

**CITY OF FOLEY
PLANNING COMMISSION**

WORK SESSION

June 8, 2022

City Hall

Council Chambers

At 5:30 p.m.

&

MEETING

June 15, 2022

City Hall

Council Chambers

At 5:30 p.m.

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**PLANNING COMMISSION
WORK SESSION AGENDA JUNE 8, 2022
&
MEETING AGENDA JUNE 15, 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 June 8, 2022 at 5:30 p.m. and a meeting June 15, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

MINUTES:

Approval of the May 11, 2022 and May 18, 2022 meeting minutes.

AGENDA ITEMS:

1. Tewell Subdivision- Request for Minor

The City of Foley Planning Commission has received a request for approval for Tewell Subdivision a minor subdivision which consists of 2 +/- acres and 3 lots. Property is located at 21311 County Rd. 12 S. Applicant is FDR Properties.

Public Hearing for Item # 1:

Planning Commission Action:

2. Las Colinas- Request for Minor/Exempt

The City of Foley Planning Commission has received a request for approval for Las Colinas a minor/exempt subdivision which consists of 8.99 +/- acres and 1 lot. Property is located S. of County Rd. 20 and W. of James Rd. Applicant is Weygand Wilson Surveying LLC.

Public Hearing for Item # 2:

Planning Commission Action:

3. Liberty Church Subdivision- Request for Minor

The City of Foley Planning Commission has received a request for approval of Liberty Church Subdivision a minor subdivision which consists of 6.96 +/- acres and 2 lots. Property is located E. of State Hwy. 59 and S. of E. Riviera Blvd. Applicant is Weygand Wilson Surveying LLC.

Public Hearing for Item # 3:

Planning Commission Action:

4. *Magnolia Springs Station- Request for Minor/Exempt

The City of Foley Planning Commission has received a request for approval of Magnolia Springs Station a minor/exempt subdivision which consists of 57.84 +/- acres and 5 lots. Property is located between Grantham Rd. and Poser Rd. and S. of County Rd. 26 and is located in the City of Foley Planning Jurisdiction. Applicant is Cotton Bayou Development LLC.

Public Hearing for Item # 4:

Planning Commission Action:

Note: *Denotes property located in the Planning Jurisdiction

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5. Buelah Heights- Request for Minor

The City of Foley Planning Commission has received a request for approval of Buelah Heights a minor subdivision which consists of .55 +/- acres and 2 lots. Property is located N. of E. Franklin Ave. and W. of S. Pecan St. Applicant is Goodwyn Mills Cawood.

Public Hearing for Item # 5:
Planning Commission Action:

6. Shield Living Trust- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 10.50 +/- acres. Property is currently zoned AO (Agricultural Open Space). Proposed zoning is PUD (Planning Unit Development). Property is located E. of S. Hickory St. and N. of W. Azalea Ave. Applicant is Shields Living Trust.

Public Hearing for Item # 7:
Planning Commission Action:

7. City of Foley- Request for Initial Zoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the initial zoning of 3 +/- acres. Proposed zoning is AO (Agricultural Open Space) Property is located at the SW corner of Hance Ln. and Wolf Creek Ridge. Applicant is City of Foley.

Public Hearing for Item # 8:
Planning Commission Action:

8. Wolf Creek Development- Request for PDD Modification

The City of Foley Planning Commission has received a request for a PDD modification. Property is located W. of the Foley Beach Express and S. of Doc McDuffie Rd. Applicant is Wolf Creek Land Development.

Planning Commission Action:

WORK SESSION ONLY:

9. Jason Pearce- Discuss uses in PDD

The City of Foley Planning Commission has received a request to discuss the possibility of building a distribution building for Mint Décor in a PDD. The property is located S. of County Rd. 20 and E. of State Hwy. 59. Applicant is Jason Pearce.

10. Keystone Development- Discuss Initial Zoning PUD

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

ADJOURN:

Note: *Denotes property located in the Planning Jurisdiction

PLANNING COMMISSION WORK SESSION MINUTES

May 11, 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 May 11, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Ralph Hellmich, Wes Abrams, Calvin Hare, Phillip Hinesley, Bill Swanson and Tommy Gebhart. Absent member was Vera Quaites. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Eden Lapham, Planner 1 and Melissa Ringler, Recording Secretary.

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.

Mrs. Miriam Boone explained the applicant would like to rezone the property to Recreational Vehicle (RV) park zone. She explained they are unable to meet the 30' required buffer on all sides of the property and would like to get the Commission's feedback and suggestions.

Chairman Abrams asked if a secondary access would be required.

Mr. Jim Brown stated the fire department has given him approval to add a boulevard which will provide one way in and one way out. He asked if a 30' buffer is required against an existing RV park and along the boulevard where he is proposing five lots. He stated the property is surrounded by commercial zoning.

Commissioner Hellmich asked if the Planning Commission had some latitude with the approval.

Mrs. Boone stated the Planning Commission does have some latitude since it is a planned zone.

Commissioners suggested shifting the lots down to get the 30' required buffer on the northern portion. They stated the western most lots and hammer head can encroach into the southern buffer in order to keep the entire 30' buffer on the northern section.

Commissioner Hellmich stated he did not have a problem with fencing and vegetation being used in place of the 30' buffer along the eastern portion of the proposed boulevard.

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.

Mrs. Boone explained the owner of America's Best Value Inn and Suites would like to build an 8 unit apartment complex behind the hotel for employee housing. She stated the parcels are in the same ownership name but are separate parcels and zoned B-1A. She asked if the Commission saw any issues with the request being on two separate parcels and meeting the joint residential and commercial use permitted in the B-1A zone.

Commissioner Hellmich stated the hotel meets the required commercial square footage to allow the requested residential use.

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The owner stated he is having trouble finding and keeping employees. He explained providing housing will help ensure he has workers.

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.

Mrs. Boone explained the PDD was originally part of the Blue Collar plan. She stated the proposed plan is a true mixed use. She explained they are asking for more than allowed multifamily and less than required parking. She stated the reduction in parking is due to a portion of the parking only being needed during commercial business hours.

The representative stated they will not be building in any of the wetland areas. He explained they are proposing a hotel, smaller retail, cottages and multifamily within the development.

Mrs. Boone stated walking paths will be added within the development and possibly connecting to a proposed development on the other side of the Foley Beach Express.

Commissioner Hellmich stated there has been discussion regarding additional trails to connect to Pride Drive.

Commissioner Engel asked about the creek located near the proposed development.

Mrs. Leslie Gahagan stated the water is an unnamed Tributary. She explained the area is part of the Wolf Creek head water restoration project that is currently being designed.

Commissioner Hellmich asked if the development will be done in phases.

The representative answered yes the development will be done in phases.

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.

Mrs. Boone stated the applicant was unable to attend the meeting. She explained he had the following questions for the Commissioners regarding the proposed development; would the Planning Commission support the proposed change in the PUD designation from a RV park to single family homes, would they support the proposed residential minimum lot sizes of 60' x 125', and if there were any other concerns the Commission would like addressed.

Mr. Chad Christian stated his recollection is the road is not paved or wide enough for fire or garbage trucks.

Mrs. Boone stated the property is located in city limits but most of the surrounding properties are located in Baldwin County.

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Commissioner Hellmich stated there would have to be improvements to the road such as paving and the road width would have to be addressed. He explained the roads needing improvements are county roads.

Mrs. Boone stated staff has sent the applicant minutes from previous meetings regarding required road improvements.

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.

Mrs. Boone stated the property is located in unzoned Baldwin County district 27.

Mr. Christian stated there is no required infrastructure.

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.

Mrs. Boone stated the property is located in unzoned Baldwin County district 27.

Mr. Christian stated there is no required infrastructure.

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.

Mrs. Boone stated the parcel is part of a PUD. She explained lot 1 is denied direct access to State Hwy. 59 and Keller Rd. and will utilize the shared access to State Hwy. 59 and Keller. Rd.

Mr. Christian stated there is no required infrastructure.

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.

Mrs. Boone stated the request is for a site plan for Dairy Queen which will be located on the lot discussed as agenda item # 7.

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Mr. Christian stated an offsite pond will be used for the water handling. He stated the pond is in common ownership and maintenance.

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

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.

Mrs. Boone explained a future hotel will be built on one of the proposed lots.

Mr. Christian stated the request is for preliminary approval since infrastructure is required prior to final plat approval. He stated the applicant is working with staff on submitting construction plans for the cul-de-sac and utilities.

10. Fairfield 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.

Mrs. Boone stated the proposed site plan will be located on the lot discussed as agenda item #9. She explained the site plan is meeting zoning requirements.

