1	CULTURED STONE - HARRIOTT APPROVAL REQUIRED
SP1	EXTERIOR ACCENT FINISH - SOLID PHENOLIC EXTERIOR WALL PANELS

REFER TO HARRIOTT'S EXTERIOR FINISH INDEX FOR ADDITIONAL INFORMATION



PROJECT INFO:
PROJECT NUMBER: 2004
DRAWN BY: SP

REVISION:

1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

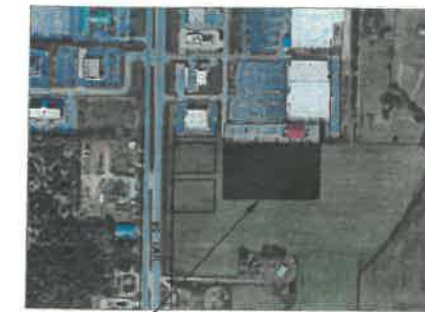
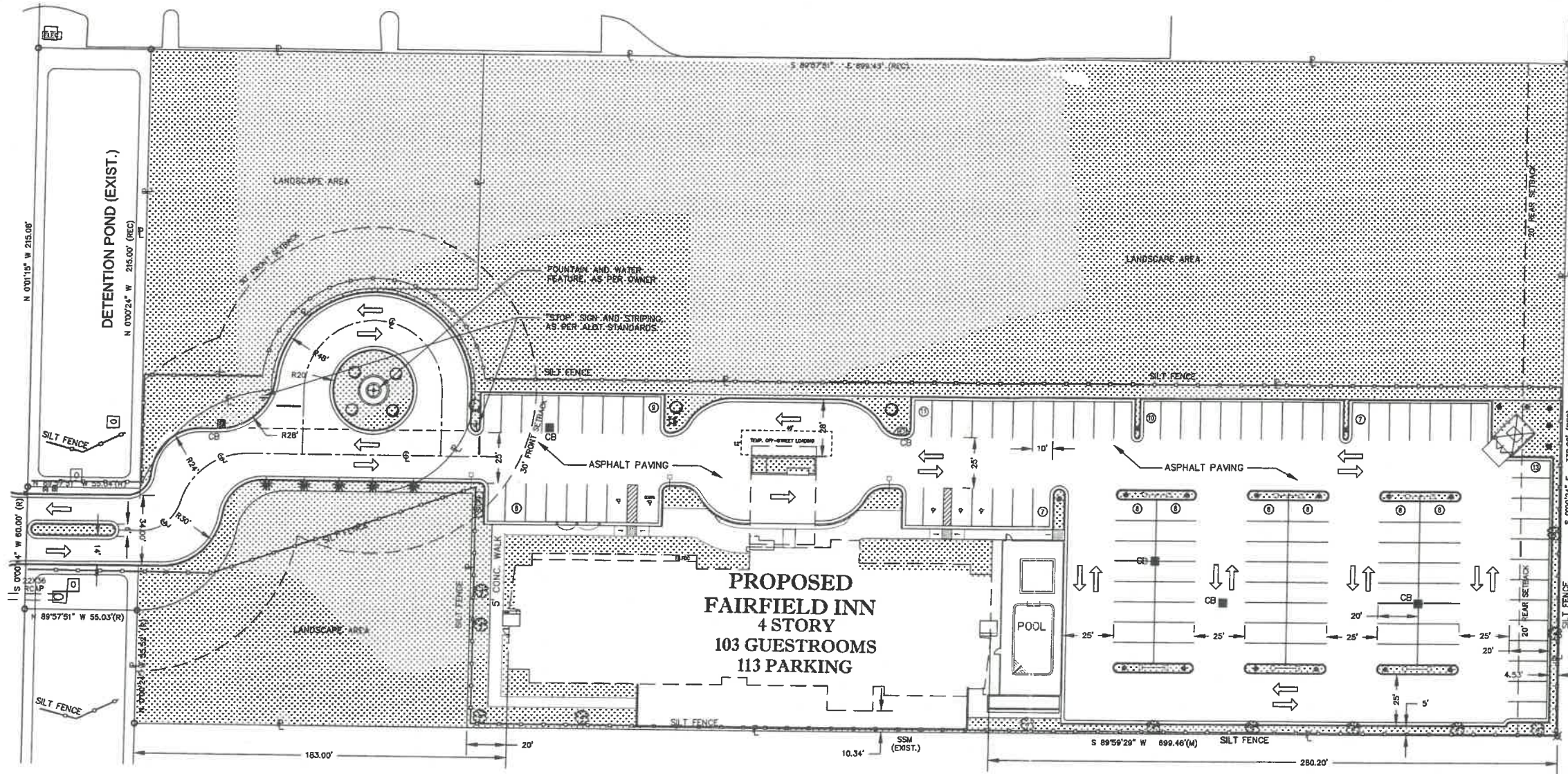
SIDDHARTH PAREKH
18218 E Morgans Bend Drive, Cypress, TX 77433
PH: (832) 878 1282 E-Mail: sid@sparekh.com

FAIRFIELD INN & SUITES
S. MACKENZIE STREET, FOLEY, ALABAMA
PREPARED FOR:
ANR GROUP

SHEET TITLE:
BUILDING ELEVATIONS
SCALE: AS SHOWN
DATE: 03-04-2022

SHEET NUMBER:
A401





JOBSITE

LOCAL VICINITY MAP
NOT TO SCALE



LEGEND

- S — SETBACK LINE
- EOR — EDGE OF ROAD (EXIST.)
- C — ROADWAY CENTERLINE
- P — PROPERTY LINE
- EOPN — EDGE OF PAVING (NEW)
- WM — WATER METER
- H — HANDICAP PARKING
- H — HANDICAP WALK
- PP — POWER POLE
- LP — PARKING LIGHT POLE (NEW)
- F — FIRE HYDRANT ASSEMBLY (EXIST.)
- C — CONC. WALKWAY
- B — PARKING SPACE (10'x20' TYP.)
- L — LANDSCAPE AREA
- S — SEWER MANHOLE
- T — TEMPORARY SEDIMENT TRAP
- X — SILT FENCE
- CB — STORM DRAIN CATCH BASIN

SITE PLAN

SCALE: 1" = 30' (24"x36" SHEET)

BUILDING FIRST FLOOR AREA = 14,803 SF
2/3/4TH FLOOR AREA (EA) = 14,470 SF
TOTAL AREA = 58,213 S.F.

NOTE: CONTRACTOR SHALL EMPLOY SERVICES OF THE SURVEYOR TO LAY OUT THE BUILDING AND PARKING LOT, USING STAKING PLAN.

NOTE: SEE ARCH./MECH./PLUMBING/ELECTRICAL PLANS FOR CONNECTION TO BUILDING LOCATIONS, SPECIFICATIONS, AND DETAILS.



LEGAL DESCRIPTION:

PROPERTY BOUNDARY AS PER STUART SMITH, PLS, DATED NOV. 2019.

"LOT 4, RESUBDIVISION OF LOT 5 OF THE REPLAT OF WOERNER'S TWO LOTS, AS SHOWN ON THE PLAT THEREOF RECORDED ON SLIDE 2624-B, IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA."

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X", BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS PER FIRM NO. 01003C0931M, COMMUNITY NO. 010007, DATED APRIL 19, 2019.

SITE DATA:

ZONING DISTRICT: B-2, NBD USE: HOTEL/RETAIL

LOT AREA: 88984.8 SF (2.04±ACRE), WIDTH: 165 FT.

ACTUAL BUILDING HEIGHT: 42'±, NO. OF STORIES: 4

YARD SETBACKS:	ALLOWED	ACTUAL
FRONT	30'	62.34'
REAR	20'	280.20'
SIDE	0'	10.34'

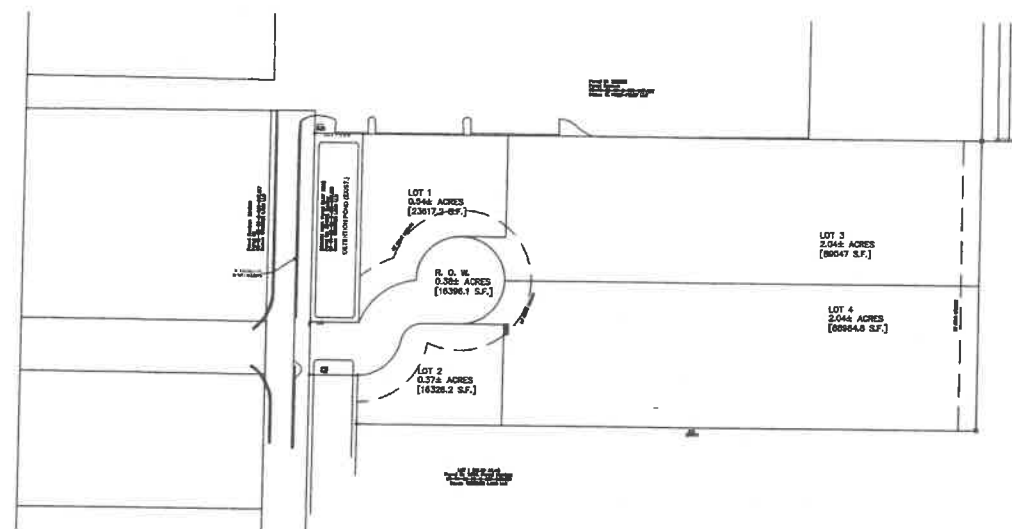
PARKING SPACES: REQ'D. 113 ACTUAL 113 (108 +5 H/C)

LANDSCAPE: REQ'D. 5,286 SF (10% Parking Area)

ACTUAL 6,282 SF (12±%)

PROJECT SIGNAGE TO CONFORM TO CITY OF FOLEY REQUIREMENTS.

SO. MCKENZIE ST.
R.O.W. VARIES



AREA PLAN

SCALE: 1" = 100' (24"x36" SHEET)



REVISIONS

DATE DESCRIPTION

ANIL BADVE, P.E.
CIVIL/STRUCTURAL/OCEAN
ARCHITECTURAL ENGINEERING
4119 BUENA ROAD, MOBILE, AL
P. O. BOX 8682, MOBILE, AL 36681
TEL./FAX: (205)943-5052/861-3384
E-MAIL: ANILBADVE@HOTMAIL.COM



SITE PLAN FAIRFIELD INN

SOUTH MCKENZIE STREET, FOLEY, ALABAMA

DRAWN BY:	AB
DESIGNED BY:	ANIL B.
CHECKED BY:	
SCALE:	AS SHOWN
DATE:	FEB. 2022
DWG. FILE:	FFIfoleyCivil
SHEET NO.	C 1.1



Fairfield

BY MARRIOTT

RECEIVED
1/25/2016



73



74
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: 5-3-22
Re: Fairfield Inn Site Plan Review

Engineering is not opposed to the conceptual site plan as presented: A Land Disturbance Permit will be required for construction.

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

Chad P. Christian, P.E.
City Engineer



75
120 West Verbena Avenue
Foley, Alabama 36535
(251) 943-1266
Fax (251) 943-7432
www.cityoffoley.org

April 28, 2022

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

Re: Fairfield Inn Site Plan
ANR Group
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



76
New
Business #7

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

Date 04-14-2022

City Limits ETJ X

1. Name of Subdivision The Knoll
2. Name of Applicant/Owner Sawgrass Consulting LLC
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 Sawgrass Consulting LLC
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 Co Road 16 & Co Road 65
5. Total Acreage 38.87 Number of Lots 111
6. Parcel Pin # 05-60-06-13-0-000-014.000 pin# 71761
7. I Ercil Godwin, hereby depose and say that all the above statements and the statements contained in the papers submitted here within are true.

Signature/Title

Managing
Member

Mailing Address 30673 Sgt E.I. Boots Thomas Dr

Spanish Fort, AL 36527

Phone 251-544-7900

Email sawgrassadmin@sawgrassllc.com

received
4/14/22 me



BALDWIN EMC

Your Touchstone Energy® Cooperative 

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

www.baldwinemc.com

September 15, 2021

Heather Bell
Sawgrass Consulting, LLC
11143 Old Highway 31
Spanish Fort, Alabama 36527

Re: Proposed Single Family Subdivision Parcel Number 05-60-06-13-0-000-014.000

Dear Ms. Bell:

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

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

If you have any questions or need further assistance, please contact me at 251-989-0123.

Sincerely,



Michael Manning
District Engineer

MM/yb

received
4/14/22 



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

78

8/12/2021

Heather Bell
Sawgrass

RE: The Knoll

This letter is to confirm that Riviera Utilities is currently able to provide Gas, Water, Cable and Internet service to the proposed The Knoll, located at the corner of Co Rd 16 and Co Rd 65 in Magnolia Springs. Riviera shares this service 50/50 with Baldwin EMC. We would have to look at the exact lots to determine who does what.

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
Scott Sligh	Electric	ssligh@rivierautilities.com
Danny Scott	Gas	dscott@rivierautilities.com
Tony Schachle	Water	tschachle@rivierautilities.com
Jason Thompson	Cable/Internet	jthompson@rivierautilities.com

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

Thank you,

James Wallace

received
4/14/22mr

79



November 4, 2021

Sawgrass, LLC

Heather Bell
251-404-7006 Cell
251-544-7900 ext. 202

Re: The Knoll

Dear Ms. Bell,

At your request, this letter is to verify that Baldwin County Sewer Service LLC (BCSS) has the capacity and capability to serve the proposed development The Knoll. 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. Our line is on the same side, the west side of CR 65 and it's not on Co Rd 16 in front of that parcel, so the cost of extending a main sewer line to either entrance as it's currently designed would be the responsibility of the developer. 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

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

received
4/14/22 MB



Engineering Department
200 W. Laurel Ave., Ste. 225
Foley, Alabama 36535
Tel 251.970.1104
www.cityoffoley.org

04/20/2022

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

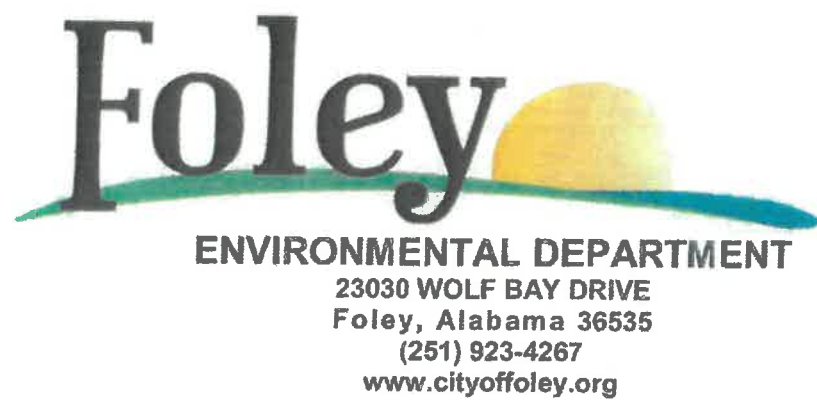
From: Taylor Davis, PE

Re: The Knoll LDP submittal

The Land Disturbance Permit submittal has been reviewed by the Engineering Department and all comments have been addressed for The Knoll 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



81

April 21, 2022

RE: The Knoll Subdivision, Foley Al

The Environmental Department has reviewed the application submitted for the Knoll Subdivision located at 17905 County Road 16, Foley, AL 36535. The plans submitted meet the minimum CBMPP and Landscaping requirements indicated in City of Foley Ordinance NO. 15-1003, Environmental Permits Related to Land Disturbance.

Environmental Concerns / Impacts

Because the parcel is located outside of the city corporate limit I am not aware of any complaints or issues concerning the property. County maps indicate the presence of “potential wetlands” on the property, but a lack of vegetation and surface water cannot confirm this. The site’s 3 outfalls will discharge to the Bon Secour River, which is listed on Alabama’s (303d) list of impaired waters for metals and pathogens. If weather conditions are favorable dust generation on the site could potentially be problematic during the grading and earth moving phases.

CBMPP Design

The construction best management practices do meet the minimum requirements for retaining sediment and potential pollutants onsite. Dust minimization plans include minimum land disturbance and preventative measures (i.e., water trucks). Plans indicate inspections of temporary BMPs on a weekly basis or after a 0.5” rainfall event.

Tree Survey and Landscape Design

The tree survey did not indicate any trees 24” diameter or greater on the property.

388 native trees be planted in the common areas of the 38 acre site the planting do meet minimum 3” caliper standards.



ENVIRONMENTAL DEPARTMENT

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

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

Sincerely,

Angie Eckman
Environmental Programs Manager
City of Foley

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

Name: The Knoll SD

Applicant: Sawgrass Consulting LLC

Location: Northwest corner of CR 65 & CR 16

Existing Zoning: Unzoned BC District 27

Acreage: 38.87+/- Acres

Lots: 111 Lots

**Flood Zone:
(Unconfirmed)** X

Comments: This request is for 111 lots on 38.87+/- acres in unzoned BC District 27.

They are connecting to East View Loop on the north & CR 16 on the south end.

AL Electric Coop Inc easement in Common Area/Detention?

Possible Wetlands?



84
120 West Verbena Avenue
Foley, Alabama 36535
(251) 943-1266
Fax (251) 943-7432
www.cityoffoley.org

April 28, 2022

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

Re: The Knoll
Sawgrass Consulting, LLC
Application for Preliminary Subdivision

Fire has reviewed this application for a Preliminary Subdivision and found no issues.

Sincerely,

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

cc: City of Foley Planning and Zoning

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	157.09	100.00	90.00	N45° 05' 23"E	141.42
C8	117.81	75.00	90.00	N45° 05' 23"E	106.07
C10	156.83	100.00	89.86	S44° 58' 56"E	141.34
C11	196.04	125.00	89.86	S44° 58' 56"E	176.56
C12	117.81	75.00	89.86	S44° 58' 56"E	105.93

CERTIFICATE 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 HEREON 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 _____, 2022.

OWNER

THE KNOLL

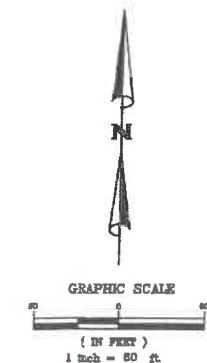
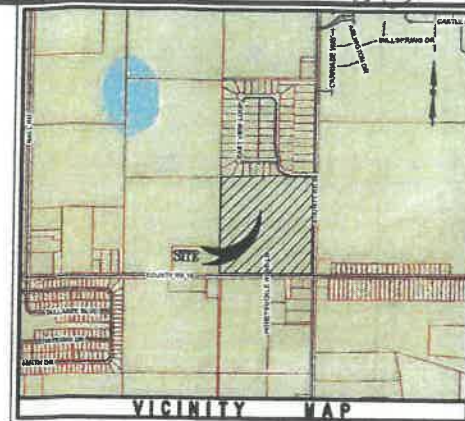
CERTIFICATION BY NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF BALDWIN

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

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

NOTARY PUBLIC



- LEGEND**
- OTIF OPEN TOP IRON FOUND
 - CTIF CRIMP TOP IRON FOUND
 - CRF CAPPED REBAR FOUND
 - RF REBAR FOUND
 - CRS CAPPED REBAR SET
 - CMF CONCRETE MONUMENT FOUND
 - CMS CONCRETE MONUMENT SET
 - PPW POWER POLE
 - R.O.W. RIGHT-OF-WAY
 - PROPERTY LINE

SITE DATA

NUMBER OF LOTS: 111 LOTS
LARGEST LOT SIZE: 72'x140' (9947 S.F.)
SMALLEST LOT SIZE: 62'x140' (8680 S.F.)
TOTAL AREA: 38.67 ACRES±
CURRENT ZONING: UNZONED
SETBACKS:
FRONT = 30 FEET
REAR = 30 FEET
SIDE = 10 FEET
OPEN SPACE/COMMON AREA:
140'x59.51' S.F.± (10.1 ACRES±)
GREEN SPACE = 26.06 ACRES±
LINEAR FEET OF RIGHT-OF-WAY: 5730 L.F.±
PARCEL NO.: 60-06-13-0-000-014-000
PPLN: 071761

OWNER

SHEPHERD, MARIE L.
1424 FERRADUE DRIVE
AUBURN, AL 36830

DEVELOPER

K DEVILLE ENTERPRISE
318 WILFORD STREET
CHANDLER, IA 70520

SURVEYOR/ENGINEER

SINGRASS CONSULTING, LLC
30873 SOT B BOOTS THOMAS DR
SPANISH FORT, AL 36527
SURVEYOR: ERIC E. GOODWIN, PLS
ALABAMA LICENSE NUMBER 26621
ENGINEER: WILLIAM D. CHAFFIN, P.E.
ALABAMA LICENSE NUMBER 32963

UTILITY PROVIDERS

WATER AND GAS - RIVERA UTILITIES
SEWER - BALDWIN COUNTY SEWER SERVICE
POWER - RIVERA UTILITIES & BALDWIN EMC



SURVEYOR'S NOTES:

- INFORMATION USED TO PERFORM AND PRODUCE THIS SURVEY ARE PREVIOUS SURVEYS, BY THIS FIRM OR OTHERS, DEEDS OF RECORDS AND/OR OTHER INFORMATION AS PROVIDED BY THE CLIENT. NO TITLE SEARCH, OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM OR BY OTHERS UNDER THE DIRECTION OF THIS FIRM. IN ADDITION, THERE MAY BE OTHER INSTRUMENTS OF RECORD WITHIN THE OFFICE OF THE JUDGE OF PROBATE, AS WELL AS OTHER UNRECORDED INSTRUMENTS COULD ENCUMBER AND/OR AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF SURVEY.
- BASES OF BEARING: BASED ON GRID NORTH AS DETERMINED BY RTK GPS AND REFERENCED TO NAD83, ALABAMA WEST STATE PLANE COORDINATES.
- DATE OF FIELD WORK: OCTOBER, 2021
- I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION MAP, COMMUNITY PANEL NUMBERS 0100300303M, 0100300307M, 0100300309M, AND 0100300320M, EFFECTIVE APRIL 18, 2019, AND HAVE FOUND THAT THE DESCRIBED PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ANY FLOOD ZONES GIVEN OR SHOWN ON THE FACE OF THIS DRAWING ARE SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAPS (SCALED ONLY).
- ONE FOOT CONTROLS ARE REFERENCED TO NAD83
- SURVEYED PROPERTY IS CURRENTLY UNZONED-PER BALDWIN COUNTY
- ALABAMA 811: LOCUS REQUEST #212630533
- NO STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENT INCLUDING BUILDINGS, FENCES, POOLS, ETC. STRUCTURES AND/OR IMPROVEMENTS CONSTRUCTED IN AN EASEMENT ARE SUBJECT TO REMOVAL BY THE HOME OWNERS ASSOCIATION.
- ALL LOTS ARE SUBJECT TO A UTILITY EASEMENT ALONG THE FRONT AND REAR 15 FEET OF ALL LOTS AND COMMON AREAS AND 5 FEET EACH SIDE OF ALL SIDE LOT LINES AND COMMON AREAS.