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.

Mrs. Boone explained the property is located in unzoned Baldwin County district 27.

Mr. Christian stated the construction plans have been reviewed. He explained all concerns have been addressed and the land disturbance permit is ready to be issued.

Commissioner Engel asked about the zoning to the north of the property. He stated the lots look larger than the proposed lots for this subdivision.

Mrs. Boone explained the subdivision to the north is not located in City limits. She stated the proposed subdivision is located in the City of Foley Planning Jurisdiction.

Commissioner Hellmich asked if any road improvements would be required.

Mr. Christian stated he would have to check but does not feel any improvements will be warranted since traffic is very low on County Rd. 16.

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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.

Mrs. Boone stated the property was previously a portion of a proposed RV park. She explained the request is to rezone the property to R-2 single family residential and duplex. She stated the applicant will come back at a later date to subdivide the property. She explained once the property is subdivided they will be allowed 1 duplex per lot.

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.

Mrs. Boone explained this item is a part of agenda item # 12.

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.

Mrs. Boone explained the property was annexed last year. She stated the request is for 200 52' wide lots. She stated the lot width is below the required lot width for the zone but is above the required lot square footage.

Commissioner Hellmich stated Plantation at Magnolia River Subdivision property owners have voiced objections on the roads from the development tying into the roads within their subdivision. He asked if they could possibly connect the roads and install a gate and Knox box for emergency personnel access.

Chairman Abrams stated he would prefer an open street.

Mr. Christian stated he just received the traffic study today which indicates no turn lanes are needed. He explained if the road is gated between the two subdivisions it could change the traffic study.

Commissioner Hellmich stated he is not sure he agrees with the traffic study due to the high volume of traffic on US Hwy. 98.

Commissioner Hinesley stated the required lot width was recently increased to 60' in a PUD and they are requesting 52' wide lots.

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Mrs. Boone explained a pre-application meeting and design were started before the new PUD requirements were in place. She stated the applicant had come to a work session previously to ask for a reduced side yard setback.

Commissioner Hinesley stated he feels since the regulations have changed they need to meet the minimum lot size and side setbacks.

Commissioner Engel agreed a 60' lot width is a bare minimum for the requested zone.

Commissioner Hellmich asked if the applicant would like to carry over the item to address issues and concerns.

The representative stated he would notify staff tomorrow after he has spoken with the applicant regarding carrying over the item.

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.

Mr. David Dichiaro explained the proposed plan has been reduced by 43 lots from what was previously presented. He stated the lot widths are 80' and 100'. He explained they are exceeding the front yard setback and are asking for a slight deviation in the side yard setback. He stated there will be a community pier within the subdivision. He explained there will be restrictions in the deeds to prevent individual piers. He stated they have 39% open space and will be donating 38 acres to the City of Foley for the Graham Creek Nature Preserve.

Mrs. Boone stated some of the lots are located in a flood zone and will have to meet the City of Foley ordinances. She stated the AE zone is 10' plus a 2' freeboard but that does not mean the homes will have to be 12' above ground and be on stilts. The required elevation is from sea level.

Commissioner Engel asked the lot sizes of the surrounding subdivisions.

Mrs. Boone explained some of the subdivisions were built prior to being in City limits of Foley. She stated the city assigned zones to the annexed areas that were most compatible with the lots. She explained the surrounding subdivisions are zoned R-1R but she is unsure if all the lots are meeting the required 30,000 sq. ft. lot size.

Mr. Roderick Burkle stated all the lots are meeting the required lot size.

Commissioner Hinesley asked the reasoning for the deviation in the setbacks.

Mr. Dichiaro stated the builder has a floor plan they would like to use that will not fit on the lot without a setback deviation. He explained he could ask the developer if they could possibly change the requested setbacks to meet the PUD zoning 10' side setback requirements.

Note: *Denotes property located in the Planning Jurisdiction

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Commissioner Hinesley asked if there will be access from the subdivision to the preserve.

Mrs. Gahagan stated the park does not currently have any restricted access. She explained the park is closed after dark and patrolled by police.

Commissioner Hinesley asked about the type of sewage service to be provided.

Chairman Abrams stated Riviera Utilities preferred choice of service would be a gravity feed system. He explained with it being near a flood plain they could use a sealed no penetration lid. The second method of choice would be a hybrid system and the last would be a grinder system. He stated the grinder systems tend to clog and present problems to the residents and the utility providers.

Commissioner Hinesley asked if there could be anything to prevent the developers from clear cutting the entire sites.

Commissioner Hellmich stated the City is currently in the process of updating ordinances which will be very comprehensive and presented at Monday's Council Meeting. He explained the changes will help with some of the current issues.

Commissioner Engel stated the Commission needs to look at this request carefully. He stated this is located near the water and we need to be very careful with any development along our natural resources.

Vice-Chairman Hare stated he would like to know the sizes of the lots in the surrounding subdivisions.

Mrs. Boone stated staff would work on getting a list of surrounding subdivisions lot sizes for the Commissioners.

16. City of Foley-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 City of Foley-Holtz Builders Inc.

Mrs. Boone stated the area is located near the Farmers Market and currently approved for restaurants and a hotel.

Commissioner Hellmich stated the requested housing will help with workforce issues we are experiencing in the area.

Mr. Dan Bullock stated Holtz Builders Inc. has been in operation for 10 years. He explained they have done 15 projects with most being J1 programs. He stated this gives students an opportunity to come and work in the area for a season and provides a safe place to live.

Commissioner Hellmich stated this will be a fenced, secure, gated living quarters similar to a dormitory. He explained this will provide housing for not just seasonal but year round workers. He
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stated they are working with the recreation department and others to offer sports and activities to ensure the workers have a good experience. He explained the project will be done in phases and hopefully phase 1 will be operational by next May. He stated this is a public/private partnership and the city will be donating the land to help our area with a workforce shortage. He explained the property will possibly be subdivided or some language added to the documents to protect the City in case additional phases are not developed. He stated he will be working with surrounding city Mayors regarding the housing and possibly a shuttle service for the workers.

Mr. Bullock stated they are going to try and make this a great destination and in the process help solve a problem.

Commissioner Engel suggested the project start on the northern portion of the property. He explained the remaining property could be used as open space for Arbor Day or a future Farmer's Market expansion if the other phases are not built.

Mrs. Boone stated they are requesting a decrease in the required parking. She explained the decrease in required parking is due to most of the residents not having automobiles and walking and biking.

Commissioner Hellmich stated employers in the area can also request a certain number of rooms for their employees.

Commissioner Gebhart also suggested the first phase start on the north end of the property. He explained this will ensure the property is not limited if additional phases are not constructed.

17. The RIVI- Request for Minor/Exemption

The City of Foley Planning Commission has received a request for approval of The RIVI, a minor/exempt subdivision which consists of 9.36 +/- acres and 1 lots. Property is located at the SW corner of S. Juniper St. and Riviera Blvd. Applicant is Crestline Communities.

Mr. Christian stated the request is to merge the existing lots into one lot.

18. Zoning Ordinance Amendments- Discuss Proposed Changes

Mrs. Boone stated the proposed amendments for the RV buffer was due to the buffers being referenced in multiple sections within the ordinance. She explained the R-4 zone was created after three areas were annexed into the City limits. She stated the changes would only allow a rezoning to R-4 zone if it is consistent with existing zoning in the immediate area.

Chairman Abrams spoke about a possible workshop for Commissioners to discuss changes.

Mr. Wayne Dyes stated he is working with staff on modification to reports to include why we should or shouldn't approve an item. He explained they will be incorporating some new things and the comprehensive plan to a greater degree.

Chairman Abrams stated the city is growing and the Commission needs to mold and control the growth. He stated this is an exciting but challenging time.

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Mrs. Gahagan explained some of the upcoming changes in the ordinance that will be in effect shortly include how much of an area can be exposed at one time which will help with dust issues, requiring developers to put up a portion of money for storm water maintenance which will be given over to the home owners associates to help with maintenance, making green spaces more active spaces, sidewalk requirements on both sides of the streets and tree credits for preservation.

ADJOURN:

Meeting adjourned at 7:50 p.m.

Note: *Denotes property located in the Planning Jurisdiction

PLANNING COMMISSION MEETING MINUTES

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The City of Foley Planning Commission held a meeting on May 18, 2022 at 5:30 p.m. in the Civic Center of the 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, Bill Swanson and Tommy Gebhart. 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 April 13, 2022 and April 20, 2022 meeting minutes.

Commissioner Hinesley made a motion to approve the April 13, 2022 and April 20, 2022 meeting minutes. Commissioner Swanson seconded the motion. All Commissioners voted aye.