SURVEYOR'S DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7, EAST VIEW SUBDIVISION PHASE TWO, AS RECORDED AS SLIDE 1073-A, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN N85°52'59"E, ALONG THE SOUTH LINE OF SAID EAST VIEW SUBDIVISION PHASE TWO, 888.68 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST VIEW LOOP, SAID POINT ALSO BEING ON THE EAST LINE OF SAID EAST VIEW SUBDIVISION PHASE TWO AND THE WEST LINE OF EAST VIEW SUBDIVISION, AS RECORDED AS SLIDE 1637-B, IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN S00°02'09"W, 24.95 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE, THENCE RUN N89°40'13"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 315.04 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF BALDWIN COUNTY ROAD NUMBER 65; THENCE RUN S00°00'28"E, ALONG SAID WEST RIGHT-OF-WAY LINE, 1284.96 FEET TO THE POINT OF INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF BALDWIN COUNTY ROAD NUMBER 16; THENCE RUN S89°36'21"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 1302.23 FEET TO A POINT; THENCE RUN N00°15'57"W, LEAVING SAID NORTH RIGHT-OF-WAY LINE, 1297.76 FEET TO THE POINT OF BEGINNING, CONTAINING 38.67 ACRES±, AND LYING IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

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

ERIC E. GOODWIN, PLS
ALABAMA LICENSE NUMBER 26621

DATE 4/13/22

SHEET 1 IS NOT VALID WITHOUT ALL SHEETS (TOTAL OF 2 SHEETS) ATTACHED HEREETO

NUMBER:	REVISION:	DATE:

Sawgrass
ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT
30873 Sgt. E. L. "Boots" Thomas Drive, Spanish Fort, AL 36527 Phone: (251) 644-7900

PRELIMINARY PLAT

THE KNOLL

K DEVILLE ENTERPRISE



SCALE: 1"=60'

DATE: JANUARY, 2022

DRAWN BY: JLC

CHECKED BY: EG

SHEET: 1 OF 2

received
4/14/22 me

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C23	39.08	25.00	88.58	54' 52" 48"
C24	39.45	25.00	90.42	54' 07" 12"

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY EMC (POWER)

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY 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 (POWER, WATER AND GAS)

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)

THE KNOLL

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE (SEWER)

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICE, 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.

THIS ____ DAY OF _____, 2022

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF THE PEACHTREE SUBDIVISION, BALDWIN COUNTY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION.

THIS THE ____ DAY OF _____, 2022

AUTHORIZED SIGNATURE

DATE

80



- LEGEND**
- DTF OPEN TOP IRON FOUND
 - CTF CRIMP TOP IRON FOUND
 - CRF CAPPED REBAR FOUND
 - RF REBAR FOUND
 - CRS CAPPED REBAR SET
 - CMF CONCRETE MONUMENT FOUND
 - CMS CONCRETE MONUMENT SET
 - PP POWER POLE
 - R.O.W. RIGHT-OF-WAY
 - PROPERTY LINE

DATE: 1/11/2022, 11:11:26 PM

NUMBER:	REVISION:	DATE:

Sawgrass
ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT
30673 Sgt. E. L. "Boots" Thomas Drive, Spanish Fort, AL 36587 Phone: (251) 844-7900

PRELIMINARY PLAT
THE KNOLL
K DEVILLE ENTERPRISE

SCALE: 1"=50'
DATE: JANUARY, 2022
DRAWN BY: JLC
CHECKED BY: EG
SHEET: 2 OF 2

received
4/14/22 me

87

Public Notice

The City of Foley Planning Commission has received a request for preliminary approval of The Knoll which consists of 38.87 +/- acres and 111 lots. Property is located NW corner of County Rd. 65 and County Rd. 16 and is located in the City of Foley Planning Jurisdiction. Applicant is Sawgrass Consulting, LLC.

Anyone interested in the approval may be heard at a public hearing scheduled for May 18, 2022 in the City Hall Civic Center (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
Business #8

88

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

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

Pin # 385621,
Lot 5

Attached: Legal Description, Map, Deed & Corporation
Ownership Information

Luis Tabares

2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:

Attached

3. APPROXIMATE SIZE OF PROPERTY:

20.0 acres

4. PRESENT ZONING OF PROPERTY:

385621 - RV Park, 385622 - R-4/B1-A

5. REQUESTED ZONING:

R-2

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

Current property is wooded, no current use

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

Residential Subdivision - Duplexes, 2.0 Lots per Acre

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

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

DATE: 4/22/22



PROPERTY OWNER/APPLICANT

23837 B Cypress Grove Dr., Orange Beach, AL 36561

PROPERTY OWNER ADDRESS

865-410-5101

PHONE NUMBER

ronp@greycontracting.com

EMAIL ADDRESS

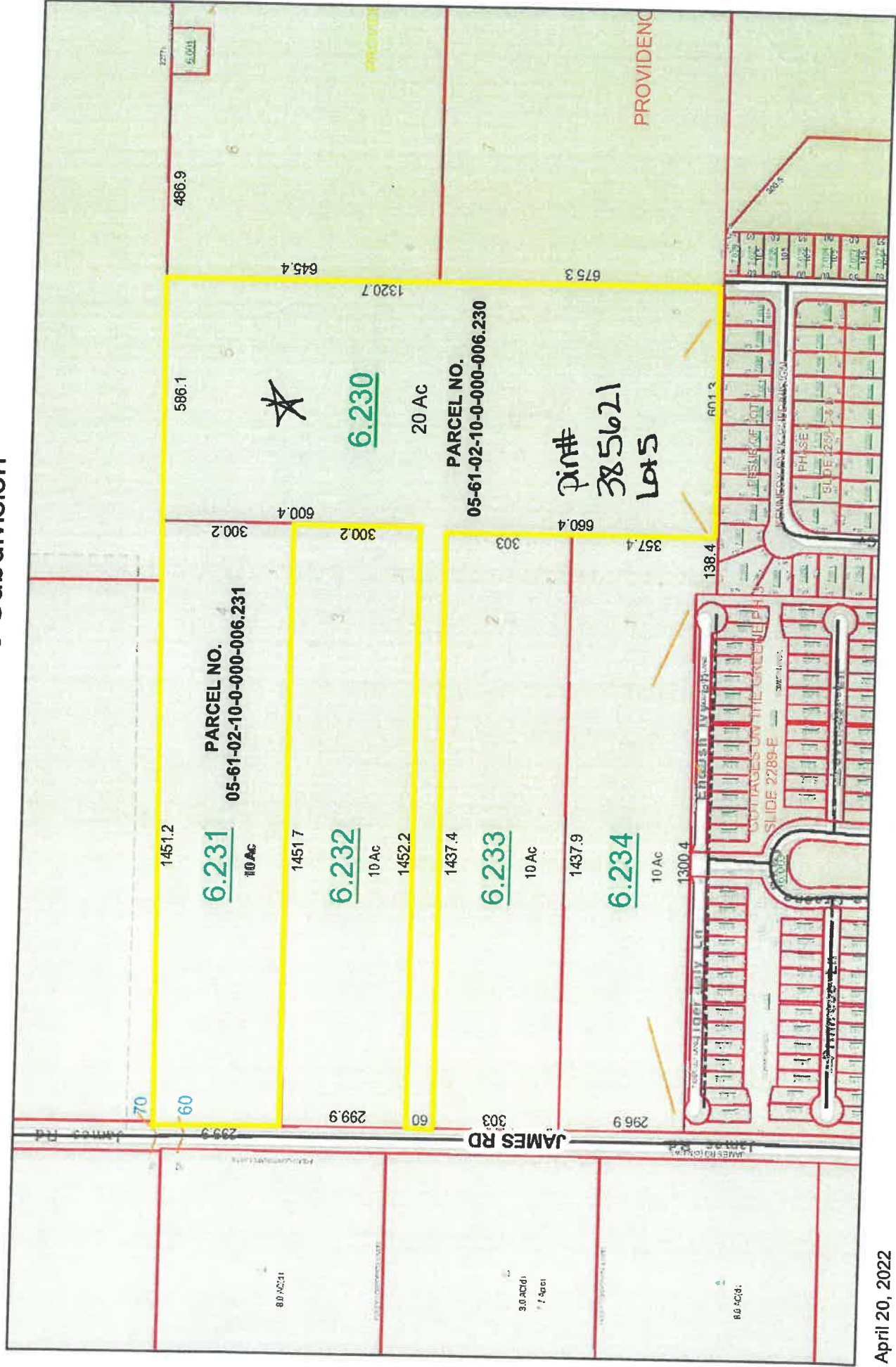
4pd receipt

20148



RECEIVED AL
4/22/22

Hidden Meadows Subdivision



April 20, 2022

- Misc
- Parcels
- Centerlines
- Coastal Control Line
- Lot Lines
- Conflicts
- County Boundary

1:4,514
0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

RECEIVED
4/20/2022

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Planning Commission Report

By Miriam Boutwell

May 2022

Rezoning

Applicant: Luis Tabares

Location: East of James Road, south of CR 20

Size: 20+/- Acres

Current Zoning: RV – RV Park Zone

Requested Zoning: R2 – Residential Single Family & Duplex

Adjacent Zoning: R4 – Residential Single Family & Duplex, RV Park Zone,
AO – Agricultural Open Space

Future Land Use: MXU – Mixed Use

Flood Zone: X

Unconfirmed

Comments: The owner would like to rezone to R2 – Residential Single Family & Duplex.



91
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.

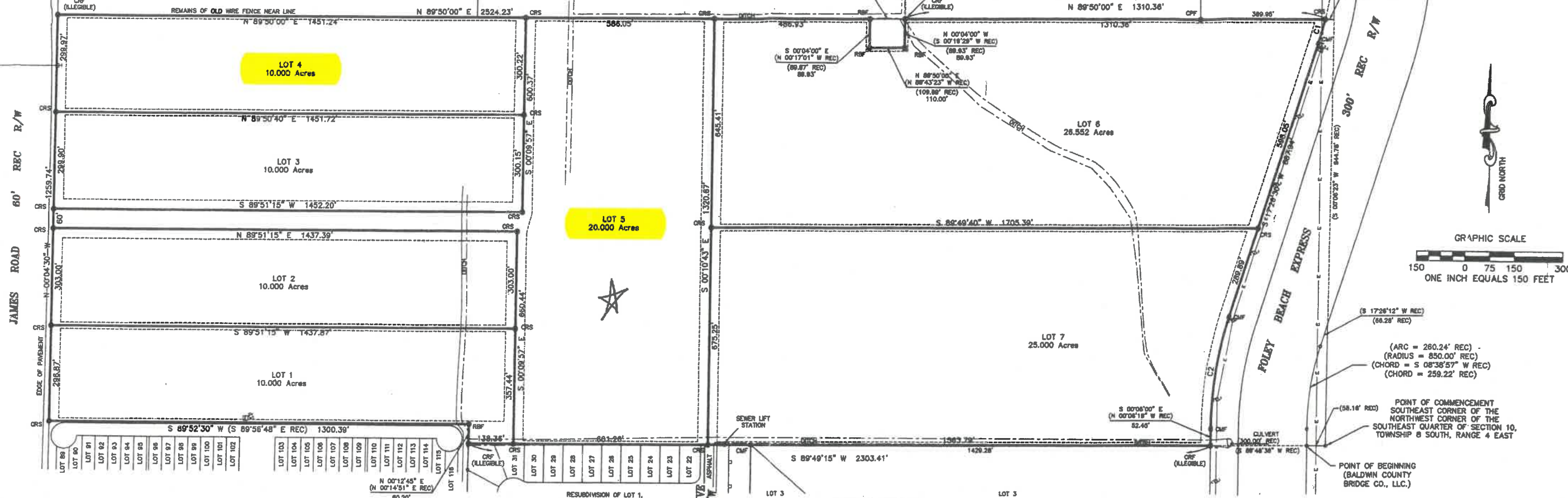
Date: 5-3-22

Re: Tabares Rezoning

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

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

Chad P. Christian, P.E.
City Engineer



DESCRIPTION FOUND IN RECORDING INSTRUMENT No. 553101:
THE WEST HALF OF SOUTHWEST QUARTER, NORTHEAST QUARTER OF SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

LESS AND EXCEPT THAT CERTAIN PARCEL WHICH WAS SOLD BY GRANTOR TO ORANGE BEACH WATER, SEWER AND FIRE PROTECTION AUTHORITY, AN ALABAMA PUBLIC CORPORATION AND WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD IRON PIPE LOCATED AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA AND THE NORTHEAST CORNER OF A 0.23 ACRE TRACT, MORE OR LESS, THENCE SOUTH 00 DEGREES 19 MINUTES 29 SECONDS WEST FOR 89.93 FEET TO A 1/2 INCH REBAR SET PIPE LOCATED AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 43 MINUTES 34 SECONDS WEST FOR 109.89 FEET TO A 1/2 INCH REBAR SET PIPE LOCATED AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 17 MINUTES 01 SECOND EAST FOR 88.87 FEET TO A 1/2 INCH REBAR SET PIPE AT THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST, ALONG SAID NORTH LINE FOR 109.86 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PROPERTY CONTAINS 0.23 ACRES, MORE OR LESS, AND LIES IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA AND BEING PART OF FOLEY PLANTATION, INC., PROPERTY RECORDED IN DEED BOOK 575, PAGE 1382 IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS CONVEYANCE IS MADE SUBJECT TO ALL MATTERS OF PUBLIC RECORD, INCLUDING, BUT NOT LIMITED TO, EASEMENT GRANTED TO BALDWIN COUNTY BRIDGE CO., LLC., WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, RUN THENCE SOUTH 89 DEGREES 48 MINUTES 38 SECONDS WEST, 28.16 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE SOUTH 89 DEGREES 48 MINUTES 38 SECONDS WEST, 300.00 FEET, THENCE RUN NORTH 00 DEGREES 08 MINUTES 19 SECONDS WEST, 52.45 FEET; THENCE RUN NORTHEASTWARDLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,150.00 FEET, AN ARC DISTANCE OF 352.09 FEET (THE CHORD BEARS NORTH 17 DEGREES 28 MINUTES 12 SECONDS EAST, 462.37 FEET); [SURVEYOR'S NOTE: THERE ARE TWO MISSING COURSES HERE] THENCE RUN NORTH 89 DEGREES 48 MINUTES 08 SECONDS EAST, 18.49 FEET; THENCE RUN SOUTH 00 DEGREES 06 MINUTES 23 SECONDS WEST, 944.79 FEET; THENCE RUN SOUTH 17 DEGREES 12 SECONDS WEST, 66.38 FEET; THENCE RUN SOUTHWARDLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 850.00 FEET, AN ARC DISTANCE OF 260.24 FEET (THE CHORD BEARS SOUTH 08 DEGREES 38 MINUTES 57 SECONDS WEST, AND MEASURES 259.22 FEET); THENCE RUN SOUTH 00 DEGREES 06 MINUTES 19 SECONDS EAST, 52.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.22 ACRES, MORE OR LESS.

STATE OF ALABAMA
COUNTY OF BALDWIN

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

FIELD WORK FOR THIS SURVEY WAS COMPLETED SEPTEMBER 13, 2019.

F. WILLIAM RABER, P.L.S. ALABAMA LICENSE NO. 19525



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 24 DAY OF September, 2019.

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE FOLEY COMMUNITY DEVELOPMENT DIRECTOR

THE FOLEY COMMUNITY DEVELOPMENT DEPARTMENT DETERMINES THIS RESUBDIVISION TO BE EXEMPT FROM THE SUBDIVISION REGULATIONS OF THE CITY OF FOLEY IN ACCORDANCE WITH THE LAND USE AND DEVELOPMENT ORDINANCES.

THIS THE 24 DAY OF September, 2019.

COMMUNITY DEVELOPMENT DIRECTOR

NOTES:

THIS PROPERTY WAS SCALED ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBERS 01003 C 0931 W, AND 01003 C 09321 N (EFFECTIVE JUNE 17, 2002 AND REVISED APRIL 19, 2019) AND FOUND TO BE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

THE ADJACENT PROPERTY REFERENCES SHOWN HEREON ARE FROM INFORMATION AVAILABLE FROM THE PROBATE COURT RECORDS AT THE TIME OF THIS SURVEY.

BEARINGS ARE GRID, ALABAMA WEST ZONE NAD 83 DATUM, BASED ON GPS OBSERVATIONS, PINNING THE NORTH LINE OF THE PROPERTY SURVEYED TO NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST.

WETLAND AREAS, IF ANY, ARE NOT SHOWN.

GPS OBSERVATIONS (GNSS OR GLOBAL NAVIGATION SATELLITE SYSTEM) WERE TAKEN USING A REAL-TIME KINEMATIC GPS RECEIVER.

DITCHES SHOWN ARE SCALED FROM AVAILABLE AERIAL MAPS.

SITE DATA:

PARCEL IN No.: 81-02-10-B-000-008.000

NUMBER OF LOTS: 7

TOTAL AREA: 111.552 ACRES

OWNER:

JANET L SMITH

P. O. BOX 1492

ORANGE BEACH AL 36561

ZONING:

D-1A & R-4

ZONING REQUIREMENTS:

SETBACKS ~

FRONT - 30'

REAR - 30'

SIDES - 10'

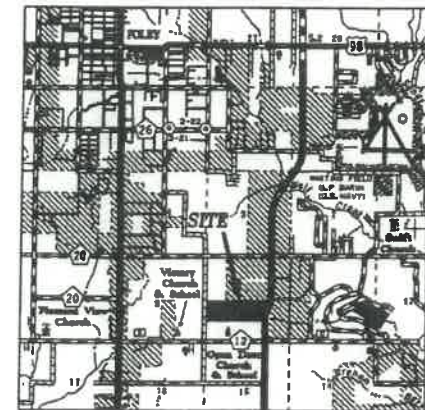
EASEMENTS:

10' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS

10' DRAINAGE AND UTILITY EASEMENT ALONG THE REAR OF ALL LOTS

5' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE LOT LINES

LOTS 6 AND 7 WILL BE REQUIRED TO SHARE ONE "REDUCED TYPICAL ACCESS UNIT" IN ACCORDANCE WITH EXHIBIT "B" OF THE FIRE ACCESS MANAGEMENT PLAN.



VICINITY MAP

LEGEND

- CALC - CALCULATED (NOT MEASURED)
- CL - CHAIN LINK FENCE
- CMF - 6 INCH SQUARE CONCRETE MONUMENT FOUND
- CRF - 1/2 INCH DIAMETER REBAR, WITH PLASTIC CAP, FOUND
- CPF - 3 INCH DIAMETER CAPPED IRON PIPE FOUND
- CRS - 1/2 INCH DIAMETER REBAR, WITH PLASTIC CAP, SET
- E - ELECTRIC TRANSFORMER PAD
- EQ - GAS VALVE
- G - GUY POLE
- GUY - GUY WIRE/ANCHOR
- INST - RECORDING INSTRUMENT NUMBER
- IRF - 1/2 INCH DIAMETER REBAR FOUND
- REC - RECORD
- R/W - RIGHT OF WAY
- TV - TELEPHONE FIBER OPTIC VAULT
- UP - UTILITY POLE
- WP - WOODEN PRIVACY FENCE

CURVE TABLE

CURVE DATA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
1	104.14'	104.14'	N 17°28'12" E	104.14'
2	115.00'	115.00'	N 08°38'57" E	115.00'

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I, JANET L. SMITH, THE UNDERSIGNED, AM OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I 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 ACCEPT 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.

DATED THIS 24 DAY OF September, 2019.

Janet L. Smith

OWNER

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Notary Public in and for said County, in said State, do hereby certify that Janet L. Smith, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, and with full authority.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS 2 DAY OF Oct, 2019.