Motion to approve the April 13, 2022 and April 20, 2022 meeting minute's passes.

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

PUBLIC HEARING:

1. *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.

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

2. *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.

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

3. 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.

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

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4. Resubdivision of Lot 5 of a Resubdivision of Lot 1 of Replat 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 5 of a Resubdivision of Lot 1 of Replat Woerner's Two Lots 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.

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

5. *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 on the 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.

Mrs. Linda Bradley resident of 7985 Honeysuckle Rose Lane stated she has provided the Commissioners with information and photos of flooding issues on her property. She explained the majority of the information shared is regarding issues created by the Kipling Meadows subdivision. She stated she is trying to prevent the same issues from happening with this development. She explained she has spoken with Engineers, Developers and City Officials regarding the issues.

Commissioner Hellmich stated the area is in Baldwin County and asked if she has spoken with them regarding the issues.

Mrs. Bradley explained the only answer she was given is the issue will be minimized once the asphalt within the subdivision is in place.

Mr. Ercil Godwin with Sawgrass Consulting stated he is aware of Mrs. Bradley's concerns. He explained he has spoken with her and will work with her to make sure this development doesn't negatively impact her property.

Mr. John Jackson resident of 1739 East View Loop stated his property backs up to the proposed development. He explained he currently has issues with flooding in his backyard.

Mr. Godwin stated the development should not affect Mr. Jackson's property. He explained there will be a swale behind the back portion of his property that will direct the water to a retention area.

Commissioner Engel stated the lots in this development are much smaller than the lots they are backing up against.

Commissioner Hinesley stated since the property is located in Baldwin County and not the City limits the city has no control over the lot sizes.

Commissioner Engel stated he doesn't feel the additional homes and pavement will help the current flooding issues in the area.

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Commissioner Hellmich explained the City of Foley's regulations are higher than Baldwin County's regulations. He stated the most stringent would apply to the development. He explained the City of Foley has some of the most stringent regulations in Alabama.

Mr. Godwin explained they cannot release water from the site any faster than its current state. He stated there will be added swales and grading done to control how fast the water is being released.

6. 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.

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

7. 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.

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

8. 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.

Mr. Walter Crook resident of 16022 US Hwy. 98 W. stated he wanted to ensure his property is not included in the requested rezoning.

Mrs. Boone stated Mr. Crook's property is not included in the request and indicated the rezoning areas on the map.

Mr. Crook stated one of the entrances into the development will be located beside his property. He explained he has issues exiting his property on US Hwy 98. He stated he wants to make sure this will not cause additional traffic problems for the area.

Mr. Chad Christian stated a traffic study has been submitted. He explained ALDOT will have to be consulted regarding any needed improvements. He stated if any improvements are required they will need to be in place before he will sign the final plat.

Note: *Denotes property located in the Planning Jurisdiction

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Mr. Dan Lecian resident of 12037 Venice Blvd. stated there are several objections from residents in the area. He explained connecting these streets to the existing streets in Plantation at Magnolia River Subdivision will create traffic issues. He asked if any information was provided regarding the handling of runoff water and the effects on the wetlands and river.

Commissioner Abrams stated at the applicants request the item has been carried over to next month's meeting and no action will be taken on the item tonight.

Commissioner Hellmich stated Plantation at Magnolia River was designed to connect to the roads in future phases. He explained they have heard objections regarding the road connection and are looking at gating the area for emergency personnel only. He stated there have been some requests to keep the area walkable but not allow thru traffic. He explained the developer will not be able to develop in the floodplain areas of the property.

Mrs. Boone explained the design presented is a conceptual plan. She stated if the plan is approved the applicant will come before the Commission at a later date to subdivide the property. She explained when the applicant submits to subdivide the property detailed engineered drawings will be required.

Commissioner Hellmich stated comments from the residents were relayed to the developers. He explained the developers are working on a redesign to address the concerns.

Mr. Lecian asked about the location of the proposed mail boxes and if they could be relocated to another area.

Mrs. Boone stated she would make the applicant aware of the request regarding the mail box location.

9. Downey Family Limited- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to the 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. Roddy Burkle resident of 8343 Bay View Drive stated 125 residents had attended a meeting with the developer to express their opposition to the development. He explained the plans were modified but are still not matching the zoning in the area. He explained Primland and Roberts Cove subdivisions will create an additional 817 homes in the area. He stated with the addition of Eagles Landing there will be a total of 976 homes impacting County Road 20. He explains if a 2 car per home is estimated that is an additional 2,000 cars on an already congested two lane road. He stated the development does not meet the city's long term plan, design or character of the area.

Mrs. Lisa Way resident of 24307 Wolf Bay Dr. explained many of the existing Glen Lakes and Bay Forest homes have experienced flooding. She stated her home is not in a flood zone but is in an X zone. She and her husband made a decision to tear down their home and build to a higher level. She stated when damage occurred her flood insurance would provide no help and federal assistance programs do not offer assistance for X zone areas. She explained the home owners in

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the new development could be facing the same types of issues. She asked the Commission to review the infrastructure in the area and deny the requested zoning change.

Mr. Stephen Newman resident of 8460 Forest Ln. explained the affect the development and growth will have on the environment, ecosystem and estuaries in the area.

Mrs. Missy Gibson resident of 8449 Heron Drive provided the rate of growth and city resource statistics taken from the 2017 and 2021 annual comprehensive financial reports. She stated the growth in the area is having effects on the need for more emergency services, schools, city personnel, grocery stores, medical personnel and facilities, parks and infrastructure. She explained the City of Foley should protect, serve and provide services to the current residents of the City of Foley. She stated there is concern other generations will not be able to enjoy the natural resources the area provides. She explained there has been an enormous outcry from the citizens to deny the request and protect the city and follow the Comprehensive Plan and vision for Foley.

Mrs. Rhonda Herndon resident of Wolf Bay Dr. stated she believes the Commission needs to seek out wisdom in all decisions regarding growth in the city. She explained the community is urging the Commission to give this request the consideration it deserves. She stated the Graham Creek area is a safe community. She explained many of the people that live in the community are professionals dedicated to serving our community. She stated there are many living in the area that volunteer countless hours because they truly love the City. She explained it is vital as leaders they make sure the City of Foley grows in the right direction. She stated she has seen the effects of the construction in the area with countless tortoises in her front yard with damaged shells, deer running for refuge, trees crashing and machinery. She asked what effects all of the construction is having on our natural resources.

Mr. Charles Cole resident of 24099 explained the development does not belong in the area. He stated the sewer location within the development is concerning and will eventually fail and contaminate Graham Creek.

Mrs. Jane Tyler resident of 22786 Tranquil Lane explained a lot of her concerns have been covered by other residents. She stated everyone's concerns come from the heart and they all care about the community.

Mr. David Dichiaro with Engineer Design Group stated they have met with the residents and tried to address concerns. He explained this is a unique development and comparable to what is existing in the area. He stated the PUD zoning was chosen due to the development being a medium mixed zone and a good transition zone for the area. He explained 38 acres will be donated to the City of Foley which is a public benefit. He stated they will address any environmental concerns and will not impact the wetlands or water quality in the area.

Commissioner Hellmich stated rendering of the homes to be built in the development ranging in price from \$400,000 to \$500,000 were provided. He explained the homes would have side entry garages and 25' front yard setbacks. He asked if the applicant knew who would be building the homes in the subdivision.

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Mr. Dichiara stated the builder would be Truland Homes and a custom builder would be used for the waterfront lots

Mr. Burkle stated the proposed lot sizes cannot be considered a transition in zoning for the area.

Mr. Jay Laney stated the current R-1R zoned lots in the area are 30,000 sq. ft. He stated the proposed lots would be 8,000 to 10,000 sq. ft. He asked the Commission to please consider the current density in the area.

Mrs. Kathleen Roberts resident of 8741 Bay View Dr. asked the Commission to please not allow the PUD in this wonderful area.

Mr. Frank Ellis resident of Putter Ln. stated the Graham Creek area and Wolf Bay waters need to be protected. He explained PUDs are usually designed in larger cities with amenities and schools located within the development.

Mrs. Silvia Womack resident of 9288 Lakeview Drive explained she has been a member of the Wolf Bay Watershed since 2005. She stated Wolf Bay was declared an outstanding Alabama water by ADEM in 2007. She explained the proposed density is not consistent with the area. She stated the increased traffic will burden an already burdened Wolf Bay Drive and County Road 12. She explained proper infrastructure is not in place for the additional lots in the area.

Chairman Abrams thanked the members of the public for their input and way of handling the opposition. He stated the Commission has received all the letters, emails and pictures that were provided from the residents in the area.

10. The RIVI- Request for Minor/Exemption

The City of Foley Planning Commission has received a request for approval of The RIVI, a minor/exempt subdivision which consists of 9.36 +/- acres and 1 lots. Property is located at the SW corner of S. Juniper St. and Riviera Blvd. Applicant is Crestline Communities.

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

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

NEW BUSINESS:

1. *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.

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

Motion to approve the requested minor subdivision passes.

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2. *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.

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

Motion to approve the requested minor subdivision passes.

3. 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.

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

Motion to approve the requested minor subdivision passes.

4. 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.

Commissioner Hare made a motion to approve the requested site plan. Commissioner Mixon seconded the motion.

Commissioner Hinesley asked if the current Dairy Queen would remain open.

The representative answered yes the current Dairy Queen will remain open and this will be a second location.

All Commissioners voted aye.

Motion to approve the requested site plan passes.

5. Resubdivision of Lot 5 of a Resubdivision of Lot 1 of Replat 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 5 of a Resubdivision of Lot 1 of Replat Woerner's Two Lots 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.

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

Motion to approve the requested preliminary passes.

6. Fairfield 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.

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

Motion to approve the requested site plan passes.

7. 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 on the 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.

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

Commission Hellmich stated they have heard the concerns over the drainage in the area. He explained the ditches are located in Baldwin County jurisdiction. He stated the City is unable to do any maintenance in the ditches but can coordinate and work with Baldwin County.

Commissioner Engel voted nay. All other Commissioners voted aye.

Motion to approve the requested preliminary passes.

8. 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.

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

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

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9. 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.

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

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

10. 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.

Chairman Abrams stated the item has been carried over to next month's meeting per the applicant's request.

11. Downey Family Limited- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to the 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.

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

Commissioner Hare stated he cannot support the smaller lots in the area and understands the residents wanting to protect the character of the area.

Commissioner Hinesley explained a lot of the current lots in the area do not meet the R-1R zoning. He stated the reason for a PUD is the Commission and City have more control and can regulate items. He explained he would be in favor of the PUD if the lots were 100' wide with a front and rear setback of 30' and a 50' buffer on the western and eastern portion of the property.

Commissioner Hellmich stated the PUD zoning allows the ability for negotiation. He explained the developer has met with the neighboring properties and revised the plan. He stated a lot of the homes were built under different standards than today's standards which results in flooding. He thanked everyone for the way they handled the situation and understands their compassion for our city. He stated there has been a lot of talk of uncontrolled growth. He explained this city has made a tremendous amount of regulation changes. He stated the city is working on the 3 to 4 million dollar investment for improvements to Wolf Bay Drive and the Wolf Bay Drive and County Road 12 intersection. He explained Orange Beach sewer is spending over a million dollars to upgrade the sewage to correct issues in the area. He stated it was mentioned that city staffing numbers have

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decreased. He stated the staff is very efficient, works hard and the city is often used as a role model and he is very proud of the city. He explained good growth is what the city is trying to accomplish.

Commissioner Hinesley explained the Commission is making a recommendation and the item will go before the Mayor and City Council for approval or denial.

Commissioner Hellmich abstained. All other Commissioners voted aye.

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

12. City of Foley-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.

Commissioner Gebhart made a motion to approve the requested PDD modification. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to approve the requested PDD modification passes.

Commissioner Hellmich stated the residence hall will help with the work force issue we are experiencing in the city.

13. The RIVI- Request for Minor/Exemption

The City of Foley Planning Commission has received a request for approval of The RIVI, a minor/exempt subdivision which consists of 9.36 +/- acres and 1 lots. Property is located at the SW corner of S. Juniper St. and Riviera Blvd. Applicant is Crestline Communities.

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

Motion to approve the requested subdivision passes.

ADJOURN:

Chairman Hinesley adjourned the meeting at 7:45 p.m.



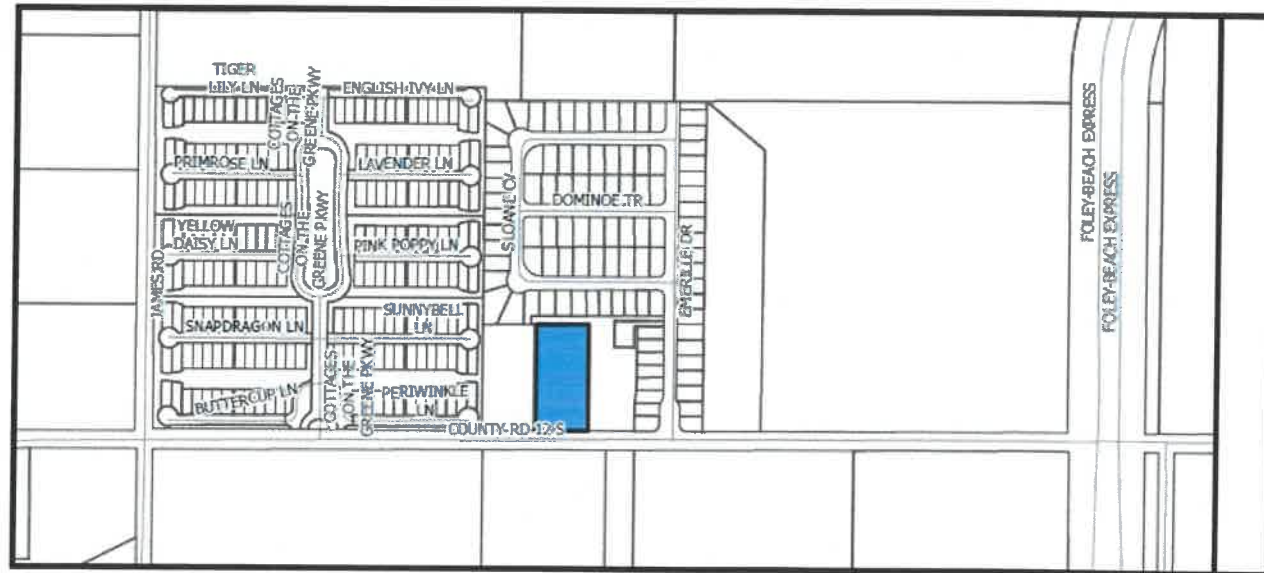
**PLANNING COMMISSION
JOINT STAFF REPORT:
JUNE 2022**

RECOMMENDATION: **APPROVAL**

PROJECT NAME: **Tewell Subdivision**

REQUEST: A Minor 2 Lot Subdivision on 2.00 Acres

LOCATOR MAP



CURRENT ZONING: R1A - Residential Single Family

FUTURE LAND USE: RM - Residential Medium Density (4-7 units)
Residential development designed with a density range of about 4-7 units per acre.

EXISTING LAND USE: Single Family Residence

NOTES:

Lot #3 fronts on CR 12 & meets/exceeds zoning requirements. Lots 1 & 2 are flag lots but also meet/exceed the zoning requirements. Mr. Cummings says the house & pool are going to stay. I'm waiting on confirmation that the house would meet the rear yard setback.

OWNER / APPLICANT: FDR Properties Debra Tewell / Fabre
Engineering Robert Cummings
PIN#: 089215
DESCRIPTION: NA
ACREAGE: 2.00 (208.7' x 417.4' = 87,111.38 sq ft)

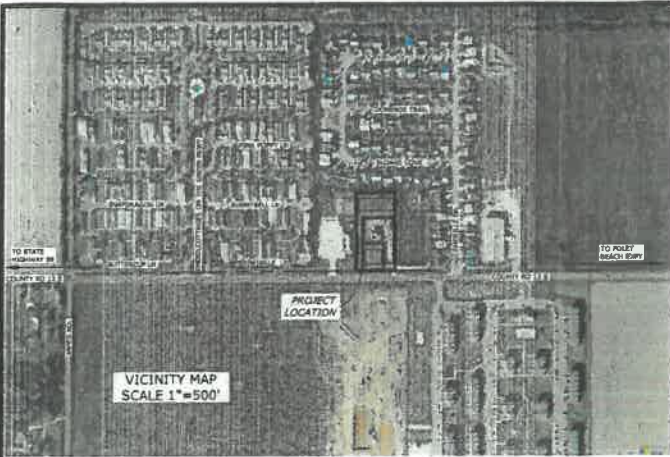
UTILITY LETTERS RECEIVED: Yes
DEED RECEIVED: Yes
OWNER AUTHORIZATION: Yes

ENGINEERING: Recommend approval of Minor

ENVIRONMENTAL: No environmental issues for this parcel.