Paya Sharada

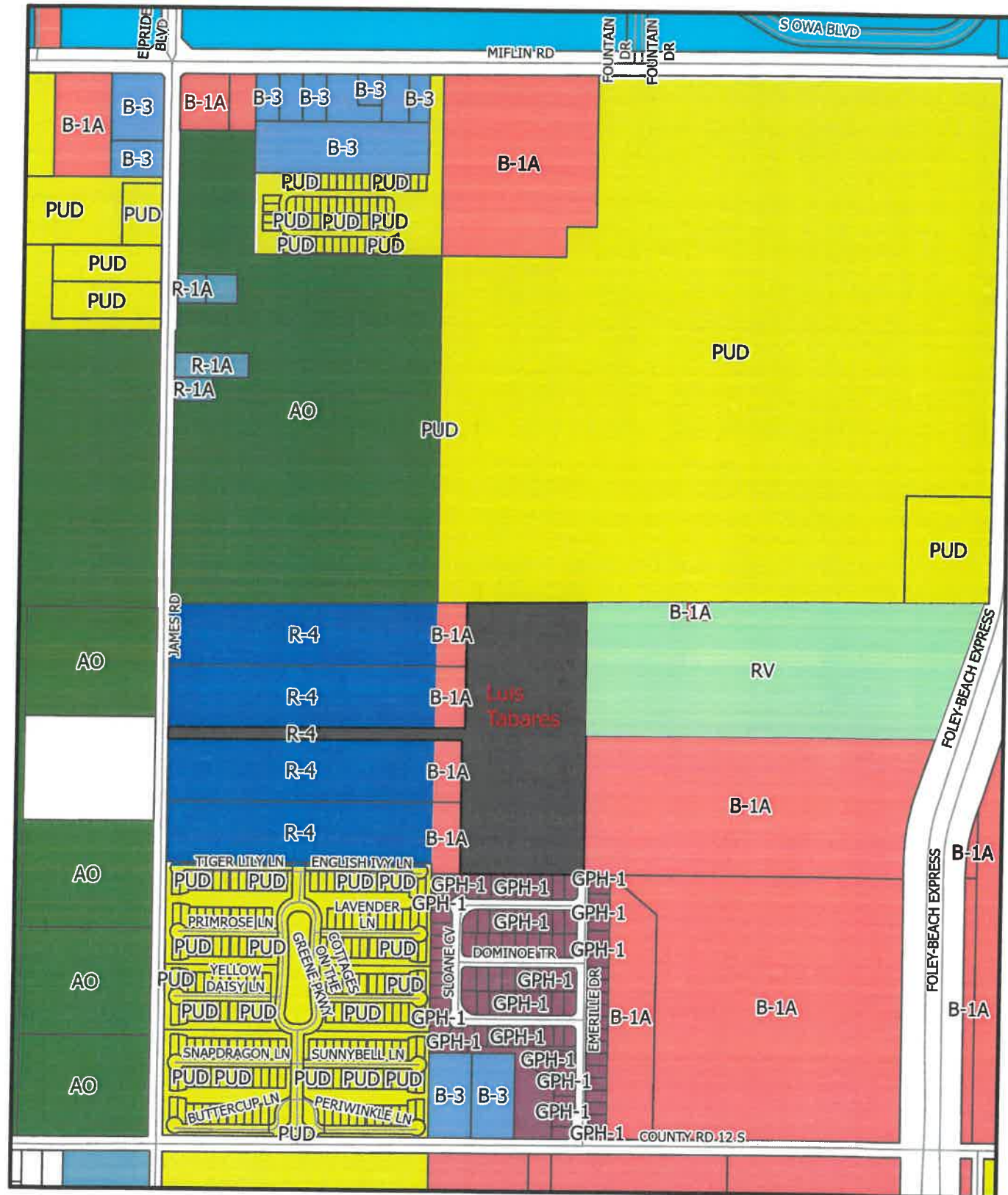
NOTARY PUBLIC

PROJ. NUMBER: 190801 REF. NUMBER: 190801.DWG
SECTION: 10 T-8-R-4-E
FOLEY, ALABAMA
SCALE: 1" = 150' DRAWN BY: DATE: 08/14/2019
F. WILLIAM RABER, P.L.S.
14613-A RABER ROAD
SLABBERDALE, ALABAMA 36580
PHONE: 205-698-3888
FAX: 205-698-3889
www.rabersurveying.com
QUALITY - INTEGRITY

FINAL SURVEY PLAT OF:
PROVIDENCE
COMMERCIAL PARK



Luis Tabares Adjacent Zones

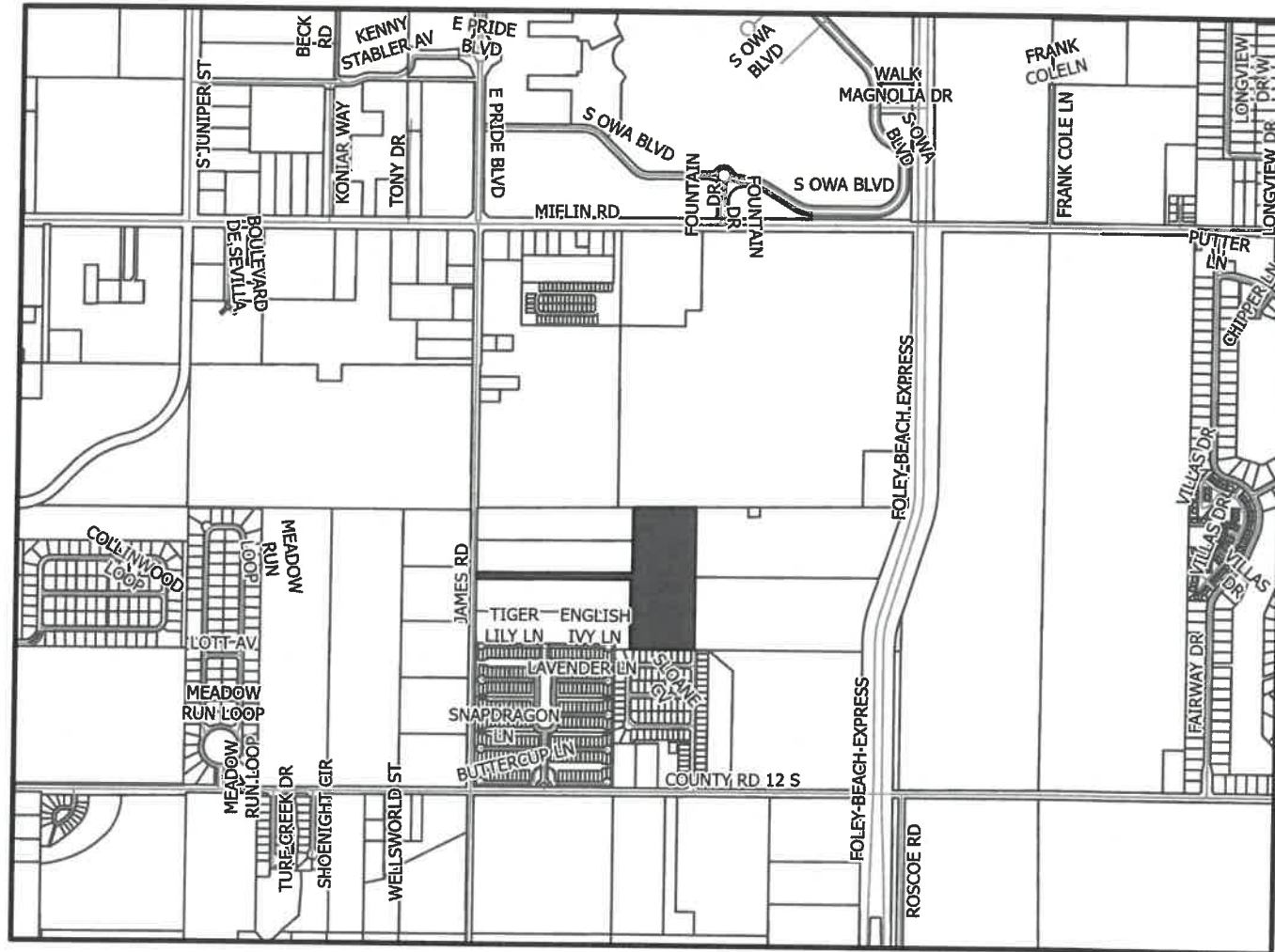




94



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 20 +/- acres. Property is currently zoned Recreational Vehicle (RV) Park District. Proposed zoning is R-2 (Residential Single Family and Duplex). Property is located S. of County Rd. 20 and W. of the Foley Beach Express. Applicant is Luis Tabares.

Anyone interested in this rezoning request may be heard at a public meeting scheduled for May 18, 2022 in the Civic Center of City Hall located at 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 95
Business #9

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

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):
Pin # 385622 Attached: Legal Description, Map, Deed & Corporation Ownership Information Grey Contracting of Greenville, SC
Lot 4
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
Attached
3. APPROXIMATE SIZE OF PROPERTY:
385622 - 10 ACRES
4. PRESENT ZONING OF PROPERTY:
385621 - RV Park, 385622 - R-4/B1-A
5. REQUESTED ZONING:
R-2
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
Current property is wooded, no current use
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
Residential Subdivision - Duplexes, 2.0 Lots per Acre
8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.

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

DATE: 4/22/22


PROPERTY OWNER/APPLICANT
23837 B Cypress Grove Dr., Orange Beach, AL 36561
PROPERTY OWNER ADDRESS
865-410-5101
PHONE NUMBER
ronp@greycontracting.com
EMAIL ADDRESS

4pd receipt

20148



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4/22/22

Planning Commission Report

By Miriam Boutwell

May 2022

Rezoning

Applicant:	Grey Contracting of Greenville LLC
Location:	East of James Road, south of CR 20
Size:	10+/- Acres
Current Zoning:	R4 – Residential Single Family & Duplex & B1A – Extended Business District
Requested Zoning:	R2 – Residential Single Family & Duplex
Adjacent Zoning:	R4 – Residential Single Family & Duplex, RV Park Zone, AO – Agricultural Open Space
Future Land Use:	MXU – Mixed Use
Flood Zone:	X
Unconfirmed	
Comments:	The owner would like to rezone to R2 – Residential Single Family & Duplex.



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

98

To: CDD Staff
cc: City of Foley Planning Commission
From: Chad P. Christian, P.E.
Date: 5-3-22
Re: Grey Contracting Rezoning

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

Chad P. Christian, P.E.
City Engineer



99
120 West Verbena Avenue
Foley, Alabama 36535
(251) 943-1266
Fax (251) 943-7432
www.cityoffoley.org

April 28, 2022

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

Re: Hidden Meadows Subdivision
Grey Contracting
Application for Rezoning

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

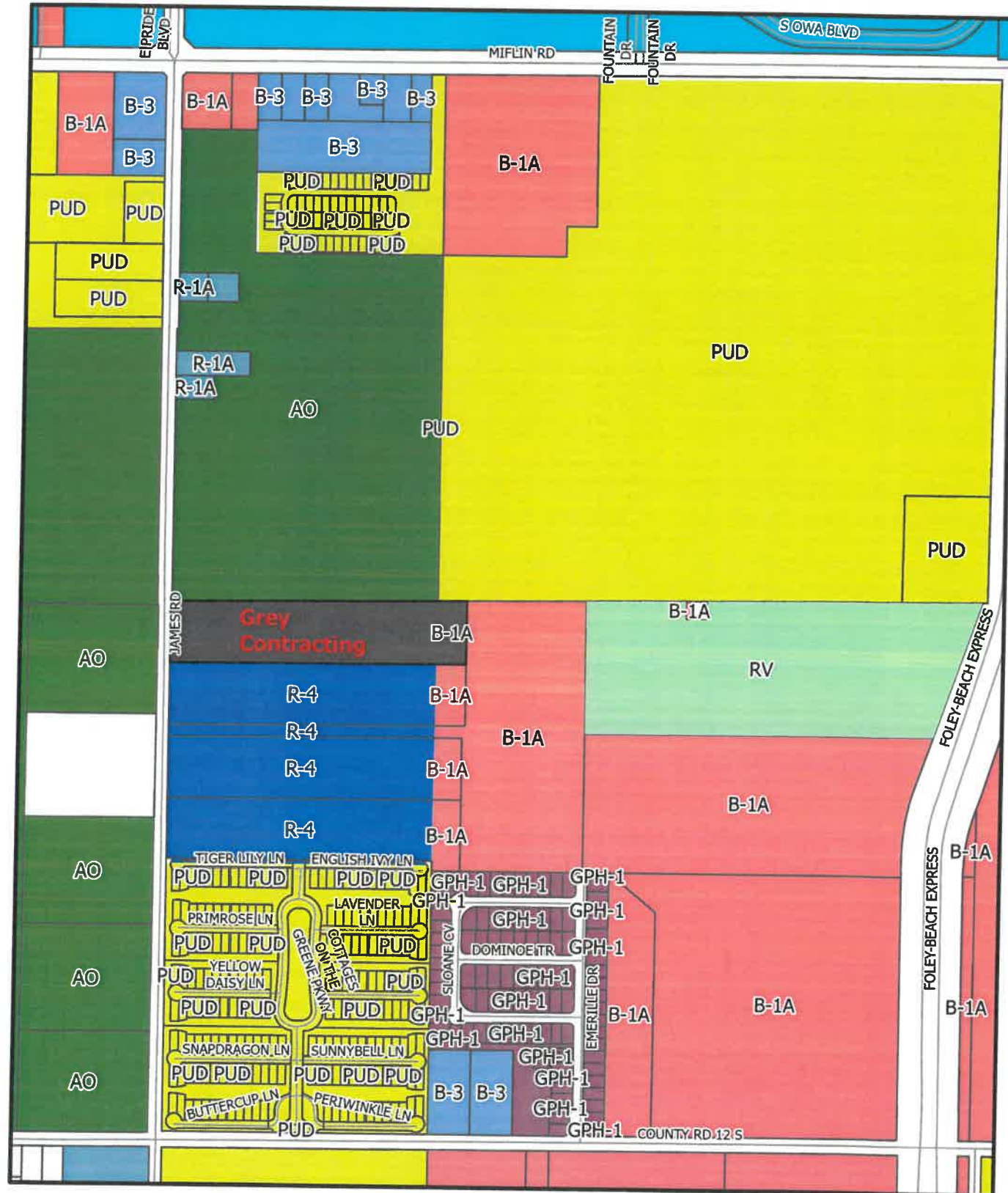
Sincerely,

Chad Brewer
Deputy Fire Chief
City of Foley
cbrewer@cityoffoley.org

cc: City of Foley Planning and Zoning



Grey Contracting Adjacent Zones

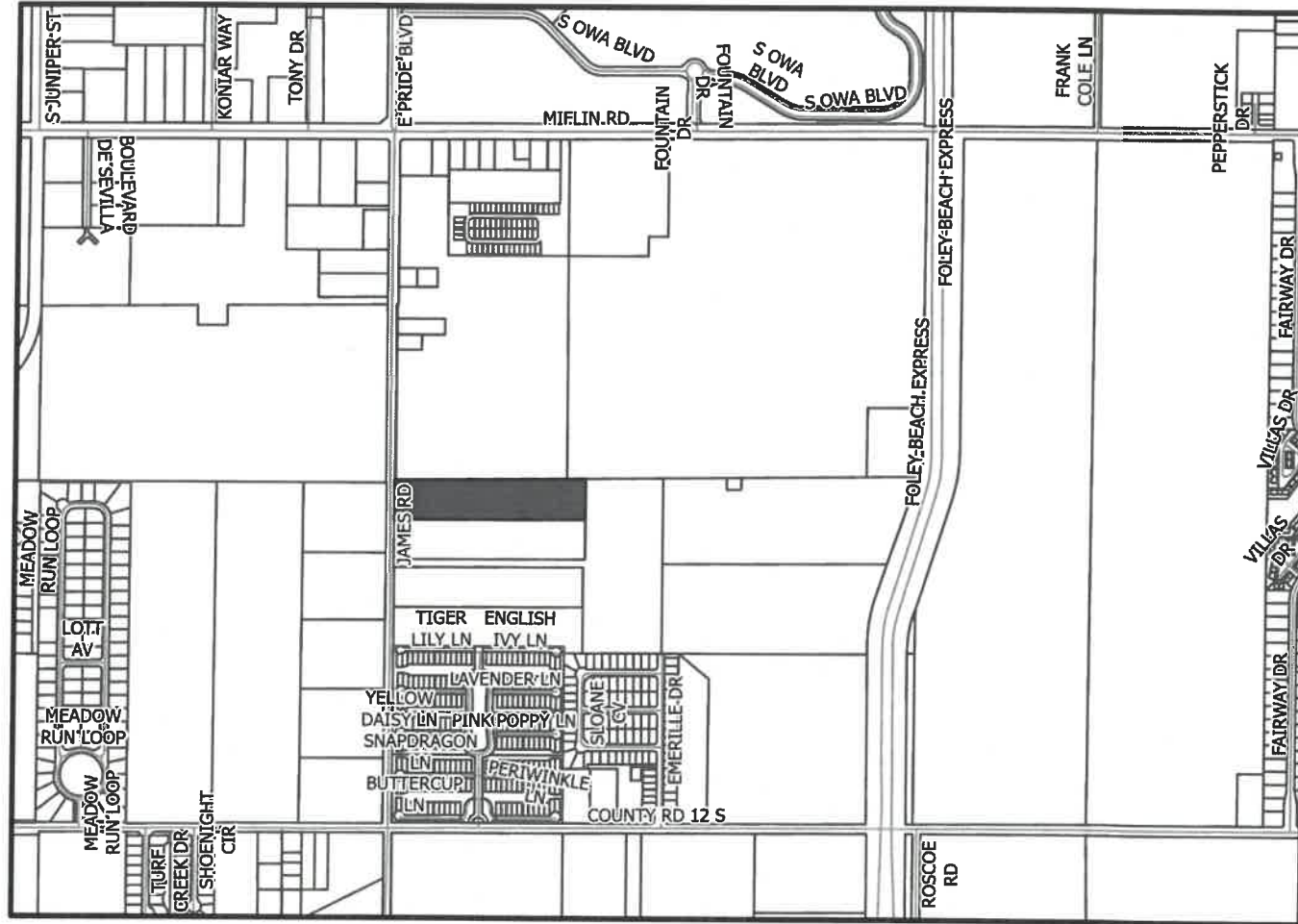




102



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 10 +/- acres. Property is currently zoned R-4 (Residential Single Family and Duplex) and B-1A (Extended Business District). Proposed zoning is R-2 (Residential Single Family and Duplex). Property is located S. of County Rd. 20 and W. of the Foley Beach Express. Applicant is Grey Contracting of Greenville, LLC.

Anyone interested in this rezoning request may be heard at a public meeting scheduled for May 18, 2022 in the Civic Center of City Hall located at 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



PETITION FOR ANNEXATION

New 103
Business # 10

We, the undersigned PETITIONERS, owners of the property described in the attached Exhibit A and as delineated on the map attached as Exhibit B, such property being outside the corporate limits of the City of Foley, Alabama, but which is now, or at the time this petition is acted upon will be, contiguous to the said corporate limits, and such property not lying within the corporate limits of any other municipality, do by these presents hereby petition the City of Foley, a municipal corporation, that said property be annexed into the City of Foley, Alabama pursuant to the authority of Section 11-42-21 of the Code of Alabama (1975).

We, the undersigned PETITIONERS further petition that the Honorable Mayor and City Council of the City of Foley, Alabama, set a date for the hearing of this petition and adopt an ordinance annexing such property.

We, the undersigned PETITIONERS also ask that the Honorable Mayor and City Council of the City of Foley, Alabama, do all things necessary and requisite to comply with the terms of Section 11-42-21 of the Code of Alabama (1975).

We, the undersigned PETITIONERS understand that we will have no right to vote in any elections which we would be entitled to vote in as a result of this proposed annexation until the annexation is pre-cleared by the United States Department of Justice pursuant to section 5 of the Voting Rights Act of 1965, as amended.

Dated this 16th day of September, 2021.

Petitioner's Signature

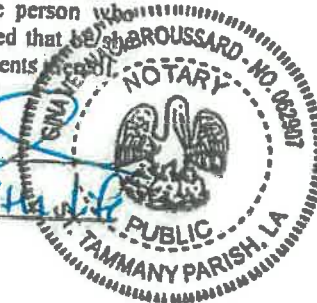
Petitioner's Signature

STATE OF ALABAMA Louisiana
BALDWIN COUNTY St. Tammany Parish

On this 16th day of September, 2021, before me personally appeared Adam Henning, to me known and known to me to be the person who executed the foregoing instrument, and who, sworn and under oath, acknowledged that he executed the same as his/her own free act and deed, with full knowledge of the contents thereof.

NOTARY PUBLIC

My Commission Expires: with date



STATE OF ALABAMA
BALDWIN COUNTY

On this ____ day of ____, 20__, before me personally appeared _____, to me known and known to me to be the person who executed the foregoing instrument, and who, sworn and under oath, acknowledged that he/she executed the same as his/her own free act and deed, with full knowledge of the contents thereof.

NOTARY PUBLIC

My Commission Expires: _____

Pin # 092453, 63190, 7112, 7109, 7115

ATTACHMENT TO PETITION

PETITIONER(S) REQUEST PROPERTY BE INITIALLY ZONED AS FOLLOWS:

- | | | |
|-------------------------------------|-------|---|
| <input type="checkbox"/> | R-1A | Residential Single Family |
| <input type="checkbox"/> | R-1B | Residential Single Family |
| <input type="checkbox"/> | R-1C | Residential Single Family |
| <input type="checkbox"/> | R-1D | Residential Single Family |
| <input type="checkbox"/> | R-1R | Restricted Residential Single Family |
| <input type="checkbox"/> | R-2 | Residential Single Family & Duplex |
| <input type="checkbox"/> | R-3 | Residential Multi Family |
| <input type="checkbox"/> | R-4 | Residential Single Family & Duplex |
| <input type="checkbox"/> | GPH-1 | Residential Garden-Patio Homes |
| <input type="checkbox"/> | TH-1 | Residential Townhouses |
| <input type="checkbox"/> | MH-1 | Residential Mobile Home Park/Subdivision |
| <input type="checkbox"/> | OSP | Open Space/Reservation District |
| <input type="checkbox"/> | PDD | Planned Development District |
| <input checked="" type="checkbox"/> | PUD | Planned Unit Development |
| <input type="checkbox"/> | PID | Planned Industrial District |
| <input type="checkbox"/> | B-1 | Central Business District |
| <input type="checkbox"/> | B-1A | Commercial Extended Business District |
| <input type="checkbox"/> | B-2 | Commercial Neighborhood Business District |
| <input type="checkbox"/> | B-3 | Commercial Local Business District |
| <input type="checkbox"/> | PO | Preferred Office District |
| <input type="checkbox"/> | M-1 | Light Industry |
| <input type="checkbox"/> | A-O | Agriculture Open Space |
| <input type="checkbox"/> | H | Overlying area of Historic District |

PLEASE SELECT ONE OF THE ABOVE. IF YOU HAVE ANY QUESTIONS REGARDING THE REQUESTED ZONING, PLEASE CALL THE ZONING OFFICE AT 251-943-4011.

Initial Zoning Fee \$250.00 - check payable to the City of Foley due at time of submission.

Number of homes currently located on the property being annexed vacant

Number of occupants Adults NA Race NA

Number of businesses currently located on the property being annexed

(If more than one business on property, print information on back.)

Name of business NA

Owner's Name NA

Mailing Address

If property is undeveloped, have plans been submitted to Planning Commission?

☐ Yes

If yes, state estimated date the development or subdivision will be completed

☒ No

[Signature] 9-16-21
Petitioner's Signature Date

Petitioner's Signature Date



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

105

4/19/2022

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

RE: Keystone Subdivision

This letter is to confirm that Riviera Utilities is currently able to provide electric, gas, water and broadband service to the proposed Keystone Subdivision in Foley, AL.