FIRE: Fire has no issues

FLOODPLAIN ADMINISTRATOR:NA



TEWELL SUBDIVISION

A 3 LOT SUBDIVISION
BEING A PORTION OF SECTION 10, TOWNSHIP 8 SOUTH,
RANGE 4 EAST, BALDWIN COUNTY, ALABAMA

OWNER:

FDR PROPERTIES, INC.
7884 RIVERWOOD DR.
FOLEY, AL. 36535
ID#05-61-02-10-0-000-007.001

OWNER'S ACCEPTANCE:

THE UNDERSIGNED OWNER, FDR PROPERTIES, INC., DOES HEREBY ACCEPT AND APPROVE THIS PLAT AND SUBDIVISION.

DEBORAH TEWELL, OWNER

STATE OF ALABAMA, COUNTY OF BALDWIN:

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT DEBORAH TEWELL WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, SHE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER:

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

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION:

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

CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES:(WATER)

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

AUTHORIZED REPRESENTATIVE
OF RIVIERA UTILITIES

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE:(SANITARY SEWER)

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

AUTHORIZED REPRESENTATIVE
OF BALDWIN COUNTY SEWER SERVICE

CERTIFICATE OF APPROVAL BY BALDWIN EMC:(ELECTRIC)

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

AUTHORIZED REPRESENTATIVE
OF BALDWIN EMC

CERTIFICATE OF APPROVAL BY CENTURYLINK:(TELEPHONE)

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

AUTHORIZED REPRESENTATIVE
OF CENTURYLINK

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF PROPERTY STATE OF ALABAMA, COUNTY OF BALDWIN

I, FRANK J. FABRE, P.E., P.S.M., A LICENSED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF FDR PROPERTIES INC., A CORPORATION, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

TEWELL SUBDIVISION LEGAL DESCRIPTION: COMMENCING AT THE PURPORTED SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE PROCEED EAST FOR A DISTANCE OF 20.0 FEET; THENCE PROCEED NORTH FOR A DISTANCE OF 40.0 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE (80 FOOT RIGHT-OF-WAY) OF BALDWIN COUNTY ROAD NO. 12; THENCE PROCEED EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 1,507.78 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY PROCEED N00°02'39"E FOR A DISTANCE OF 417.25 FEET; THENCE PROCEED N89°32'25"E FOR A DISTANCE OF 208.94 FEET; THENCE PROCEED S00°00'49"E FOR A DISTANCE OF 417.25 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BALDWIN COUNTY ROAD NO. 12; THENCE PROCEED S89°32'25"W FOR A DISTANCE OF 208.72 FEET TO THE POINT OF BEGINNING.

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

WITNESS MY HAND THIS THE _____ DAY OF _____, 2022.

SURVEYOR:

FRANK J. FABRE, P.E., P.S.M ALABAMA LICENSE # 10977

GENERAL SURVEY NOTES:

- TEWELL SUBDIVISION PLAT
- ZONING DISTRICT AND CLASSIFICATION = B-3 LOCAL BUSINESS
- REQUIREMENTS:
MIN. FRONT YARD = 60 FEET
MIN. REAR YARD = 30 FEET
MIN. SIDE YARD @ ST = 30 FEET
MAX. HEIGHT = 50 FEET
MAX. BLDG AREA = 25% (OF GROSS LOT AREA)
- SITE DATA:
TOTAL AREA = 2.00± AC 87,266.39± SQFT
COMMON AREA = 0.00± AC
NUMBER OF LOTS = 3
SMALLEST LOT SIZE = 0.38± AC 16,760.22± SQFT
- UTILITY PROVIDERS: RIVIERA UTILITIES, CENTURYLINK, BALDWIN EMC
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
- THE SURVEY DATUM SHOWN HEREON IS BASED ON THE ALABAMA WEST STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) AND WERE DERIVED UTILIZING A GLOBAL POSITING SYSTEM (GPS) TOPCON HIPER V GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FLOOD INSURANCE RATE MAP FOR BALDWIN COUNTY, ALABAMA, MAP NUMBER 01003C0931M, DATED OR REVISED APRIL 19, 2019.
- A UTILITY EASEMENT IS HEREBY GRANTED 5' IN WIDTH EACH SIDE OF EACH SIDE LOT LINE AND 15' IN WIDTH ALONG ALL FRONT AND REAR PROPERTY LINES.

LEGEND:

ROW	RIGHT OF WAY
BSL	BUILDING SETBACK LINE
PRM	PERMANENT REFERENCE MONUMENT
⊕	1" CAPPED IRON ROD "CA-487-LS" SET
⊙	1" IRON ROD FOUND
⊗	1" CAPPED IRON ROD "ILLEGIBLE OR NO ID" FOUND
⊙	1" CAPPED IRON ROD "CA 700 L"
⊗	1" CAPPED IRON ROD "PLS 19742" FOUND
⊙	4" DIAMETER CONCRETE MONUMENT "FOUND"

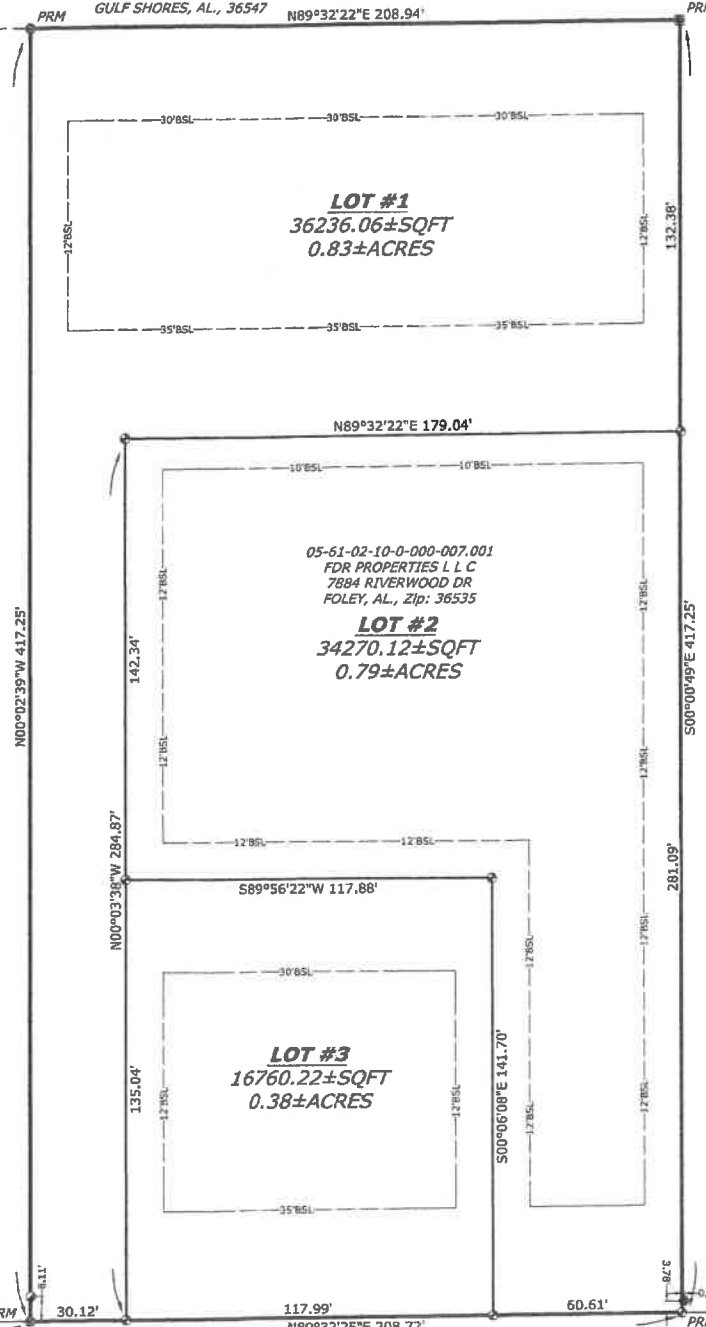
05-61-02-10-0-000-007.002
FOLEY CONGREGATION
OF JEHOVAH WITNESSES
C/O NORMAN McELROY
10392 LONGVIEW DR. W
FOLEY, AL. 36535



100 50 0 100
GRAPHIC SCALE IN FEET

RESUBDIVISION OF LOT 1 KENNEDY PARK PHASE 2 SLIDE 2256-C & D

05-61-02-10-0-000-007.006
KENNEDY PARK OWNERS
ASSOCIATION INC
P O BOX 3304
GULF SHORES, AL., 36547



05-61-02-10-0-000-007.006
KENNEDY PARK OWNERS
ASSOCIATION INC
P O BOX 3304
GULF SHORES, AL., 36547

RESUBDIVISION OF LOT 1
KENNEDY PARK PHASE 1
SLIDE 2200-6

BALDWIN COUNTY ROAD NO. 12 (80' ROW)



FABRE ENGINEERING & SURVEYING
ENGINEERS ♦ PLANNERS ♦ SURVEYORS

21530 PROFESSIONAL DRIVE, SUITE B-105, ROBERTSDALE, AL 36567, PH:251-945-1937
119 GREGORY SQUARE, PENSACOLA, FL 32502, PH:850-433-6438

AL LIC# CA-487-LS, CA-1638-E FL LIC#S L.B. 0006679, E.B. 0007215

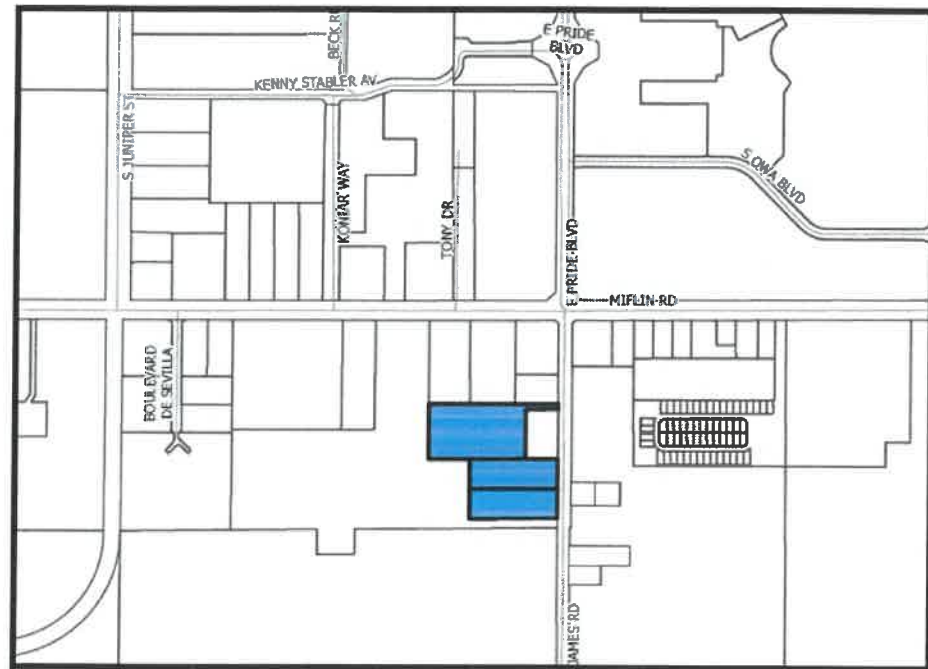
THIS DRAWING IS THE PROPERTY OF FABRE ENGINEERING & SURVEYING, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF FABRE ENGINEERING & SURVEYING, INC.



STAFF RECOMMENDATION: APPROVAL

PROJECT NAME:	Las Colinas Subdivision
REQUEST:	A Minor Subdivision on 8.99 Acres Combining 3 Lots into 1 Lot

LOCATOR MAP



CURRENT ZONING: PUD - Planned Unit Development

FUTURE LAND USE: MxU - Mixed Use - Areas designed to encourage a diverse blend of compatible land uses for living, working and shopping such as residential, commercial, recreational, cultural and community facilities.

EXISTING LAND USE: Vacant but approved for Multi-family

NOTES:

The owner of the 3 existing lots described above has requested to combine them into 1 lot for the purpose of developing a 100 unit multi-family project. This would have been an exemption but due to the moratorium they are requesting PC approval. Please note that no fees were required for this item per the moratorium language.

OWNER / APPLICANT: Alabama Armada LLC Stacey Ryals /
Weygand Wilson Surveying LLC Amanda
Weygand
ACREAGE: 8.99 (Irregular Lot)
PIN#: 385866, 386530, 386531
DESCRIPTION: Lot 4B1 Island Air SD, Replat of Lot 4B Resub
of Lot 4 Little Woerner SD & a portion of L4C
of Little Woerner SD; Lot 6 Resub of Lot 4A
Little Woerner SD; Lot 7 Resub of Lot 4A Little
Woerner SD

UTILITY LETTERS RECEIVED: Yes
TITLE POLICY RECEIVED: Yes
OWNER AUTHORIZATION: Yes

ENGINEERING: Recommend approval of Minor for combining lots

ENVIRONMENTAL: No environmental issues

FIRE: Fire has no issues

FLOODPLAIN ADMINISTRATOR:NA

LAS COLINAS SUBDIVISION

A REDIVISION OF
LOTS 6 AND 7 OF A RESUBDIVISION OF LOT 4-A LITTLE WOERNER SUBDIVISION
SLIDE 2723-D
AND
LOT 4-B1 OF AMENDED ISLAND AIR SUBDIVISION SLIDE 2804-F
FOLEY, BALDWIN COUNTY, ALABAMA
SECTION 9, TOWNSHIP 8 SOUTH, RANGE 4 EAST
DATE OF PLAT: MAY 13, 2022

State of Alabama
Baldwin County)

The undersigned, Trent Wilson, Professional Land Surveyor, State of Alabama, and Donald S. Ryals, managing member of Alabama Armada LLC, owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as A RESUBDIVISION OF LOT 4-A LITTLE WOERNER SUBDIVISION, below described property situated in Baldwin County, Alabama:

Legal Description:
Lots 6 and 7 of A RESUBDIVISION OF LOT 4-A LITTLE WOERNER SUBDIVISION and Lot 4-B1 of AMENDED ISLAND AIR SUBDIVISION as recorded in the Office of the Judge of Probate of Baldwin County, Alabama in Slides 2723-D and 2804-F, respectively.

In Witness Whereof, we have hereunto set our hands this the ____ day of _____, 2020.

By: _____
Trent Wilson
Licensed L.S. #34764

By: _____
(Managing Member)
Donald S Ryals

State of Alabama
Baldwin County)

I, _____, as Notary Public in and for said County and State, do hereby certify that Donald S Ryals, whose name is signed to the foregoing certificate as Managing Member of Alabama Armada LLC and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, executed same voluntarily and with full authority therefor.

Given under my hand and seal this ____ day of _____, 2020.

By: _____
Notary Public - Commission Exp: _____

Certificate of approval by the City Engineer

The undersigned, as City Engineer of the City of Foley, Alabama, hereby approved the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this ____ day of _____, 2020.

City Engineer

Certificate of approval by the City of Foley Planning Commission

The undersigned, as Planning Commission Chairman of the City of Foley, Alabama, hereby approved the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this ____ day of _____, 2020.

Planning Commission Chairman

Certificate of approval by the Water Utility

The undersigned, as authorized by Riviera Utilities, hereby approves the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this ____ day of _____, 2020.

Authorized Representative

Certificate of approval by the Sewer Utility

The undersigned, as authorized by Riviera Utilities, hereby approves the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this ____ day of _____, 2020.

Authorized Representative

Certificate of approval by the Electric Utility

The undersigned, as authorized by Baldwin EMC, hereby states that power is available at the location of the plat and approves the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this ____ day of _____, 2020.

Authorized Representative

Certificate of approval by Baldwin County E-911 Addressing Board

The undersigned, as authorized by Baldwin County E-911 Addressing Board, hereby approves the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this ____ day of _____, 2020.