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

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

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

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

Thank you,

James Wallace



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9C 4/25/22



April 11, 2022

Sherry Ruth
JADE Consulting, LLC
208 North Greeno Road, Suite C
Fairhope, AL 36532
251.928.3443 Office | 251.928.3665 Fax
sruth@jadengineers.com | www.jadengineers.com


Re: Keystone Subdivision

Ms. Ruth,

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

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

Sincerely,



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

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



Introduction/Summary

This narrative is provided in support of the proposed Keystone Subdivision single-family project pursuant to City of Foley Zoning Ordinance February 2022. In support of this development, all of the following approvals are being sought.

Approval Type	Approval Authority	Applicable Regulation	Summary
Planned Unit Development	City Council	City of Foley Zoning Ordinance Dated February 7, 2022 Sections: 21.2.1 & 21.3	The proposed development is currently zoned initial PUD. The developer is applying for a zoning change to PUD that will allow for a 200 lot single-family subdivision.

Site Description

Parcel Number (s)	Currently Zoned/Proposed	Location/Address	Project Acres
55-07-26-0-000-021.000 55-08-27-0-000-017.000 55-08-27-0-000-017-001 55-08-38-0-000-052.001 55-08-38-0-000-052-004	Unzoned / Proposed PUD	US Hwy 98 Foley, AL	121.91

The proposed project is currently located on a 121.91 acre tract of property that was annexed into the City limits of Foley in November 2021. Prior to annexation the property was within Unzoned Baldwin County jurisdiction. The proposed development is currently zoned initial PUD. The property has had a recent wetlands delineation performed by Wetland Sciences, Inc. The delineation indicated approximately 47.69 acres of jurisdictional wetlands located on the southern portion of the property running along the sides of the Magnolia River. A copy of their findings have been included with this submittal.

The proposed PUD request will rezone the 121.91 tract to allow for a 200 lot single family subdivision. There was an 40' wide unused Baldwin County ROW that the developer/owner has been working with the County to have vacated. An annexation request for this 40' strip of vacated ROW is also being submitted with this overall PUD application request.

Existing Conditions/Structures

The property is currently a vacant land that is forested with one dilapidated structure. Approximately 47.69 acres of jurisdiction wetlands are located on the property. The Magnolia River passes through the southern portion of the property.

Property Background

The current property owner applied for the property to be annexed into the City of Foley in September 2021. It was given an initial PUD zoning. There was an 40' wide unused Baldwin County ROW that the developer/owner has been working with the County to have vacated. The property has remained vacant and has not been proposed for development other than these requests.

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21.3.4 Submission Requirements

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

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

Response: *Rezoning application is not needed due to the initial PUD zoning at the time of annexation.*

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

Response: *A site plan indicating the proposed single-family project and its' respective improvements have been enclosed as an Appendix to this report. The development proposes lots that are 52' wide and 75' wide. The requested 52' wide lots are below the listed minimum 60' lot width, but provide for a minimum lot size of 6,500 SF which exceeds the listed minimum lot size of 6,000 SF. The proposed average lot size of this development exceeds the minimum requirement by 36%. All other minimum zoning requirements of the current PUD ordinance are proposed to be met.*

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

Response: *The 121.91 acre project has the Magnolia River running through the southern portion of the project. The project proposes 30' wetland buffers from the edge of the jurisdiction wetlands that surround the river in addition to other natural preservation areas that will provide both a protective barrier and wild life greenways. The development is proposed to be clustered so that large sections of the property can remain in its natural state. As indicated in the attached site plan the combination of these passive and active open space areas exceed the City's minimum 25% requirement.*

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

Response: *As previously mentioned the project will be designed to reduce impacts within the wetland area. The wetland area along with its 30' buffer around it will remain in its vegetated and forested state to allow for natural preservation areas and wild life greenways. The project will also include*



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4/25/2022

4/25/2022

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other amenities for an active lifestyle. These features will include sidewalks along both sides of the street throughout the development connecting residents and guest to greenspaces for active or passive recreational uses as well as connecting to the neighboring subdivision to the east existing sidewalk system along MacBeth Lane.

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

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

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

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

Response: *Please find enclosed a copy of the Warranty Deed indicating the owner.*

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

Response: *The proposed development is located on the south side of U.S. Highway 98, approximately 2,800' west of the intersection with County Road 55 and approximately 4,500' east of the intersection with County Road 49. The proposed development abuts the Plantation at Magnolia River Subdivision to the west and Foley Country Club Estates Subdivision to the south. Briarwood Parke Subdivision is located across U.S. Highway 98 from this proposed development. As previously mentioned, the site has approximately 47.69 acres of wetlands that will be protected by the projects proposed buffers.*

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

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

Total Proposed Units = 200 units

Gross Residential Area = 57.14 acres

Density per Gross Residential Area = 3.50 units per acre

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

Response: *All common area will be dedicated to a home owners association for ownership. An exhibit has been included as an appendix to this report that illustrates the proposed locations and calculations indicating how the proposed PUD will exceed the City's 25% minimum open space requirement.*

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

Response: *The enclosed site plan indicates the location and type of proposed single-family detached lot layout.*

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



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

The site will be served by BCSS for sanitary sewer and Riviera Utilities for potable water. There are utility service lines that run along the adjacent street ROWs that will provide service to the proposed development.

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

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

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

Response: *Off-street parking will be provided at the single-family residences to meet the minimum required 2 spaces per unit. Parking will also be provided at cluster mailbox locations throughout the site for access to such.*

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

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

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

Response: *The proposed PUD will be developed in multiple phases. The proposed phase limits have not been determined. Lot consumption and future economic activity will determine the number and size of respective phases.*

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

Response: *We have enclosed as an appendix to this report a copy of the recent wetlands delineation report that was prepared by Wetland Sciences, inc. Traffic studies and storm drainage analysis reports will be submitted as required by the City during the subdivision plat approval process for each respective phase of the proposed development.*

13. An Application and fee as required for processing.

Response: *Application and fee are not required due to initial PUD zoning of the property at the time of annexation.*

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

Response: *The PUD's masterplan shows the approximate location of the proposed monument signs for the development.*



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4/25/2022

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

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

Planning Commission Report

By Miriam Boutwell

May 2022

PUD

Applicant: Keystone PUD

Location: South of Hwy 98, west of Plantation at Magnolia River

Size: 123.4+/- Acres

Current Zoning: Unzoned BC District 18

Requested Zoning: PUD – Planned Unit Development

Future Land Use: RL – 2 to 4 units per acre

Adjacent Zones: Unzoned BC District 18 & R1C – Residential Single Family

Flood Zone: Yes – Contact Floodplain Administrator

Comments: This property annexed into the City in November 2021 however there was a unopened 40’ County right-of-way running north/south through the property. The County has vacated the right-of-way & now they are annexing that portion & are asking for a PUD zoning over the entire site. The applicant came to a PC work session on 6/9/21 to get feedback on their layout. This PUD will connect to the stub out at Plantation at Magnolia River which I believe is a city street.

<u>PUD:</u>	<u>Proposed</u>
# of Lots	200
Lot Sizes	52’x125’ – 116 lots
MINIMUM LOT SIZE NOW 60’ WIDTH HOWEVER THE LOT AREA EXCEEDS AT 6,500 SF	
Lot Sizes	75’x125’ – 84 lots
Front Yard	20’
Rear Yard	15’
Side Yards	10’
WORKSESSION MINUTES REFLECT THE PC DID NOT HAVE AN ISSUE WITH 5’ SIDE SETBACKS	
Density	3.50 per acre
Open Space	61%



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

113

To: CDD Staff

cc: City of Foley Planning Commission

From: Chad P. Christian, P.E.

Date: 5-3-22

Re: Keystone Development LLC Initial Zoning

Engineering is not opposed to the requested Zoning. A Land Disturbance Permit with Traffic Impact analysis will be required for future subdivision development.

Chad P. Christian, P.E.
City Engineer



114
120 West Verbena Avenue
Foley, Alabama 36535
(251) 943-1266
Fax (251) 943-7432
www.cityoffoley.org

April 28, 2022

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

Re: Keystone Village
Jade Consulting
Application for Initial Zoning

Fire has reviewed this Application for Initial Zoning and has found no issues.


Sincerely,


Chad Brewer
Deputy Fire Chief
City of Foley
cbrewer@cityoffoley.org


cc: City of Foley Planning and Zoning

115



 SUBJECT PROPERTY
120.88± AC

 CORPS OF ENGINEERS
WETLANDS IDENTIFIED BY WSI
48.87± AC

 UPLANDS
72.01± AC



CORPS OF ENGINEERS
WETLAND BOUNDARY LINE
IDENTIFIED BY
WETLAND SCIENCES, INC.
APRIL 2021

PARCEL BOUNDARY PER
BALDWIN COUNTY GIS
DATA

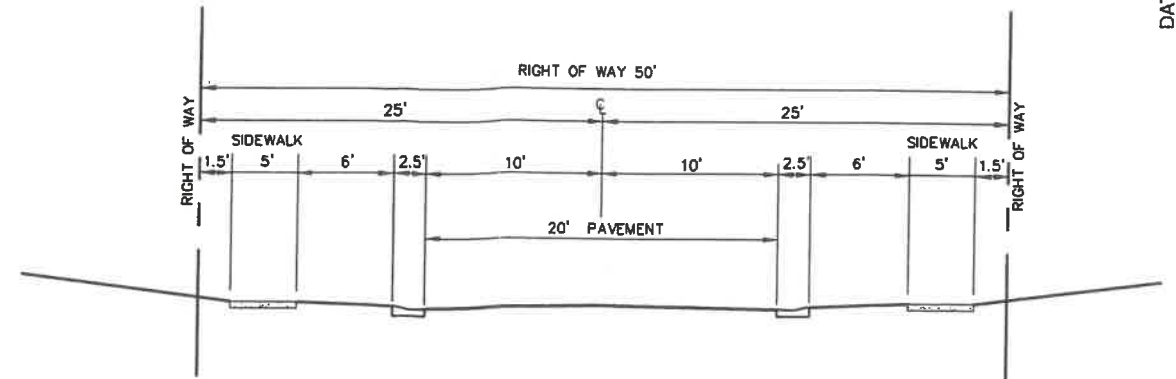
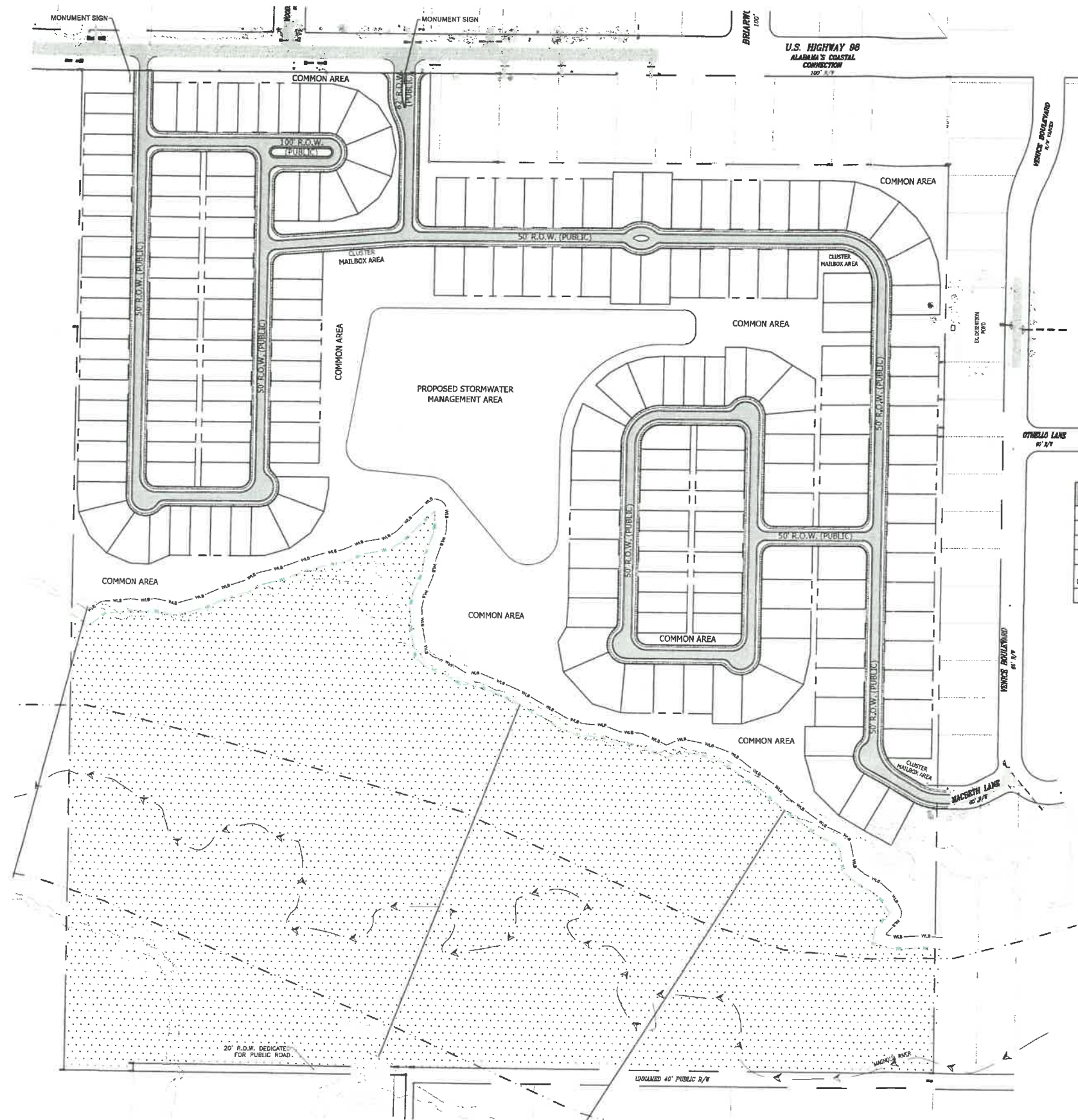
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ENVIRONMENTAL CONSULTANTS
3308 GULF BEACH HIGHWAY
PENSACOLA, FLORIDA 32507
TEL: 850.453.4700
KEITH@WETLANDSCIENCES.COM

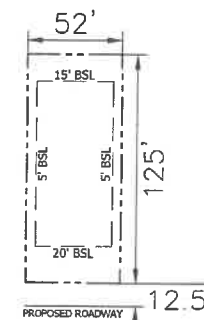
PROJECT NAME: 15924 Hwy 98	
Sketch of Wetland Resources	
PROJECT NO.: 2021-212	
DRAWN BY: KDJ	DATE: 04/07/21
SHEET: 1 OF 1	

 RECEIVED
y125/22 AL

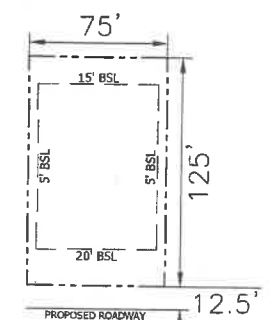


TYPICAL ROADWAY SECTION

PROPOSED LOT DENSITY PER GROSS RESIDENTIAL AREA	
TOTAL TRACT ACREAGE:	APPROX. 121.91 ACRES
TOTAL ROW AREA:	10.02 ACRES
WETLAND AREA:	47.69 ACRES
STORMWATER MANAGEMENT AREA:	APPROX. 7.06 ACRES
GROSS RESIDENTIAL AREA:	APPROX. 57.14 ACRES
(TOTAL TRACT - (ROW + WETLAND + STORMWATER MANAGEMENT))	
LOT DENSITY PER GROSS RESIDENTIAL AREA:	3.50 LOTS/AC

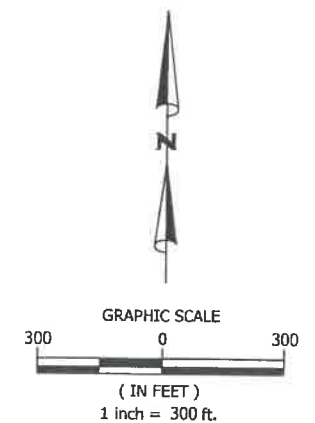


TYPICAL 52'x125' LOT



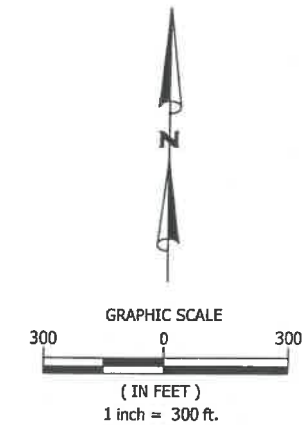
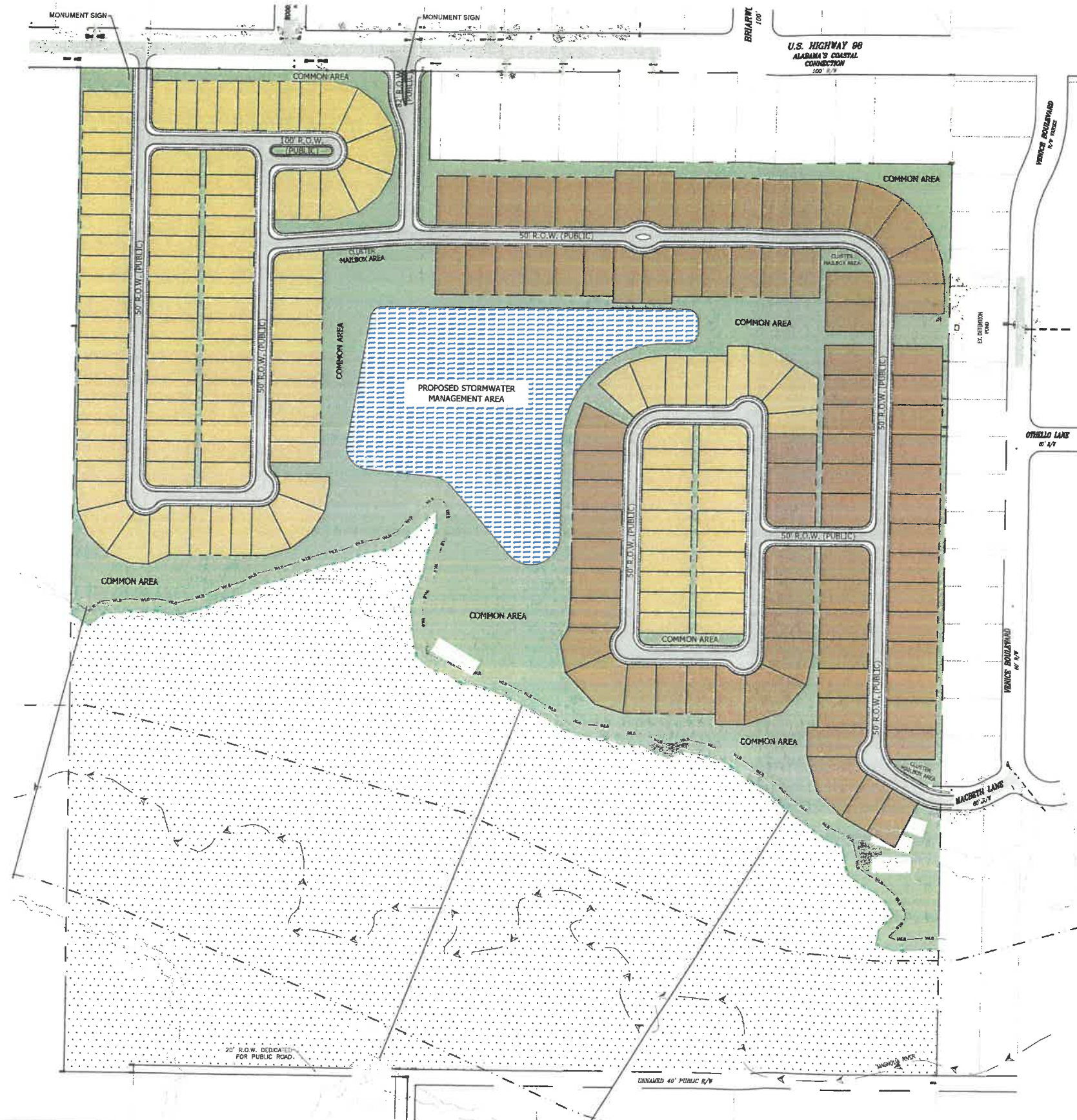
TYPICAL 75'x125' LOT

SITE DATA TABLE	
STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FOLEY	
TAX PARCEL ID:	55-07-26-0-000-021.000 55-08-27-0-000-017.000 55-08-27-0-000-017.001 55-08-38-0-000-052.001 55-08-38-0-000-052.004
EXISTING ZONING:	UNZONED BALDWIN COUNTY
PROPOSED ZONING:	CITY OF FOLEY PUD
TOTAL TRACT ACREAGE:	APPROX. 121.91 ACRES
LOT DATA:	
PROPOSED LOTS:	200
PROPOSED NET DENSITY:	1.64 LOTS/AC
AVERAGE RES. LOT SIZE:	8,180 SF
SMALLEST RES. LOT SIZE:	6,500 SF
STREET DATA:	
R.O.W. WIDTH:	50'
LINEAR FEET OF NEW STREETS:	8,285 LF
SIDEWALK WIDTH:	5'
BUILDING SETBACKS:	
FRONT:	20'
SIDE:	5'
SIDE (CORNER LOT):	15'
REAR:	15'
WETLAND BUFFER:	30'
COMMON AREA REQUIREMENTS:	
	REQUIRED: PROVIDED:
TOTAL COMMON AREA:	25% (30.48 AC) 61.0% (74.36 AC)
USEABLE OPEN SPACE:	15% (18.29 AC) 15.3% (18.60 AC)
STORMWATER MANAGEMENT AREA:	- ≈7.06 AC
WETLAND AREA:	- 47.69 AC