Authorized Representative

**WEYGAND
WILSON**
SURVEYORS

Trent Wilson PLS #34764
Weygand Wilson Surveying LLC
229 E. 20th Ave., Suite 12
Gulf Shores, AL 36542
Phone (251) 475-7555

0 50 100 150

SCALE: 1"=50'

LOT 5
A RESUBDIVISION OF LOT 4-A
SLIDE 2723-D

05-61-02-09-0-001-002.014
ALABAMA ARMADA L.L.C.
P.O. BOX 4088
GULF SHORES, AL 36547

05-61-02-09-0-001-002.014
ALABAMA ARMADA L.L.C.
P.O. BOX 4088
GULF SHORES, AL 36547

05-61-02-09-0-001-001.000
Temple Internet LLC
5320 - 10th Avenue
Meridian, MS 39305

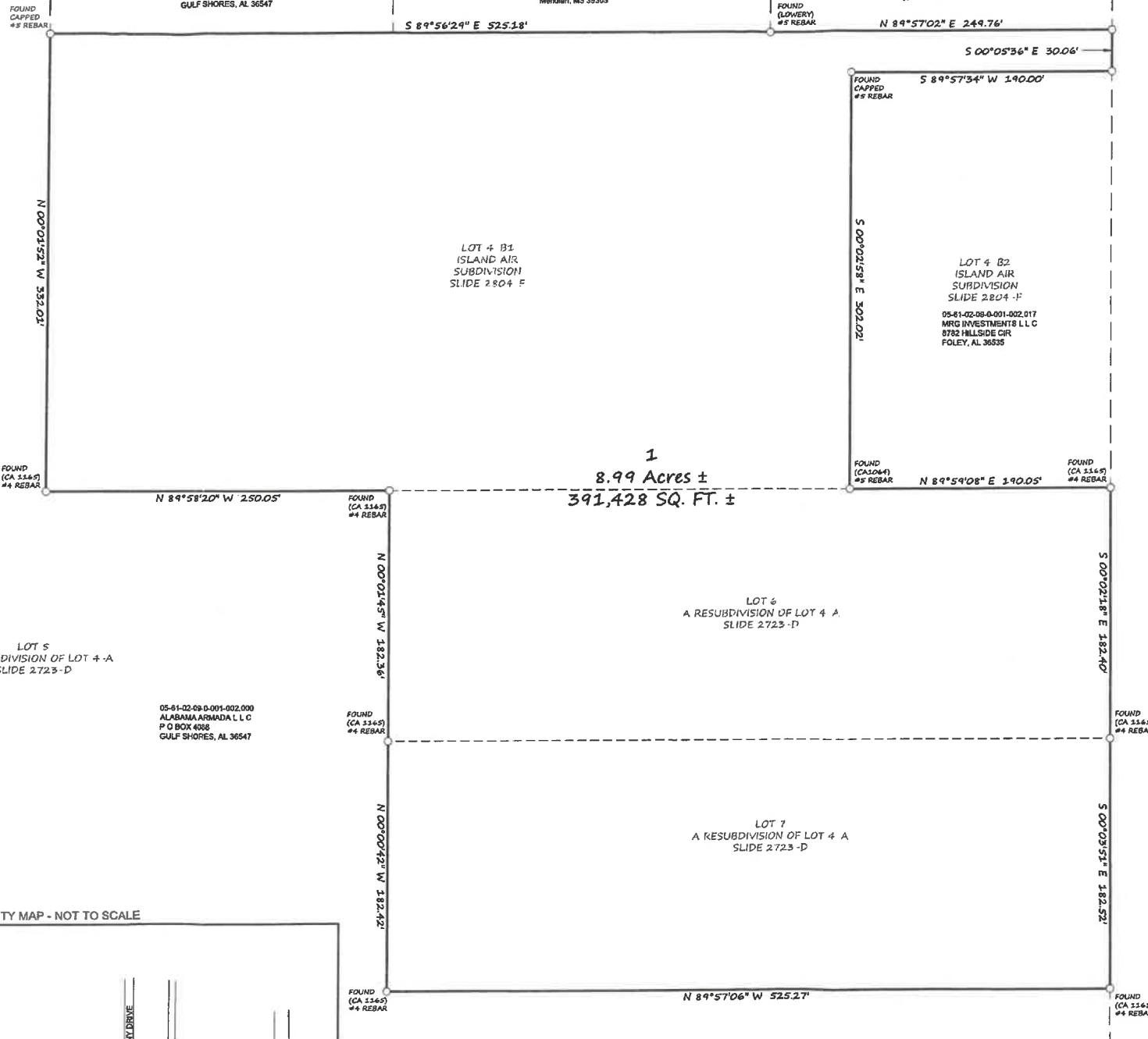
05-61-02-09-0-001-002.003
Kim Ung
9527 Dornock Lane
Foley, AL 36535

05-61-02-08-0-001-002.017
MRG INVESTMENTS L.L.C.
8782 HILLSIDE CIR
FOLEY, AL 36535

05-61-02-10-0-000-004.000
Flossie Callaway as
Trustee
9730 James Road
Foley, AL 36535

05-61-02-10-0-000-004.005
Larry & Carol James
104 Carriage Hills Drive
Gadsden, AL 35903

05-61-02-10-0-000-004.000
Flossie Callaway as
Trustee
9730 James Road
Foley, AL 36535



JAMES ROAD - 80' R/W

VICINITY MAP - NOT TO SCALE



NOTES:
1. BEARINGS ARE BASED ON GEODETIC NORTH AS OBTAINED BY GPS OBSERVATION.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THIS PROPERTY WAS SCALED ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP NUMBER 01003C0931M EFFECTIVE 4/19/2019 AND FOUND TO BE IN ZONE X.

SITE DATA

ZONING: PUD
TOTAL AREA:
NUMBER OF LOTS: 1
8.99 ACRES

EASEMENTS

Front: 10' Drainage and Utility
Rear: 10' Drainage and Utility
Side: 5' Drainage and Utility on each side of lot line



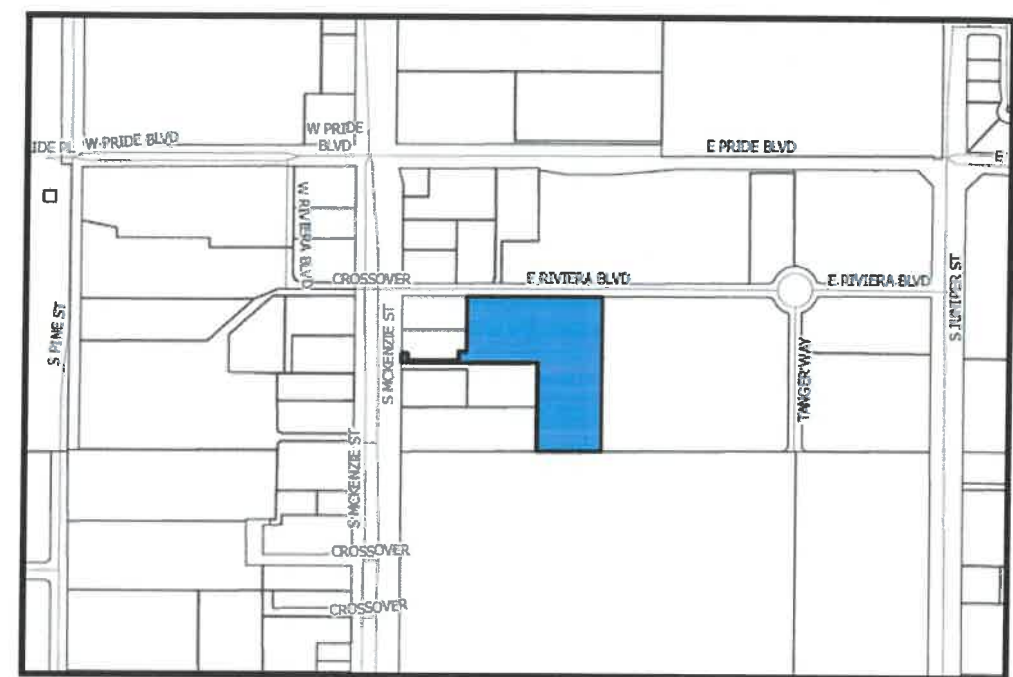
RECEIVED
5/18/2020 AC



**PLANNING COMMISSION
JOINT STAFF REPORT:
JUNE 2022**

RECOMMENDATION: **APPROVAL**
PROJECT NAME: **Liberty Church Subdivision**
REQUEST: **A Minor 2 Lot Subdivision on**
 6.96 Acres

LOCATOR MAP



CURRENT ZONING: **B1A - Extended Business District**

FUTURE LAND USE: **RCC - Retail/Commercial Concentration**

Areas located at a focal point for neighborhood traffic that accommodate uses that provide routinely needed goods and services such as grocery stores, restaurants, dry cleaners and video rental stores.

EXISTING LAND USE: **Church**

NOTES:

Lot 1A contains the existing church. The number of parking spaces has been reviewed & confirmed for the split. Lot 1B currently consists of parking spaces only.

OWNER / APPLICANT: Liberty Church Inc / Weygand Wilson
Surveying LLC Amanda Weygand
PIN#: 208228
DESCRIPTION: Lot 1 O'Neil SD
ACREAGE: 6.96 (Irregular Lot)

UTILITY LETTERS RECEIVED: Yes
TITLE POLICY RECEIVED: Yes
OWNER AUTHORIZATION: Yes

ENGINEERING: Recommend approval of Minor

ENVIRONMENTAL: No environmental issues for this parcel.