SITE PLAN:
KEYSTONE SUBDIVISION
PLANNED UNIT DEVELOPMENT
U.S. HWY 98
FOLEY, AL

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4/25/22



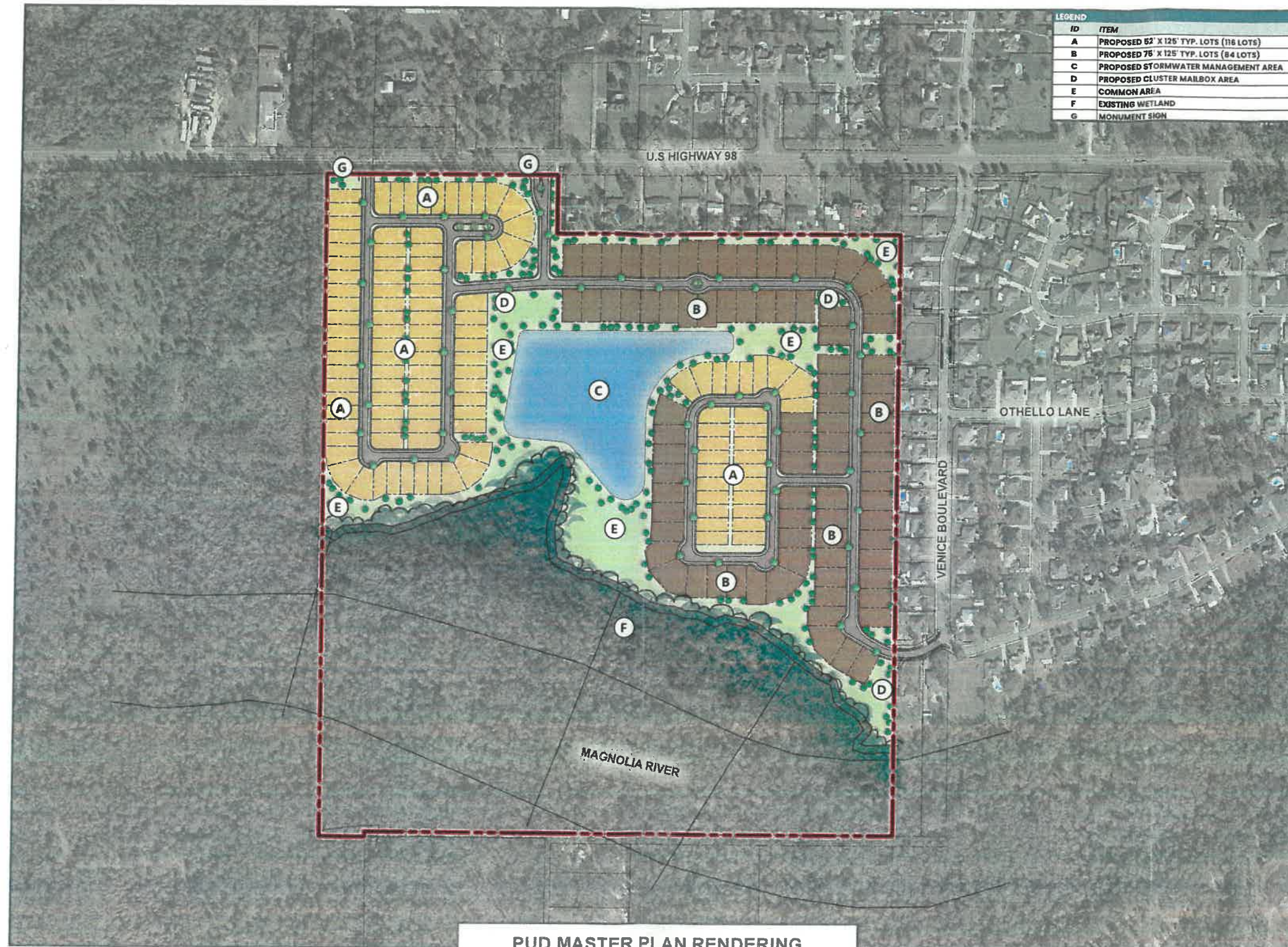
SITE DATA TABLE		
STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FOLEY		
TAX PARCEL ID:	55-07-26-0-000-021.000 55-08-27-0-000-017.000 55-08-27-0-000-017-001 55-08-38-0-000-052.001 55-08-38-0-000-052-004	
EXISTING ZONING:	UNZONED BALDWIN COUNTY	
PROPOSED ZONING:	CITY OF FOLEY PUD	
TOTAL TRACT ACREAGE:	APPROX. 121.91 ACRES	
COMMON AREA REQUIREMENTS		
	REQUIRED:	PROVIDED:
TOTAL COMMON AREA:	25% (30.48 AC)	61.0% (74.36 AC)
USEABLE OPEN SPACE:	15% (18.29 AC)	15.3% (18.60 AC)
STORMWATER MANAGEMENT AREA:	-	≈7.06 AC
WETLAND AREA:	-	47.69 AC

LEGEND

	52'x125' TYP. LOTS (116 LOTS)
	75'x125' TYP. LOTS (84 LOTS)
	COMMON AREA USEABLE GREEN SPACE (18.60 AC)
	COMMON AREA STORMWATER DETENTION (≈7.06 AC)
	WETLANDS (47.69 AC)

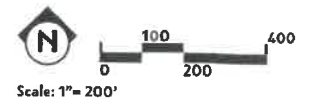
OPEN SPACE PLAN:
KEYSTONE SUBDIVISION
PLANNED UNIT DEVELOPMENT
U.S. HWY 98
FOLEY, AL

RECEIVED
4/25/22



PUD MASTER PLAN RENDERING
Scale: 1" = 200'

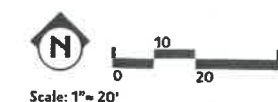
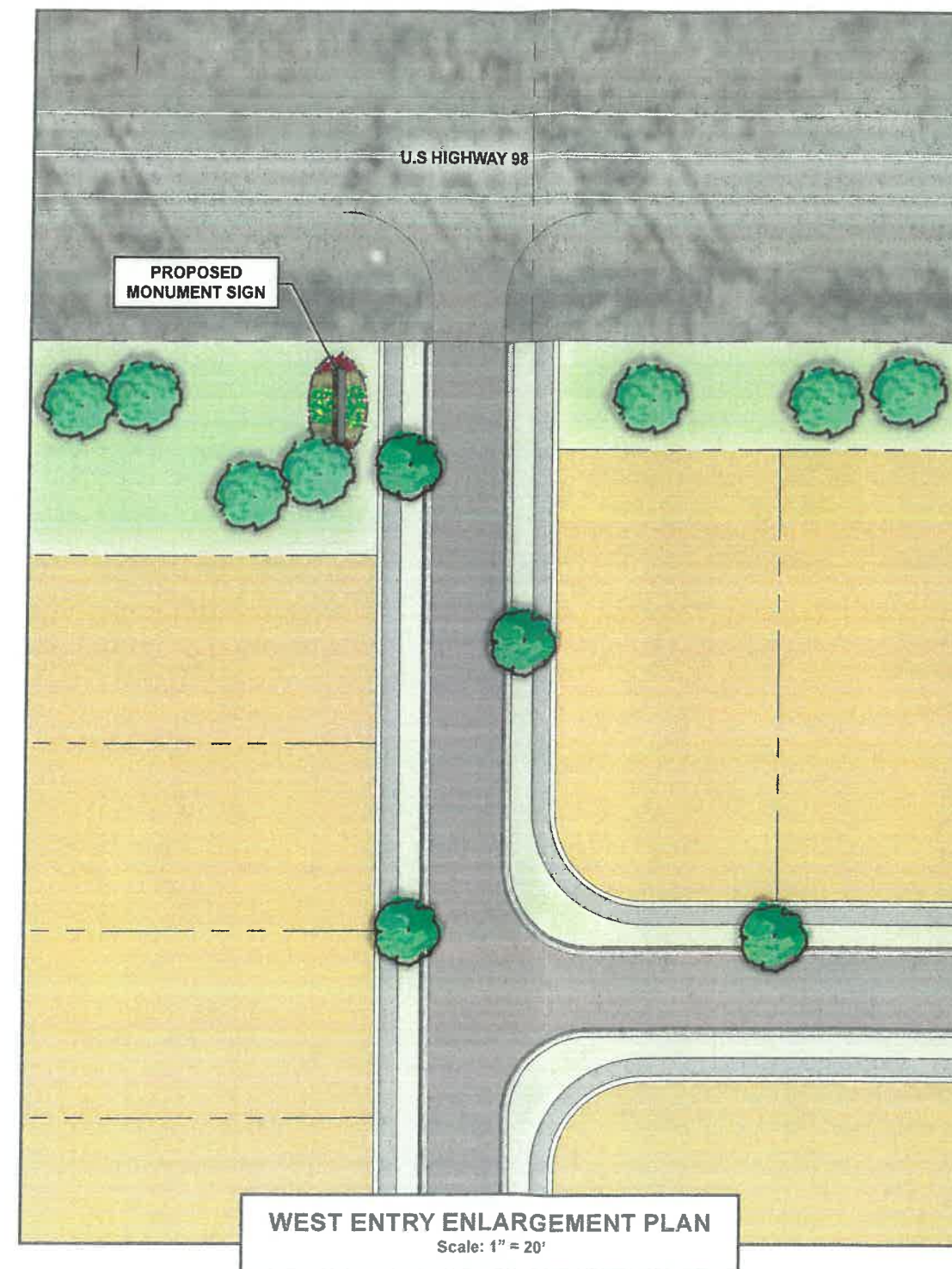
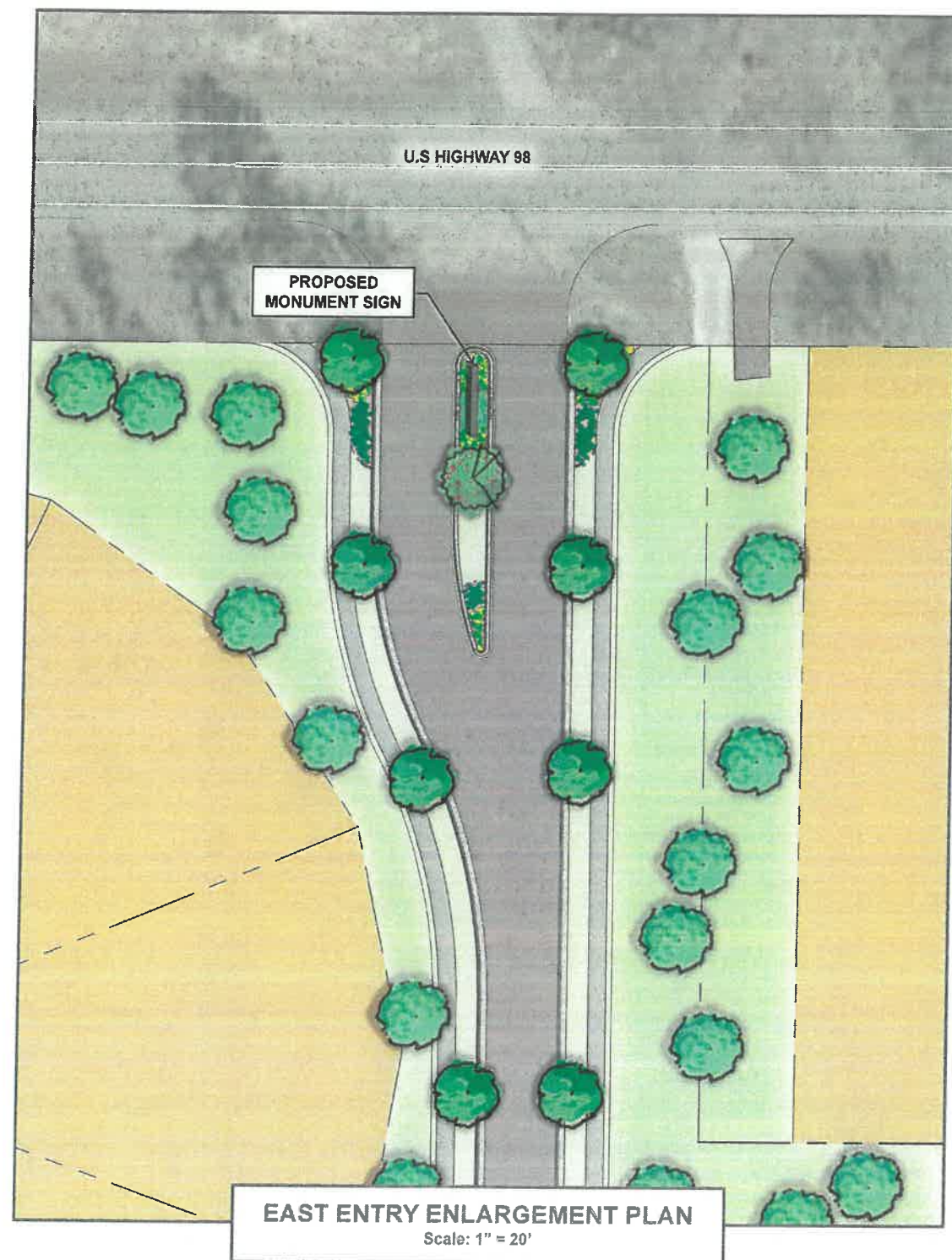
Keystone Subdivision - Foley, Alabama



PERMITTING DESIGN
04.22.22 | Page 1 of 2

Project Number: 222012-083





Keystone Subdivision - Foley, Alabama



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4/15/22

PERMITTING DESIGN

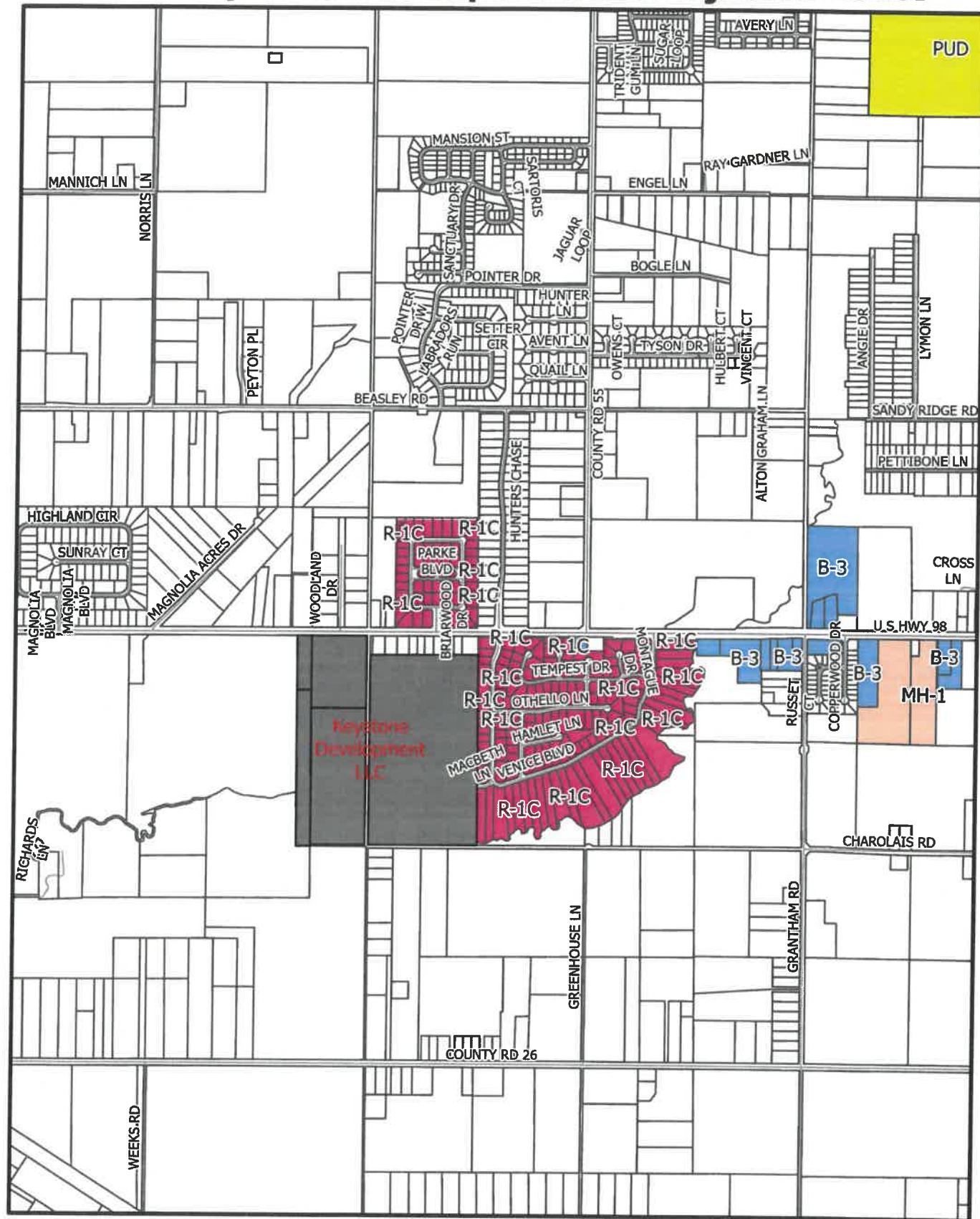
04.22.22 | Page 2 of 2

Project Number: 222012-083

was
DESIGN
landscape architects



Keystone Development LLC Adjacent Zones

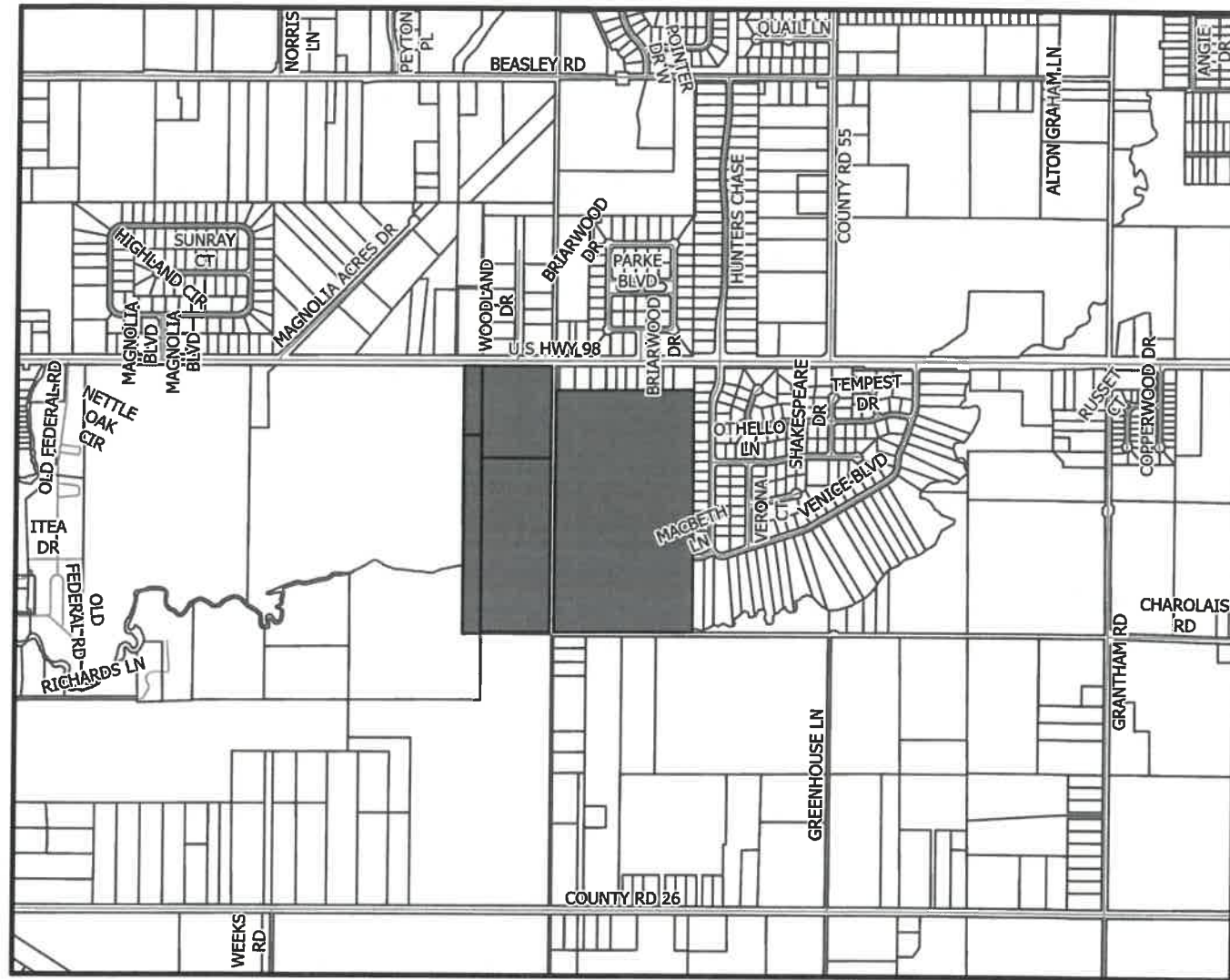




121



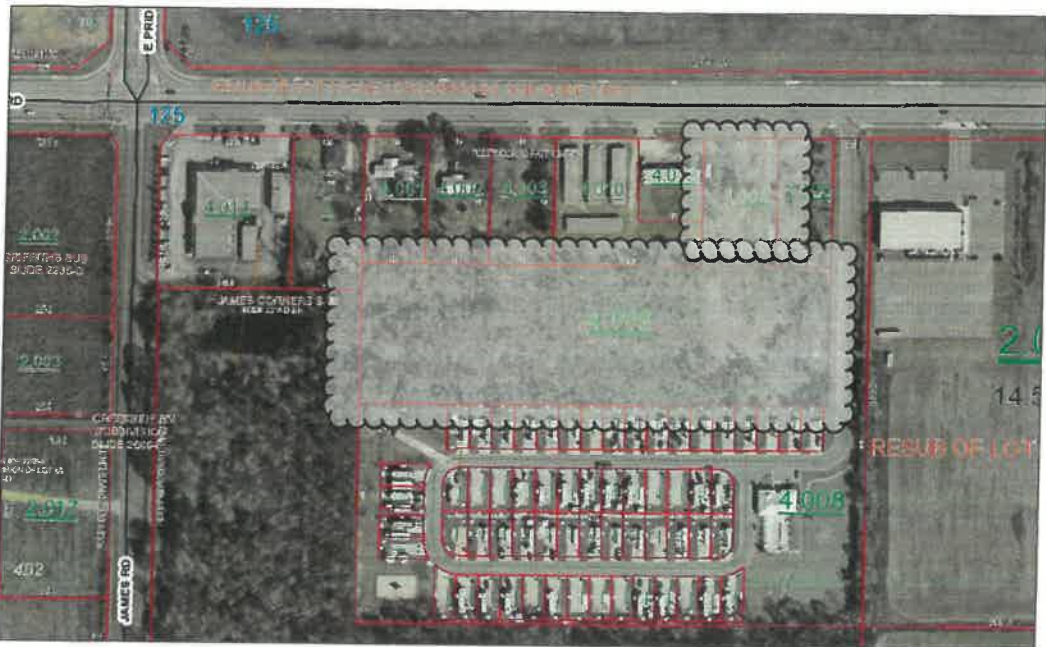
PUBLIC NOTICE



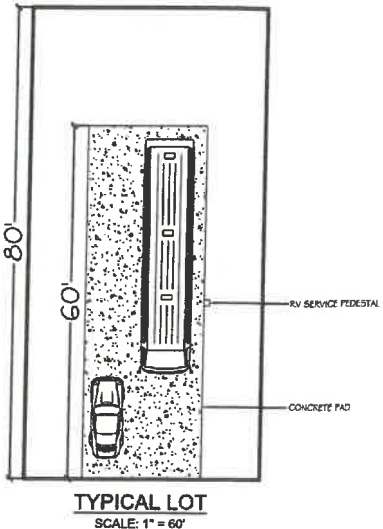
The City of Foley Planning Commission has received a request to recommend the initial zoning of 121.91 +/- acres. Proposed zoning is PUD (Planned Unit Development). Property is located S. of US Hwy. 98 and W. of Grantham Rd. Applicant is Keystone Development LLC.

Anyone interested in this initial zoning request maybe heard at a public hearing scheduled for May 18, 2022, in the City Hall Civic Center 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



SITE VICINITY
SCALE: N.T.S.



TYPICAL LOT
SCALE: 1" = 60'

Project Narrative:

We desire to develop a Luxury RV Park adjacent to an existing Luxury RV Park we have previously developed to the south of this development.

Goals:

- To provide a short term, affordable rental demand for the sports activities provided by the City.
- To conceal visibility of the development from public sight.
- To follow the spirit of the zoning ordinance.

Work Session #1 only 122

RV PARK ZONING REQUEST
PARCEL ID'S: 68039, 93449

38 TOTAL - 40' x 80' LOTS

COVERAGE SUMMARY:
TOTAL LAND - 246,282 S.F. (5.6 ACRES)
TOTAL OPEN SPACE - 89,694 S.F. (2.05 ACRES) - 36%

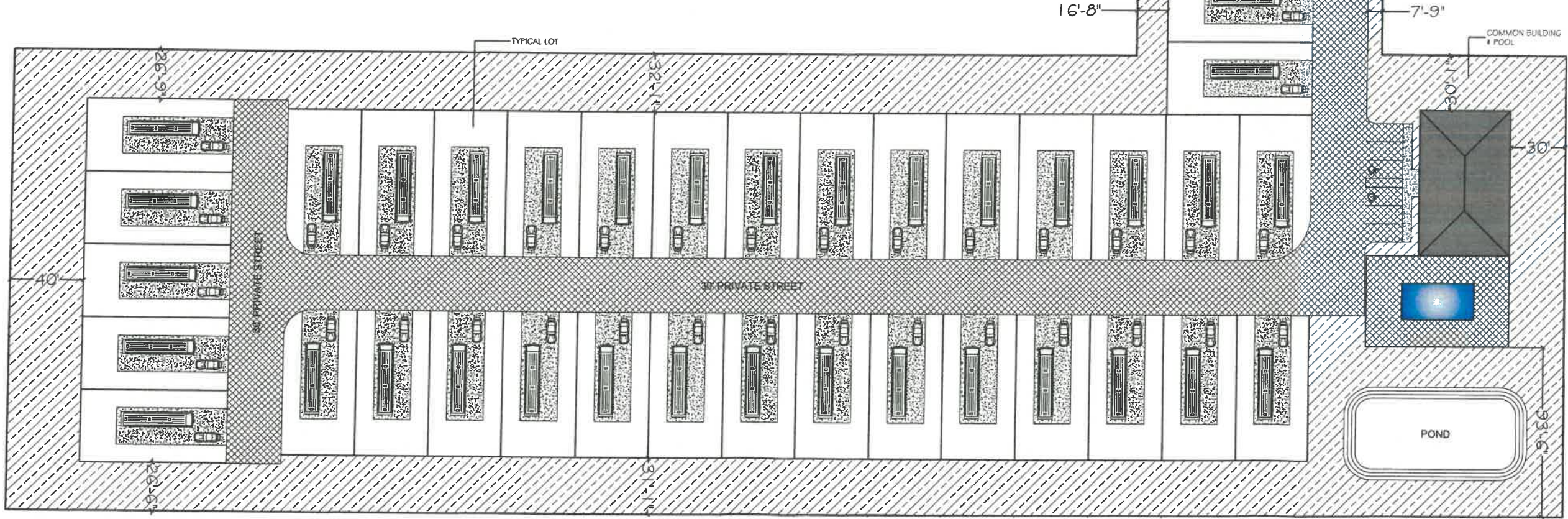
TOTAL CONSTRUCTION - 81,176 S.F. (1.86 ACRES) - 32%
- ROADS: 35,576 S.F.
- RV PADS: 1,200 S.F. EACH = 45,600 S.F.

RV LOT OPEN SPACE: 2,000 S.F. EACH = 76,000 S.F. (1.74 ACRES) - 32%

LEGEND

	CONCRETE
	HARD DRIVING SURFACE
	OPEN SPACE
	LANDSCAPE BUFFER

SITE DEVELOPMENT PLAN
SCALE: 1" = 30'



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Construction of Apartments / Extended Stay Suites the "Project"

I guess what we are looking for, is that due to the shortage of employees and the cost of living now, and the lack of people wanting to work, from our experience over the years, as we have been here over 20 years. This area, as well as nationally, in the tourist industry, hospitality and food service / restaurants. there has been job positions that have, for a very long time, been filled by outsourced workers as we are in a very seasonal business, and unable to provide full time positions year round. Last year being a very difficult one, which was a major problem, as what people we were able to find, to work, we had to shuttle them to and from there residence, just so we can turn around to the rooms for the guests coming to our city.

You may or may not be aware of those out sourced employees, as to how they work, stay and travel to and from work. They are, in my opinion abused, by the Sponsors and Agents in terms of fees, that they charges them. They are charged fees, beside the "Processing fees" for the legal and immigration issues.

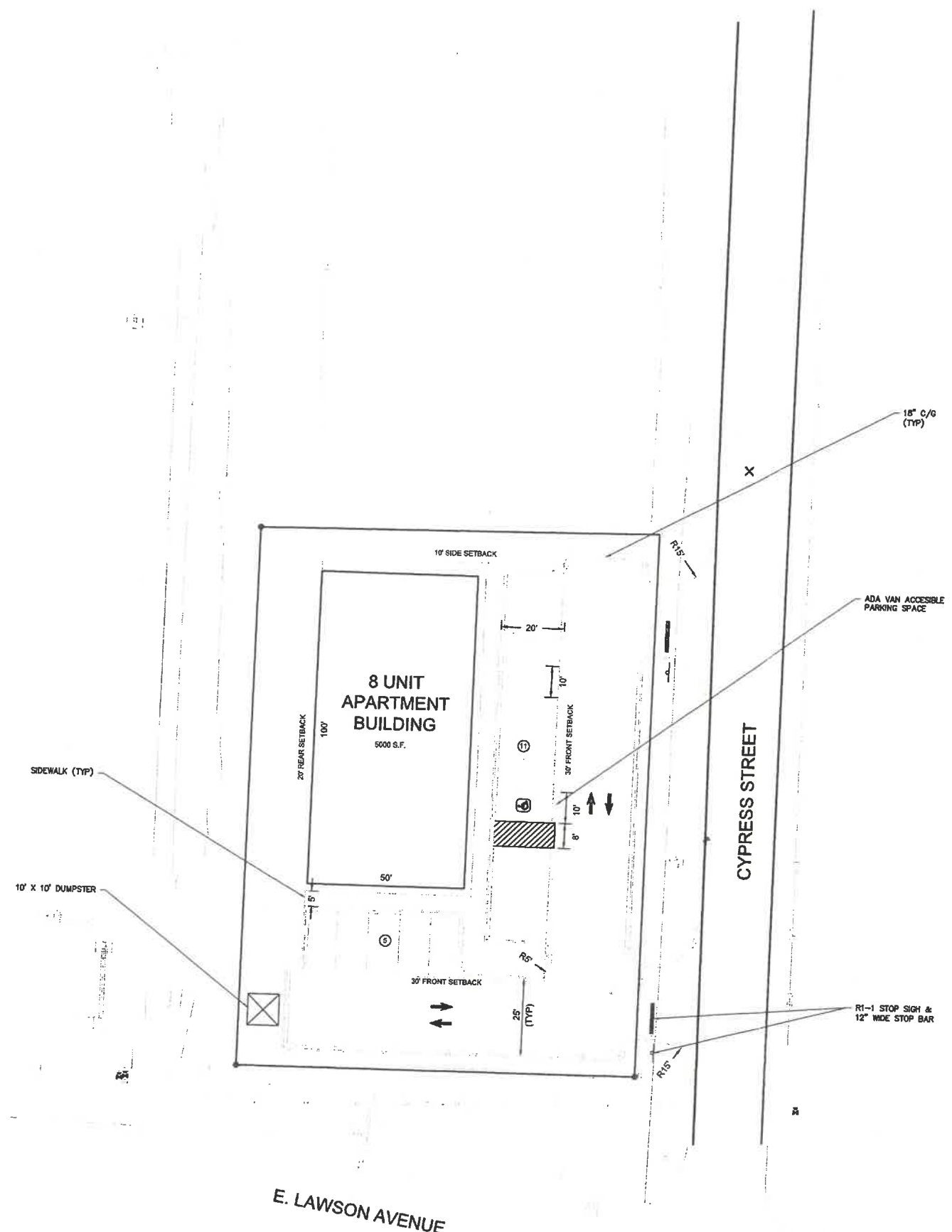
1. for housing per person, which are in excess of the total rent of the apartment.
2. charged fees for drop off and pickup to and from place of work

Last year, in mid summer, I had stopped by the planning and development office to ask them if the land we had was permitted / zoned to construct the apartments, and was inform that it could be developed. That is when we began to survey the exact dimensions of the land, and plan on its development.

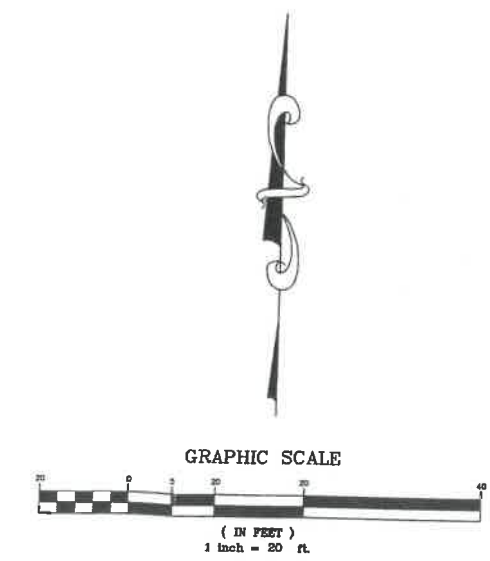
We believe that we can reduce this problem by providing housing next to the hotel, on land that has been sitting there, for 20 years. If and when we can complete the "project", we will be in a position to provide discounted housing for those employees. As you know the cost of housing in Foley is rapidly growing at an alarming rate. Our plans are to construct 8, 1 and 2 bed room units the "Project" only.

Also being behind the hotel, they would not need transportation to and from the hotel/work. Additionally being close to many stores and restaurants, it would be very convenient for them, they would not need transportation, for essential products and services, such as groceries and places to eat.

So I am requesting that the city gives us a variance and allows to construct the "Project", even thou its only on half an acre, we don't need a large complex.



SITE DATA:
 PARCEL NUMBER: 109153
 PROPERTY AREA: 0.50 ACRES (21,939 SF)
 CURRENT ZONING: B-1A
 REQUIRED SETBACKS ARE:
 FRONT: 30' MIN
 SIDE: 10' MIN
 REAR: 20' MIN
 PARKING REQUIREMENTS:
 - REQUIRED 2 SPACES PER DWELLING UNIT (16 SPACES)
 - PROPOSED ONSITE = 16 SPACES



NOT FOR CONSTRUCTION

PROJECT LOCATION:
FOLEY, ALABAMA
 SHEET TITLE:
SITE LAYOUT

PROJECT:
**AMERICA'S BEST VALUE INN
 AND SUITES**

EDG LAND SURVEYING
 ENGINEERING DESIGN GROUP, LLC
 FOLEY, ALABAMA
 (205) 432-2128
 www.edgdesign.com

DRAWN BY:	CAM
CHECKED BY:	DAD
PROJECT No.:	F_PAN003
CAD FILE:	SITE PLAN.DWG
DATE:	APRIL 18, 2022

ISSUE:	
REVISIONS:	

124

SHEET NO. 1

125



**Baldwin County
Revenue Commissioner**

Property Appraisal Link
BALDWIN COUNTY, AL

Current Date 4/27/2022

Tax Year 2022
Valuation Date October 1, 2021

OWNER INFORMATION			
PARCEL	54-08-33-3-000-018.004	PPIN 084240	TAX DIST 07
NAME	FOLEY HOSPITALITY L L C		
ADDRESS	1517 MCKENZIE ST S FOLEY AL 36535		
DEED TYPE IN	BOOK 0000	PAGE	0613686
PREVIOUS OWNER	COLE, F HUGH ETUX BARBARA D (COLE, F HUG		
LAST DEED DATE	8/23/2001		

DESCRIPTION	
337.28' X 459.47' IRR LOT 4 RESUB OF FOLEY SOUTH COMMERCIAL SUB SLIDE 1499-A SEC 33-T7S-R4E (WD)	

PROPERTY INFORMATION			
PROPERTY ADDRESS	1517 MCKENZIE ST S		
NEIGHBORHOOD	SBALDCO		
PROPERTY CLASS	SUB CLASS		
SUBDIVISION	RFSC2	SUB DESC	RESUB OF LOT 2 FOLEY SOUTH COM
		SUB DESC	PLAT BOOK 1499A PAGE
		SUB DESC	DEED DATE 07/28/1994
LOT 4 BLOCK			
SECTION/TOWNSHIP/RANGE	00-00 -00		
LOT DIMENSION	337X459IRR	ZONING B-1A	

PROPERTY VALUES			
LAND:		CLASS 1:	TOTAL ACRES:
BUILDING:	3890000	CLASS 2: 3890000	TIMBER ACRES:
		CLASS 3:	
TOTAL PARCEL VALUE:	3890000		
ESTIMATED TAX:	\$25,674.00		

DETAIL INFORMATION									
CODE	TYPE	REF	METHOD	DESCRIP TION	LA ND USE	T C	Hs Pn	MAR KET	USE VAL UE



**Baldwin County
Revenue Commissioner**

Property Appraisal Link
BALDWIN COUNTY, AL

Current Date 4/27/2022

Tax Year 2022

Valuation Date October 1, 2021

OWNER INFORMATION

PARCEL 54-08-33-3-000-018.001 **PPIN** 109153 **TAX DIST** 07
NAME PATEL, PANKAJ K ETAL PATEL, RAMESH H
ADDRESS 705 PARISH LAKES DR
FOLEY AL 36535
DEED TYPE IN **BOOK** 0000 **PAGE** 0701451
PREVIOUS OWNER COLE, F HUGH ETUX BARBARA D (COLE, F HUG
LAST DEED DATE 12/30/2002

DESCRIPTION

127.2' X 172'(S) IRR PT OF LOT 3 OF RESUB OF LOT 2 FOLEY SOU
TH COMMERCIAL SUB SLIDE 1499-A DESC AS
BEG AT THE SE COR OF
SD LOT, RUN TH W 127.2', TH N 172'(S), TH E
127'(S), TH S 17
2'(S) TO THE POB IN THE CITY OF FOLEY SEC 33-
T7S-R4E (SURVIV
ORSHIP) WD DEATH CERT IN #701452

PROPERTY INFORMATION

PROPERTY ADDRESS CYPRESS ST S
NEIGHBORHOOD SBALDCO

PROPERTY CLASS **SUB CLAS**
S
SUBDIVISION **RFSC2 SUB** RESUB OF LOT 2
DESC FOLEY SOUTH
COM
SUB PLAT BOOK
DESC 1499A PAGE

Foley Hospitality L.L.C.	
Member Street Address	Not Provided
Member Mailing Address	Not Provided
Member Name	PATEL, RINA P
Member Street Address	Not Provided
Member Mailing Address	Not Provided
Transactions	
Transaction Date	01/29/2002
Miscellaneous Filing Entry	AMENDMENT FILED
Transaction Date	01/15/2003
Incorporator/Member/Partner Activity	DESAI, RAJENDRA
Transaction Date	11/03/2004
Incorporator/Member/Partner Activity	PATEL, RINA P
Scanned Documents	

an

Foley Hospitality L.L.C.	
Document Date / Type / Pages	<u>05/25/2001</u> <u>Certificate of Formation</u> <u>2 pgs.</u>
Document Date / Type / Pages	<u>01/29/2002</u> <u>Miscellaneous Entry</u> <u>1 pg.</u>
Document Date / Type / Pages	<u>01/15/2003</u> <u>Partner / Member / Shareholder Change</u> <u>1 pg.</u>
Document Date / Type / Pages	<u>11/03/2004</u> <u>Partner / Member / Shareholder Change</u> <u>1 pg.</u>

Foley Hospitality L.L.C.	
Registered Agent Name	PATEL, PANKAJ
Registered Office Street Address	1517 S MCKENZIE ST FOLEY, AL 36535
Registered Office Mailing Address	Not Provided
Nature of Business	PURCHASE/OPERATE HOTEL
Members	
Member Name	PATEL, PANKAJ
Member Street Address	Not Provided
Member Mailing Address	Not Provided
Member Name	PATEL, RAMESH
Member Street Address	Not Provided
Member Mailing Address	Not Provided
Member Name	PATEL, GINA

129

Foley Hospitality L.L.C.	
Entity ID Number	000 - 675 - 751
Entity Type	Domestic Limited Liability Company
Principal Address	FOLEY, AL
Principal Mailing Address	Not Provided
Status	Exists
Place of Formation	Baldwin County
Formation Date	05/25/2001

30



131
Work
Session
only #3

April 25, 2022

City of Foley Community Development
120 S McKenzie Street
Foley, Alabama 36535

Attn: Mrs. Miriam Boone & Mrs. Amanda Cole

Subject: Narrative to Amend the PDD for property identified
05-61-02-03-0-000-001.005 (PIN # 256520),
Wolf Creek Land & Development.

Miriam & Amanda,

We respectfully request amending the current PDD for the property identified 05-61-02-03-0-000-001.005 (PIN # 256520) located within the City of Foley.

The current PDD, dated October 24th, 2019, provides:

Within (4) four upland parcels, there are 324 Apartments with 648 Parking Spaces in parcel A. Parcels B, C & D allow for uses within the PDD Zoning requirements. The stated property acreage in this PDD totals 65.76 acres.

The following are requested to be amended within the existing PDD for the property outlined above. See attached GMC Concept Plan dated 3/21/22:

1. Baldwin County Survey states 67.71 acres and tax records state 69 acres. (attached). 69 acres are used in the density calculations below.
2. 5 upland parcels; to allow for an additional parcel to divide the apartment multifamily and the coastal cottage(s). Parcels B, C & D will remain for "any use allowed by right".
3. Increase the density of multi-family apartments from 325 to 595 units and an increase for the coastal cottage(s) to 67 units for a total of 662 units.
4. 1.5 parks per multi-family unit.
5. A service road allowing acceleration access to the Foley Expressway.
6. Road Access to the north by way of access drive and west, by way of Pride Dr.





13a

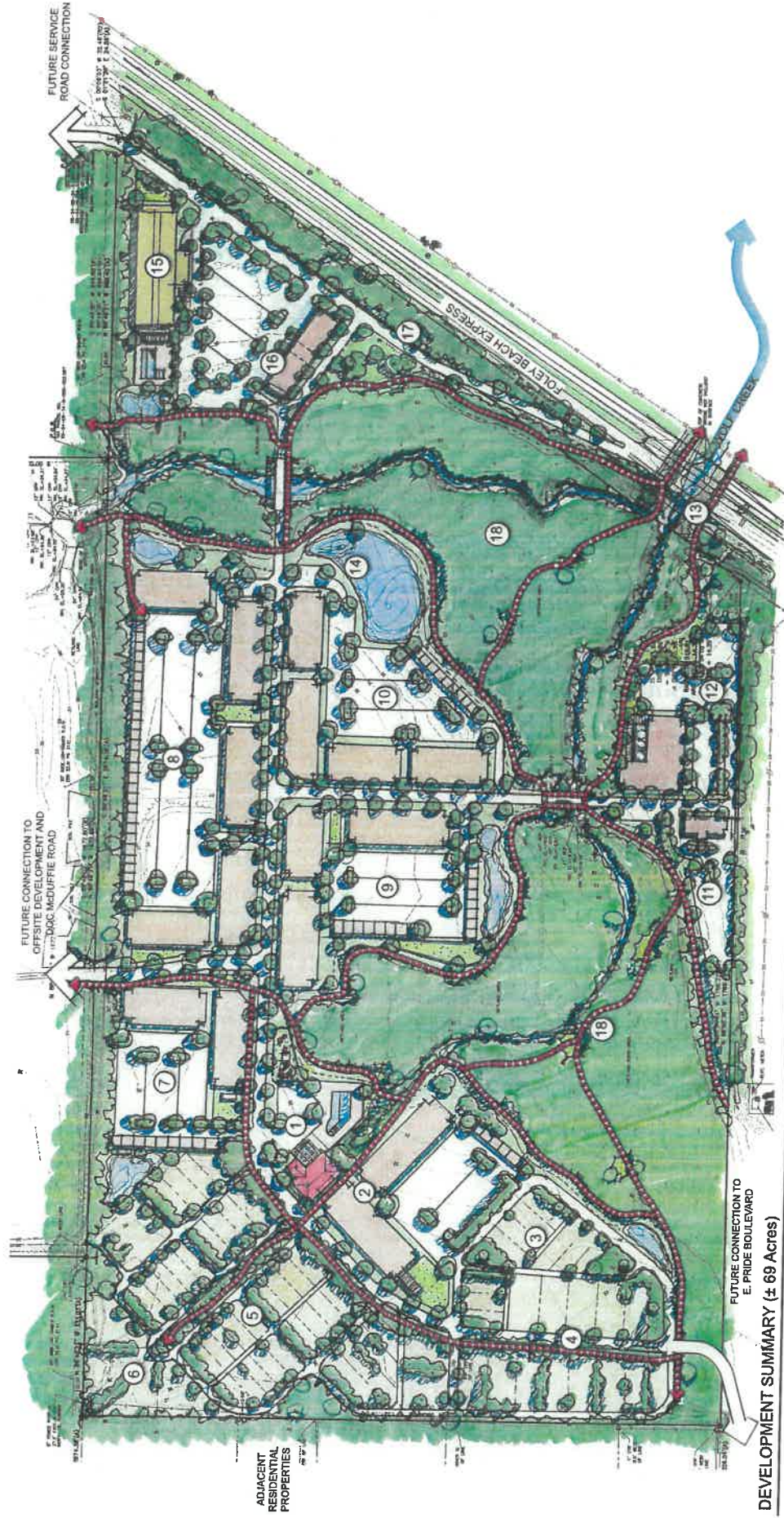
We look forward to discussing this development with the planning commission during their planning work session on the 11th of May 2022. If there are any additional items needed, please feel free to reach out to me anytime at 850-393-2074.

Sincerely,

Christian M Mills
Director Construction & Development
Greenco Service, LLC.



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4/25/22
ac



DEVELOPMENT SUMMARY (± 69 Acres)

- | | | | |
|---|--|---|---|
| 1. Neighborhood Amenity
(Pool, Playground, Leasing Center, etc.) | 7. ± 75 DU Multifamily @ 3 Levels
± 120 Parking Spaces
+ on-site storage units | 11. ±3,200 GSF Opportunity Commercial | 16. ±10,000 GSF Opportunity Commercial |
| 2. ± 80 DU Multifamily @ 3 Levels
± 90 Parking Spaces
+ on-site storage units | 8. ± 195 DU Multifamily @ 3 Levels
± 250 Parking Spaces
+ on-site storage units | 12. ± 22,500 GSF Trailhead Craft Brewery + Eatery
± 118 Parking Spaces (gravel surface) | 17. Service Road and Acceleration Lane w/ Planted Buffer
Connect to Remnant ROW to Doc McDuffie |
| ± 67 Coastal Cottage Lots (total) | 9. ± 110 DU Multifamily @ 3 Levels
± 125 Parking Spaces
+ on-site storage units | 13. Wolf Creek Trails Under Foley Beach Express | 18. Existing On-Site Wetland
with connected Trails and Pockets of Outdoor Amenity Areas
(TRAILS NOT PART OF THIS AMENDMENT REQUEST)
*on site amenities throughout
**±80-100 onstreet parking spaces adjacent to MF blocks; others as available
±662 Total Dwelling Units |
| 3. ± 10 Medium Cottage Lots (35') | 10. ± 135 DU Multifamily @ 3 Levels
± 162 Parking Spaces
+ on-site storage units | 14. Main Storm Retention Pond
Ancillary dry ponds on sites throughout | |
| 4. ± 15 Large Cottage Lots (50'-60') | | 15. ±80-90 Key Hotel @ 4 Levels
over Ground Floor Amenity
(Check-in, Lobby, Dining, Exercise Room, Portico-
chere, etc.) ± 165 Parking Spaces (shared w/ Retail) | |
| 5. ± 38 Medium Cottage Lots (35') | | | |
| 6. ± 4 Medium Cottage Lots (40') | | | |

WOLF CREEK DEVELOPMENT | CONCEPT PLAN
 WOLF CREEK LAND AND DEVELOPMENT CO. FOLEY, ALABAMA | 2022-03-21 | LMOB270009



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ybsba gl



GMC



DENSITY CALCULATIONS:

AREA A. GROSS DENSITY (INCLUDING WETLAND)
±662 DU / (39.89A +19.33A) = 11.18 DUA GROSS DENSITY
AREA A. NET DENSITY (LESS WETLAND)
±662 DU / ± 39.89A = 16.5 DUA NET DENSITY
AREA B. DENSITY UNRESTRICTED FOR COMMERCIAL
AREA C. DENSITY UNRESTRICTED FOR COMMERCIAL

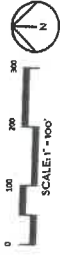
DEVELOPMENT SUMMARY (± 89 Acres)

- Neighborhood Amenity (Pool, Playground, Leasing Center, etc.)
- ± 80 DU Multifamily @ 3 Levels
± 90 Parking Spaces
+ on-site storage units
- ± 67 "Coastal Home" Lots (total)
± 10 Medium Residential Lots (35')
± 15 Large Residential Lots (50'-60')
± 38 Medium Residential Lots (35')
± 4 Medium Residential Lots (40')
- ± 75 DU Multifamily @ 3 Levels
± 120 Parking Spaces
+ on-site storage units
- ± 195 DU Multifamily @ 3 Levels
± 250 Parking Spaces
+ on-site storage units
- ± 110 DU Multifamily @ 3 Levels
± 125 Parking Spaces
+ on-site storage units
- ± 135 DU Multifamily @ 3 Levels
± 162 Parking Spaces
+ on-site storage units
- ± 3,200 GSF Opportunity Commercial
- ± 22,500 GSF Trailhead Craft Brewery + Eatery
± 118 Parking Spaces (gravel surface)
- Wolf Creek Trails Under Foley Beach Express
- Main Storm Retention Pond
Ancillary dry ponds on sites throughout
- ±80-90 Key Hotel @ 4 Levels
over Ground Floor Amenity (Check-in, Lobby, Dining, Exercise Room, Portico-chere, etc.) ± 165 Parking Spaces (shared w/ Retail)
- ±10,000 GSF Opportunity Commercial
- Service Road and Acceleration Lane w/ Planted Buffer
Connect to Remnant ROW to Doc McDuffie
- Existing On-Site Wetland (± 19.33 Acres)
with connected Trail Amenity
*on site amenities throughout
**±80-100 onstreet parking spaces adjacent to MF blocks; others as available
±662 Total Dwelling Units

WOLF CREEK DEVELOPMENT | CONCEPT PLAN
WOLF CREEK LAND AND DEVELOPMENT CO. FOLEY, ALABAMA | 2022-03-21 | LMOB270009



RECEIVED
4/25/24 10:00 AM



GMC

134

LEFT HAVING A RADIUS OF 2391.83' THENCE RUN S 89°54'44" W

PROPERTY DESCRIPTION FOR PARCEL A1 TO WIT:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 3,
T-8-S, R-4-E, BALDWIN COUNTY, ALABAMA; THENCE
RUN S. 00°49'03" W. A DISTANCE OF 22.48'; TO A
POINT ON THE WESTERN RIGHT-OF-WAY LINE OF THE
FOLEY BEACH EXPRESS; THENCE RUN ALONG SAID
RIGHT-OF-WAY LINE S. 34°59'53" W. A DISTANCE OF
1566.31'; TO A POINT; THENCE RUN WITH A CURVE TO
LEFT HAVING A RADIUS OF 2391.83' AND AN ARC LENGTH
OF 15.96'; TO A POINT; THENCE RUN S. 89°54'44" W
A DISTANCE OF 1769.27'; TO A POINT; THENCE RUN
N. 00°05'42" E. A DISTANCE OF 1326.64'; TO A POINT;
THENCE RUN S. 89°53'11" E. A DISTANCE OF 2674.58';
TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION FOR PARCEL A2 TO WT:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 3,
T-8-S, R-4-E, BALDWIN COUNTY, ALABAMA; THENCE
RUN S 00°09'03" W A DISTANCE OF 22.48' TO A
POINT ON THE WESTERN RIGHT-OF-WAY LINE OF THE
FOLEY BEACH EXPRESS; THENCE RUN ALONG SAID
RIGHT-OF-WAY LINE S 34°59'53" W A DISTANCE OF
1566.31' TO A POINT; THENCE RUN WITH A CURVE TO
LEFT HAVING A RADIUS OF 2391.83' AND AN ARC LENGTH
OF 15.96' TO THE POINT OF BEGINNING; THENCE CONTINUE
WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH
OF 1413.58' AND A RADIUS OF 2391.83' TO A POINT;
THENCE RUN S 89°54'44" W A DISTANCE OF 1357.16'
TO A POINT; THENCE RUN N 00°05'42" E A DISTANCE
OF 1326.65' TO A POINT; THENCE RUN N 89°54'44" E
A DISTANCE OF 1769.27' TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION FOR PARCEL B1 TO WIT:

PROPERTY DESCRIPTION FOR PARCEL B1 TO WT:

PROPERTY DESCRIPTION FOR PARCEL B1 TO WIT:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 3,
T-8-S, R-4-E, BALDWIN COUNTY, ALABAMA; THENCE RUN
S 00°09'03" W A DISTANCE OF 22.48' TO A POINT
ON THE WESTERN RIGHT-OF-WAY LINE OF THE FOLEY
BEACH EASEMENT; THENCE RUN ALONG SAID RIGHT-OF-WAY
LINE S 34°59'53" W A DISTANCE OF 1566.31' TO A
POINT; THENCE WITH A CURVE TURNING TO THE LEFT
WITH AN ARC LENGTH OF 1413.58' AND A RADIUS OF
2391.83' TO THE POINT OF BEGINNING; THENCE CONTINUE
WITH A CURVE TURNING TO THE LEFT
WITH AN ARC LENGTH OF 44.29' AND A RADIUS OF
2391.83' TO A POINT; THENCE RUN

S 00°18'26" E A DISTANCE OF 17282.36' TO A POINT; THENCE RUN S 89°54'44" W A DISTANCE OF 1357.16' TO A POINT; THENCE RUN N 09°05'42" E A DISTANCE OF 1326.65' TO A POINT; THENCE RUN N 89°54'44" E A DISTANCE OF 1357.16' TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION FOR PARCEL B2 TO WIT:

ADDITIONAL DESIGNATION FOR PARCEL B2 10 WIT:
ADJACENT TO THE VENTNIST CORNER OF SECTION 7



RECEIVED
4/25/22

135

Work 136
Session Only
#4

The Planned Unit Development (PUD) project as it is approved now includes the following residential elements:

- 151 Class "A" Recreational Vehicle (RV) Sites
- 133 Class "B" RV Site
- 65 Cabin Sites
- 65 Tree House Site
- 414 Total Sites

We are requesting to modify the existing PUD to allow for the construction of a total 174 single family lots with a minimum lot dimensions of 60 feet x125 feet with a corresponding minimum lot size of 7,500 square feet. The preliminary plan allows for approximately 34.3 acres (45.1%) of common area which are mainly comprised of wetlands. Our vision for the development is to impact as little of the wetlands as possible. Our amenity package as not been finalized but could include amenities that highlight and promote nature (wetlands) by protecting, enhancing and providing controlled access to them. These measures could include elevated boardwalks to common areas (gazebos) and to access the Magnolia River. The project will include conventional stormwater management areas designed and constructed in accordance with the City of Foley Regulations, underground electricity, potable water, sanitary sewer, and telecommunications.

If we are successful in modifying the existing PUD, we will begin our design work which will include wetland delineation, traffic study, surveying, engineering design, geotechnical design and permitting with the required agencies.

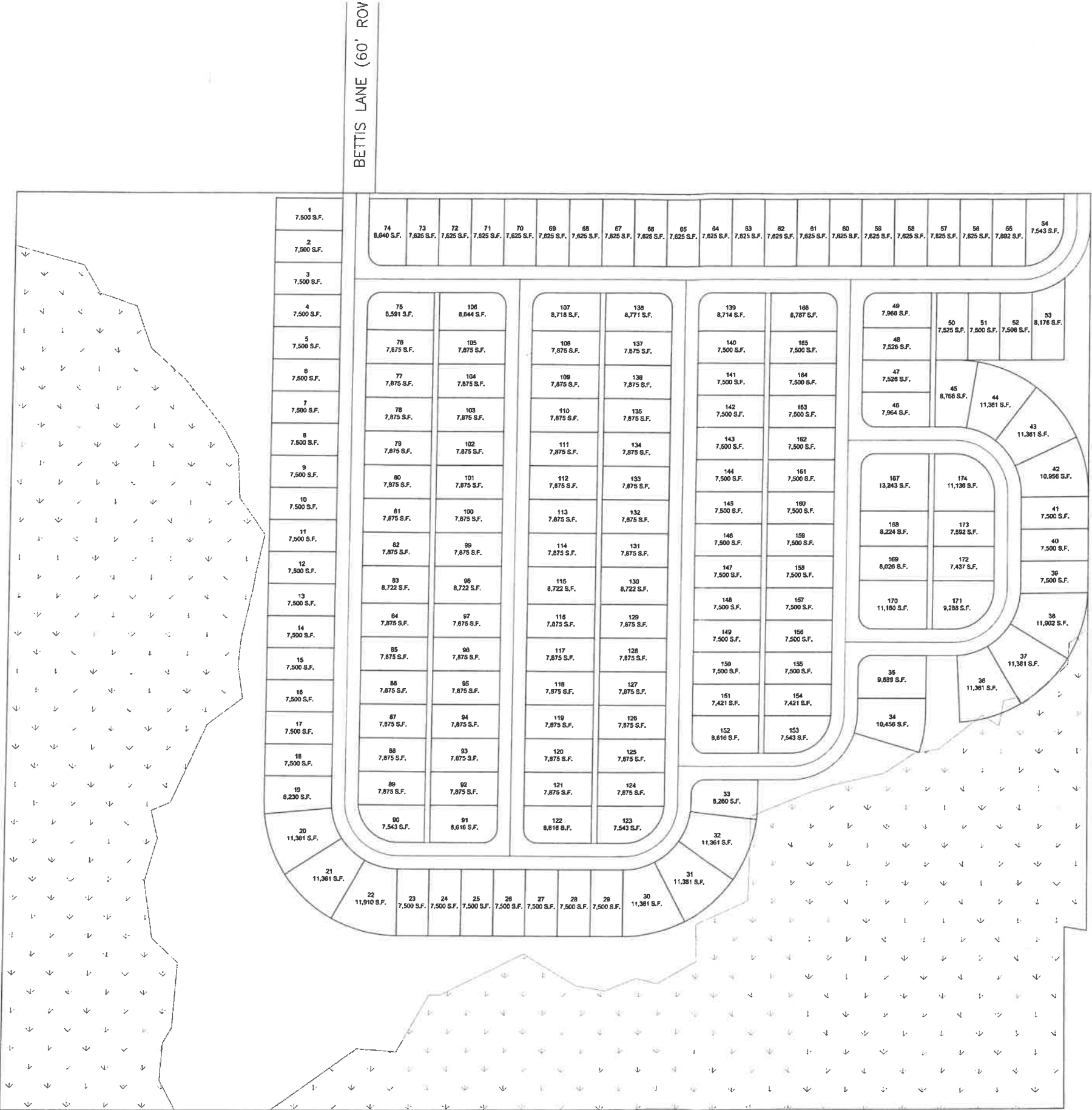
Thanks,

Michael A Thomas, PE



MAGNOLIA RIVER S/D
FOLEY, AL

ZONED: PUD
MIN LOT SIZE: 7,500 SF
AVG LOT: 60' X 125' (7,500 SF)
174 TOTAL LOTS
SITE: 76 ACRES
COMMON AREA: 34.3 AC
COMMON AREA: 45.1%

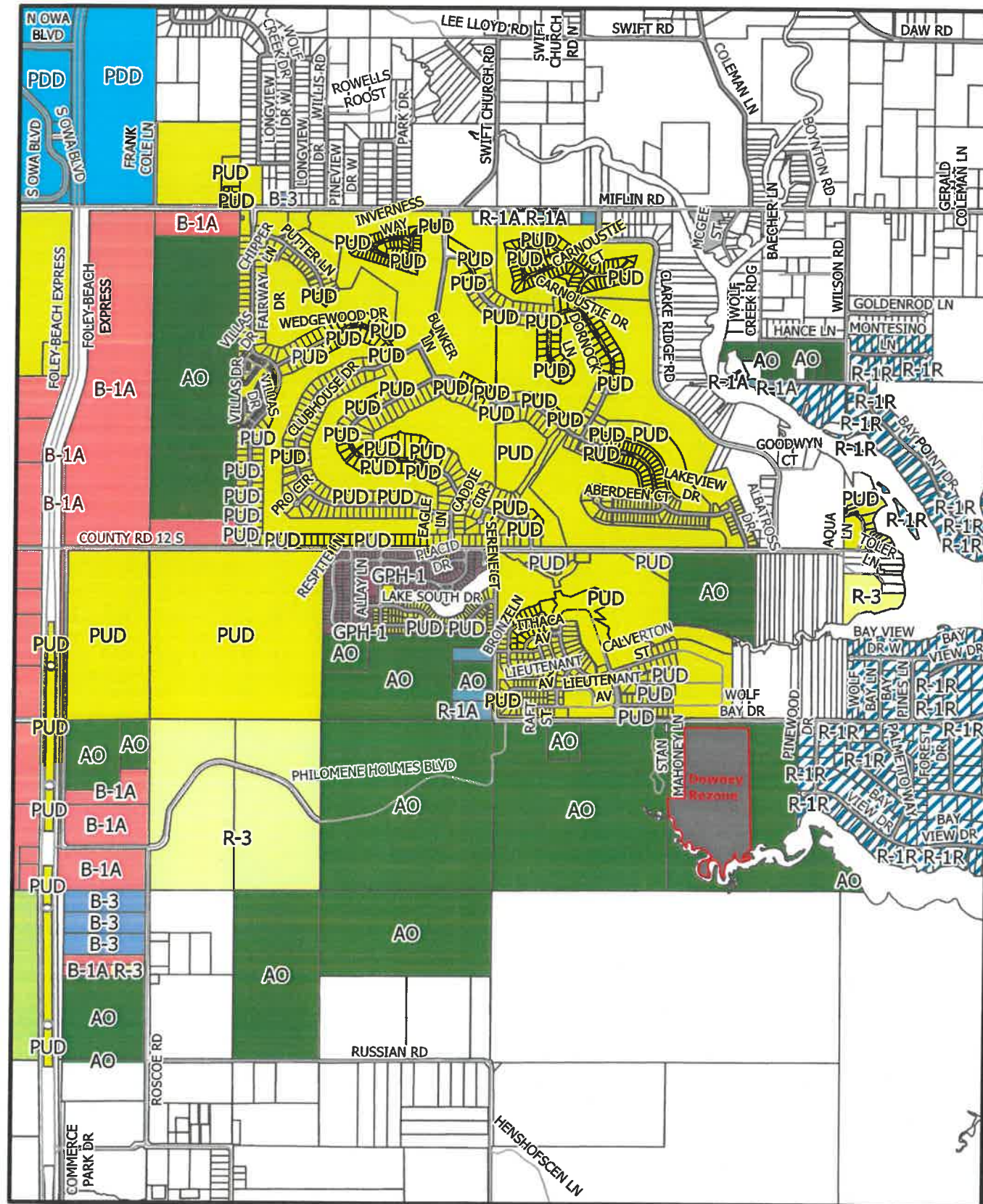


new Business
#11

138

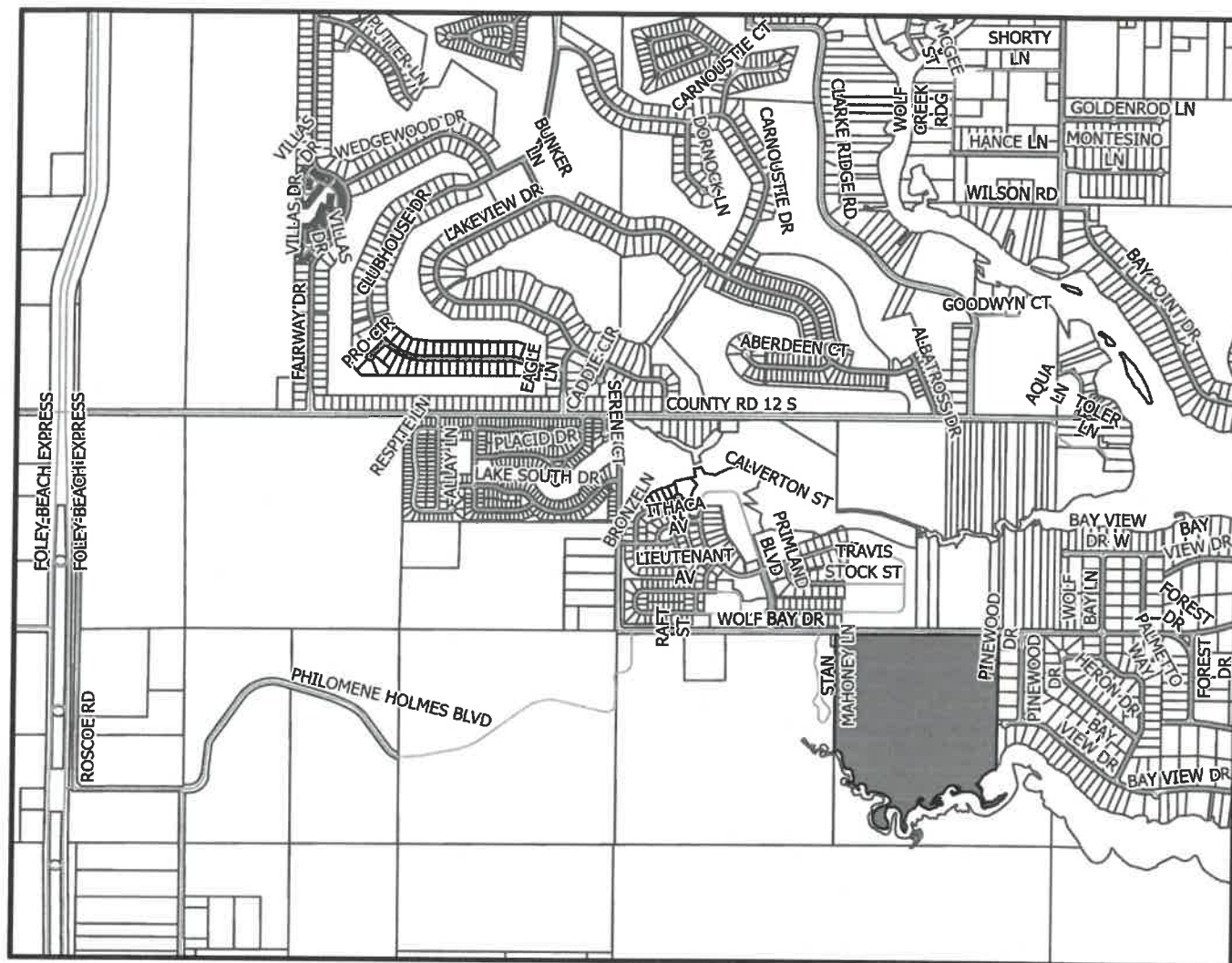
Item # 11- Downey Family Limited-
Request for Rezoning

You will receive the layout and information
for this item at Work Session





PUBLIC NOTICE



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

Anyone interested in this proposed rezoning request maybe heard at a public hearing scheduled for May 18, 2022 in the City Hall Civic Center located at 407 W. Laurel Ave. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Wes Abrams
Planning Commission Chairman

General Engineering Company
P.O. Box 340
916 Silver Lake Drive
Portage, WI 53901



Engineers • Consultants • Inspectors

New Business
#12

608-742-2169 (Office)
608-742-2592 (Fax)
gec@generalengineering.net
www.generalengineering.net

141

MEMO

To: City of Foley
From: Bradley R. Boettcher, P.E.
Date: May 6, 2022
Subject: PDD Modification Application Information
International Residence Hall

1. Location of Property:

- a. Lot 1, Sportstown Village Subdivision
- b. See attached Subdivision Plat

2. List of Adjacent Property Owners

- a. Stabler Way & Koniar Way
City of Foley Public Facilities Cooperative District (FPFCD) Property
- b. 05-61-02-04-0-000-011.005
Cole Properties, LLC
2881 S. Juniper Street
Foley, AL 36535
- c. 05-61-02-04-0-000-011.006
Cole Properties, LLC
2881 S. Juniper Street
Foley, AL 36535
- d. 05-61-02-04-0-000-011.007
Barrett Properties, LLC
2919 S. Juniper Street
Foley, AL 36535
- e. 05-61-02-04-0-000-011.004
Barrett Properties, LLC
2919 S. Juniper Street
Foley, AL 36535
- f. 05-61-02-04-0-000-011.010
Wayne Will
PO Box 3067
Orange Beach, AL 36561
- g. 05-61-02-04-0-000-011.009
Cheryl Herritt
384 Woodward Court
Birmingham, AL 35242
- h. 05-61-02-04-0-000-011.008
Cheryl Herritt
384 Woodward Court
Birmingham, AL 35242
- i. 05-61-02-04-0-000-011.000
Rex A. Horton
375 Horton Road
Columbiana, AL 35051

Portage • Black River Falls • La Crosse



Consulting Engineering • Structural Engineering • Environmental Services • Building Inspection • Cross Connection Control
Grants & Funding Services • Land Surveying • Zoning Administration • Mechanical, Electrical, & Plumbing Services • GIS Services



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j. 05-61-02-04-0-000-012.009
Coastal Alabama Farmer's and Fisherman's Market (CAFFM)
407 E. Laurel Avenue
Foley, AL 36535

3. **Size of Property:** 9.96 acres

4. **Present Zoning of Property:** PDD

5. **Requested Zoning of Property:** PDD

6. **Description of current use and structures located on the property:**

The property is currently vacant and wooded.

7. **Description of the contemplated use of the property:**

Development of dormitory style seasonal workforce housing for BRIDGE-USA J-1 cultural exchange participants and other seasonal workers. The site can accommodate up to 8 dormitory style buildings for a total capacity of approximately 2,416 beds.



**INTERNATIONAL
RESIDENCE HALL**

IRH – the Nation's most experienced operator of Dormitory Style Seasonal Workforce Housing for BridgeUSA J1 Visa Summer Work Travel Cultural Exchange Students and other Seasonal Workforce!



**Holtz
Builders Inc.**
Honesty. Transparency. Integrity.

HBI – the Nation's most experienced developer and builder of Dormitory Style Seasonal Workforce Housing for BridgeUSA J1 Visa Summer Work Travel Cultural Exchange Students and other Seasonal Workforce!

Dan Bullock, President
Holtz Companies
Lake Delton, WI
Sevierville, TN
(608) 577-2836

dbullock@holtzbuilders.com



Operating Seasonal Workforce Housing since 2013

FOLEY, ALABAMA
STANDARD FLOOR PLAN - 3 STORIES
TOTAL 79 UNITS; APPROX 304 BEDS
APPROX FOOTPRINT - 13,440, APPROX TOTAL SIZE 40,320

1st Floor		2nd Floor		3rd Floor	
1131	Stairs	1231	Stairs	1331	Stairs
1129	1130	1229	1230	1329	1330
1127	1128	1227	1228	1327	1328
1125	1126	1225	1226	1325	1326
1123	Common Kitchen & Gathering Space	1223	1224	1323	1324
1121		1221	1222	1321	1322
1119		1219	1220	1319	1320
1117		1217	1218	1317	1318
1115	Laundry	1215	1216	1315	1316
1113		1213	1214	1313	1314
1111	Mechanical	1211	1212	1311	1312
1109	Restrooms	1209	1210	1309	1310
1107	Entry	1207	Mechanical	1307	Mechanical
1105	1106	1205	1206	1305	1306
1103	1104	1203	1204	1303	1304
1101	Stairs	1201	Stairs	1301	Stairs
Total Units 21		Total Units 29		Total Units 29	
Total Beds 72		Total Beds 116		Total Beds 116	

Standard unit has: 4 beds (2 bunks), bathroom, vanity with sink, refrigerator, microwave, large lockers, work/study area
ADA unit has: 2 beds, bathroom, vanity with sink, refrigerator, microwave, large lockers, work/study area





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INTERNATIONAL RESIDENCE HALL INC.
POLEY, ALABAMA

IMAGE 1 of 4
21-160
04.21.2022

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INTERNATIONAL RESIDENCE HALL INC.
FOLEY, ALABAMA

IMAGE 2 of 4

21-160
04.21.2022

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INTERNATIONAL RESIDENCE HALL INC.
FOLEY, ALABAMA

IMAGE 3 of 4
21-160
04.21.2022

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INTERNATIONAL RESIDENCE HALL INC.
FOLEY, ALABAMA

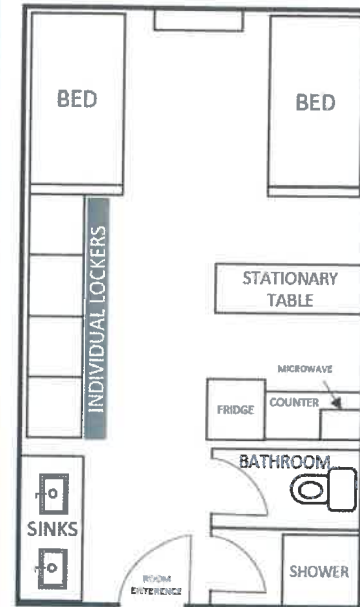
IMAGE 4 of 4
21-160
04.21.2022

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INTERNATIONAL RESIDENCE HALL



Introducing the NEWEST International Residence Hall in Pigeon Forge, Tennessee. International Residence Hall manages the building and is staffed 24/7. We provide safe, clean, affordable living for international students and other seasonal workforce as they experience the beautiful Sevier County, Tennessee community.



SAMPLE ROOM LAYOUT

Our units accommodate four people and feature a bathroom and shower, four beds, individual lockers, fridge, microwave, table, and sinks

YOUR HOME AWAY FROM HOME

AMENITIES



IN-UNIT BATHROOM & SHOWER

Each unit has a shower and bathroom with separate doors for your convenience



SECURE LOCKERS

Secure your personal belongings in your own personal large locker located in your room



IN-UNIT AC AND HEAT

Temperature control in each unit to keep guests at a comfortable temperature all year round



COMMUNITY AREAS

Each floor has a gathering space for residents to hang out and watch tv



KITCHEN & DINING

Each floor features a large community kitchen and dining area for you to make your favorite dishes and visit with friends



LAUNDRY INCLUDED

Same floor washers & dryers for easy access

SAFETY FEATURES

24/7 Staff On-Site

We want you to safe at all times, that's why our facility has staff on-site at all times.



RFID Access Control

Feel safe knowing all building entrances and individual units are secure with RFID Access Control

Live Video Monitoring

All common areas and grounds have live video monitoring at all times.



INTERNATIONAL RESIDENCE HALL

ABOUT US

Since 2013 we have owned and operated dormitory style seasonal workforce housing for international cultural exchange visitors and others. Our motto is to treat our guests the way we would want our family to be treated in a similar situation. Our goal is to provide safe, clean, and affordable housing that contributes to a positive overall experience. We have served thousands of individuals from over 30 countries and look forward to serving you!

IRH PIGEON FORGE

2955 VETERANS BOULEVARD

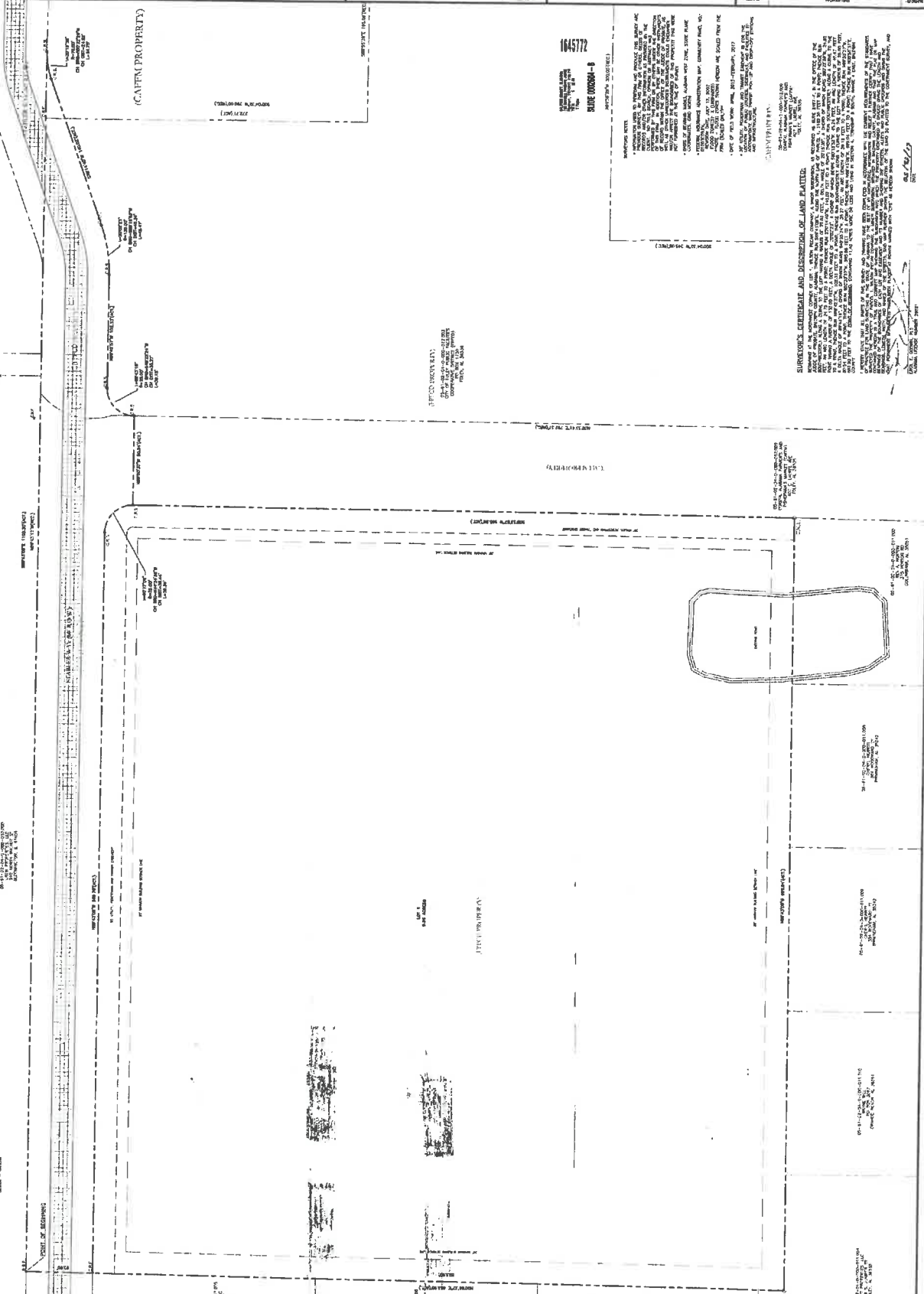
PIGEON FORGE, TN 37863 USA



@IRHLIVING

WWW.IRHLIVING.COM

SPORTSTOWN VILLAGE SUBDIVISION
PHASE 1

[illegible][illegible][illegible][illegible][illegible]

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

Name: Sportstown Village PDD Modification

Applicant: City of Foley-CAFFM / GEC

Location: Southwest Corner of Kenny Stabler Avenue & Koniar Way

Existing Zoning: PDD – Planned Development District
Hotel/Restaurants

Acreage: 10+/- Acres

Lots: 1

Flood Zone: X
(Unconfirmed)

Comments: This request is for a PDD Modification for Foley Farmers Market / Sportstown Village. This is for an International Residence Hall for workforce housing. Each building would contain 79 units (4 beds per unit) & include common kitchen, gathering space & laundry facilities. There would be 8 buildings total. The facility would be fenced & gated. The administration building is staffed 24 hours a day and visitors are not allowed in the units. Due to the nature of this workforce housing development, bicycles will be the primary method of transportation. They are incorporating 1152 bicycle parking slots and 96 regular parking spots. A shuttle/ bus drop off area is also being provided along Koniar Way.

152



Amanda Cole <acole@cityoffoley.org>

Re: Modification Application

1 message

Chad Christian <cchristian@cityoffoley.org>

Fri, May 6, 2022 at 1:49 PM

To: Amanda Cole <acole@cityoffoley.org>

Engineering is not opposed to the proposed PDD Modification.

On Fri, May 6, 2022, 1:41 PM Amanda Cole <acole@cityoffoley.org> wrote:

Chad,
I have attached the PDD Modification for the property on the corner of Kenny Stabler Ave and Koniar Way we met with on Wednesday. Can you please review?

Thanks,
--
Amanda Cole
Planning and Zoning Assistant
120 S McKenzie St. Foley, AL 36535
(251) 952-4011

153



Amanda Cole <acole@cityoffoley.org>

Re: **Modification Application**

1 message

Bradley Hall <bhall@cityoffoley.org>

Mon, May 9, 2022 at 8:44 AM

To: Amanda Cole <acole@cityoffoley.org>

Cc: Angela Cooper <acooper@cityoffoley.org>

Yes .. I'm ok with that design. The corrected the dead end issue by connecting the two southern driveways.

Brad Hall
Sr. Fire Inspector
City of Foley Fire Department
bhall@cityoffoley.org
[LinkedIn Profile](#)
(251)971-6028

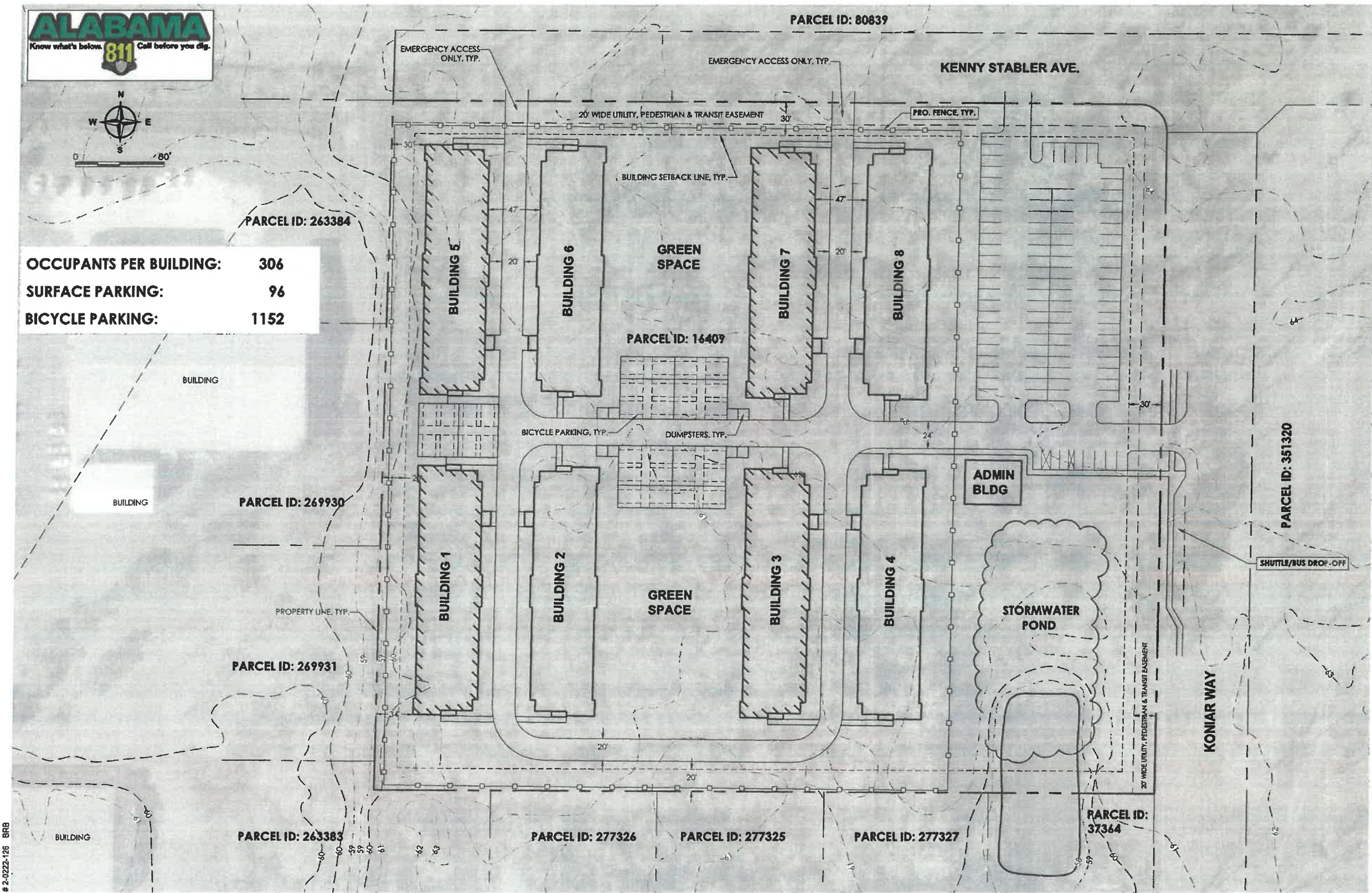
On Fri, May 6, 2022 at 1:43 PM Amanda Cole <acole@cityoffoley.org> wrote:

Brad,
I have attached the PDD Modification for the property on the corner of Kenny Stabler Ave and Koniar Way we met with on Wednesday for the Planning Commission agenda. Can you please review?

Thanks,
--
Amanda Cole
Planning and Zoning Assistant
[120 S McKenzie St. Foley, AL 36535](#)
(251) 952-4011



OCCUPANTS PER BUILDING:	306
SURFACE PARKING:	96
BICYCLE PARKING:	1152



608.742.2169 | 916 Silver Lake Dr. | Portage, WI 53901
www.ganeralengineering.net

05/05/2022

SCHAMITIC SITE PLAN
INTERNATIONAL RESIDENCE HALL
SP-C

CITY OF FOLEY

PROPOSED ZONING ORDINANCE AMENDMENTS

Work 135
Session
Only #16

Table 10.2.4 Minimum Buffer Requirements

Developing Uses	Existing Abutting Uses					
	Residential		Institutional	Office	Business	Parks & Greenways
	Detached Dwellings	Townhouses or Multi-family	Low/Medium/High			
RESIDENTIAL	Type of Buffer Required					
Zero Lot Line Dwellings	C	none	none	none	none	none
Townhouses & Multi- family	C	none	none	none	none	none
Manufactured home & Recreational vehicle parks	C	C	C	C	C	C

RV Park District – Refer to Article XVII for Buffering Requirements

14.1.7 R-4 RESIDENTIAL SINGLE FAMILY AND DUPLEX

No more property will be zoned R4 unless it is consistent with existing zoning in the immediate area.

- A. Uses / Structures Permitted: Residential structures containing one or two family units; mobile/manufactured dwelling units, and modular dwellings on individual lots; and home based businesses.
- B. Uses / Structures permitted on Appeal: Home occupations, lodges and clubs not operated for profit; professional and business offices.
- C. Uses / Structures Prohibited: Agriculture, poultry, and livestock. Any use or structure not specifically permitted or permitted on appeal in this section or in Sections 13.1.1 or 13.1.2 of Article XIII
- D. Requirements:

Minimum Lot Area (single family)

Minimum Lot Area (duplex)

Landscape Requirements (duplex)

9,500 square feet*

2,000 square feet*

10% of lot area

Minimum Lot Width at Building Line	75 feet
Minimum Depth of Front Yard	30 feet
Minimum Depth of Rear Yard	30 feet
Minimum Depth of Rear Yard with Pool/Screen Enclosure	10 feet
Minimum Width of Each Side Yard	10 feet
Minimum Depth of Side Yard Abutting Street	30 feet
Maximum Building Area (% of Gross Lot Area)	40%
Maximum Building Height (feet):	50 feet
Maximum Building Height (stories):	2
Off-Street Parking Spaces (per family unit)	2
Maximum Density	4.0

* or meet Health Department requirements.