FIRE: Fire has no issues

FLOODPLAIN ADMINISTRATOR:NA

LEGEND

BUILDING
CALC
CH
D
MH
R
RW
S.E.
AC
P
ANCHOR
WALL
CONCRETE
WATER METER
SEWER BOX
IRRIGATION CONTROL BOX
WATER VALVE
FIRE HYDRANT
UTILITY BOX
STANDING POINT
MEASURED
RECORDED
CONCRETE MONUMENT
FENCE
OVERHEAD UTILITIES

SCALE: 1"=40'

**WEYGAND
ILSON
SURVEYORS**

Trent Wilson PL# 834784
Weygand Wilson Surveying LLC
229 E. 20th Ave., Suite 12
Duluth, GA 30092
Phone: (404) 479-7666

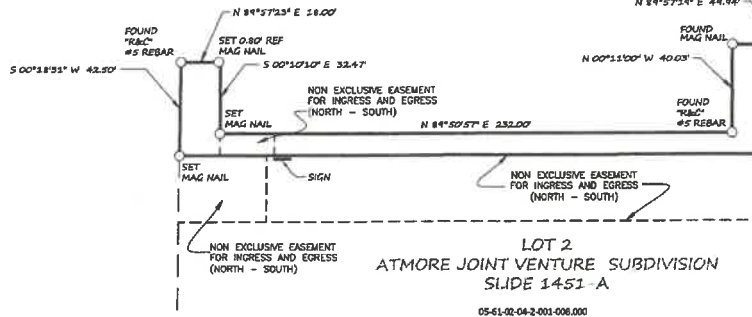
LIBERTY CHURCH
SUBDIVISION
A RESUBDIVISION OF LOT 1
O'NEIL SUBDIVISION
Slide 1617-A

FOLEY, BALDWIN COUNTY, ALABAMA
SECTION 4, TOWNSHIP 8 SOUTH, RANGE 4 EAST
DATE OF PLAT: APRIL 14, 2022

ZONING: B1-A
TOTAL AREA: 6.98 ACRES
NUMBER OF LOTS: 2
SMALLEST LOT: 1.18 ACRES
LARGEST LOT: 5.15 ACRES

NOTES:
1. BEARINGS ARE BASED ON GEODETIC NORTH AS OBTAINED BY GPS OBSERVATION.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THIS PROPERTY WAS SCALED ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP NUMBER 01003C0818M EFFECTIVE 4/19/2019 AND FOUND TO BE IN ZONE X.

ALABAMA HIGHWAY 59
R/W - VARIES



State of Alabama
Baldwin County

The undersigned, Trent Wilson, Professional Land Surveyor, State of Alabama, and David Lee Butard, as Authorized agent for Liberty Church, Inc., owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as LIBERTY CHURCH SUBDIVISION, below described property situated in Baldwin County, Alabama:

Legal Description:
Lot 1 of O'Neil Subdivision, a subdivision in Baldwin County, Alabama as shown on the plat theretorecorded on slide 1617-A of the records in the Office of the Judge of Probate of Baldwin County, Alabama. Together with a non-exclusive easement for ingress and egress described as follows to wit: main entrance drive easement. Commencing at a point on the east right of way line of Alabama Highway No. 59 where it is intersected by the North line of the South half of the Northwest quarter of Section 4, Township 8 South, Range 4 East, Baldwin County, Alabama, Run South 00 degrees 27 minutes 06 seconds East along said East right of way line of Alabama Highway No. 59 a distance of 24.14 feet to a concrete monument; thence continuing along said East right of way line of Alabama Highway No. 59 Run South 59 degrees 29 minutes and 13 seconds East 103.5 feet to a concrete monument; thence continuing along said East right of way line of Alabama Highway No. 59 Run South 00 degrees 15 minutes 25 seconds East 444.52 feet to the point of beginning of the property herein described; thence continuing South 00 degrees 15 minutes 25 seconds East along said East right of way line of Alabama Highway No. 59 Run 60.0 feet to a point; thence run north 89 degrees 50 minutes 57 seconds East 600.0 feet to a point; thence run North 00 degrees 15 minutes 26 seconds West 60.0 feet to a point; thence run South 89 degrees 50 minutes 57 seconds West 600 feet to the point of beginning. Together with non-exclusive easement as set forth in Final Property Book 581, page 686 of the records in the Office of the Judge of Probate of Baldwin County, Alabama. Containing 6.971 Acres.

In Witness Whereof, we have hereunto set our hands this the ____ day of ____, 2022.

By: Trent Wilson
Licensed L.S. #34784

By: David Lee Butard
(Authorized Agent)

State of Alabama
Baldwin County)

I, _____ as Notary Public in and for said County and State, do hereby certify that David Lee Butard, whose name is signed to the foregoing certificate as Authorized agent for Liberty Church, Inc., and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, executed same voluntarily and with full authority therefor.

Given under my hand and seal this ____ day of ____, 2022.

By: _____
Notary Public - Commission Exp: _____

Certificate of approval by the City Engineer
The undersigned, as City Engineer of the City of Foley, Alabama, hereby approved the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this ____ day of ____, 2022.

City Engineer

Certificate of approval by the City of Foley Planning Commission
The undersigned, as Planning Commission Chairman of the City of Foley, Alabama, hereby approved the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this ____ day of ____, 2022.

Planning Commission Chairman

Certificate of approval by the Water Utility
The undersigned, as authorized by Riviera Utilities, hereby approves the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this ____ day of ____, 2022.

Authorized Representative

Certificate of approval by the Sewer Utility
The undersigned, as authorized by Riviera Utilities, hereby approves the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this ____ day of ____, 2022.

Authorized Representative

Certificate of approval by the Gas Utility
The undersigned, as authorized by Riviera Utilities, hereby approves the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this ____ day of ____, 2022.

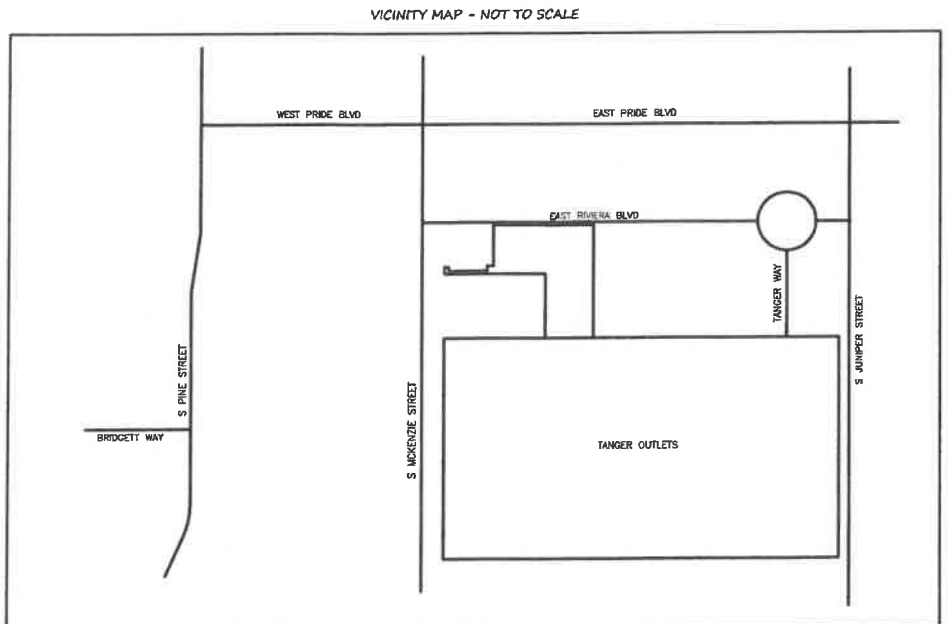
Authorized Representative

Certificate of approval by the Electric Utility
The undersigned, as authorized by Baldwin EMC, hereby states that power is available at the location of the plat and approves the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this ____ day of ____, 2022.

Authorized Representative

Certificate of approval by Baldwin County E-911 Addressing Board
The undersigned, as authorized by Baldwin County E-911 Addressing Board, hereby approves the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this ____ day of ____, 2022.

Authorized Representative



05-61-02-04-2-001-007.005
RSC INC - White Spunners Dev. Co. Inc.
3929 Airport Blvd 1-102
Mobile, AL 36609

05-61-02-04-2-001-008.000
White Spunners Dev. Co. Inc.
3929 Airport Blvd 1-102
Mobile, AL 36609

05-61-02-04-2-001-009.000
Shree Kishan Hospitality LLC
1381 Fairway Drive West
Gulf Shores, AL 36542

05-61-02-04-2-001-010.000
Wolfe Investments LLC
19608 Greene Road
Fairhope, AL 36532

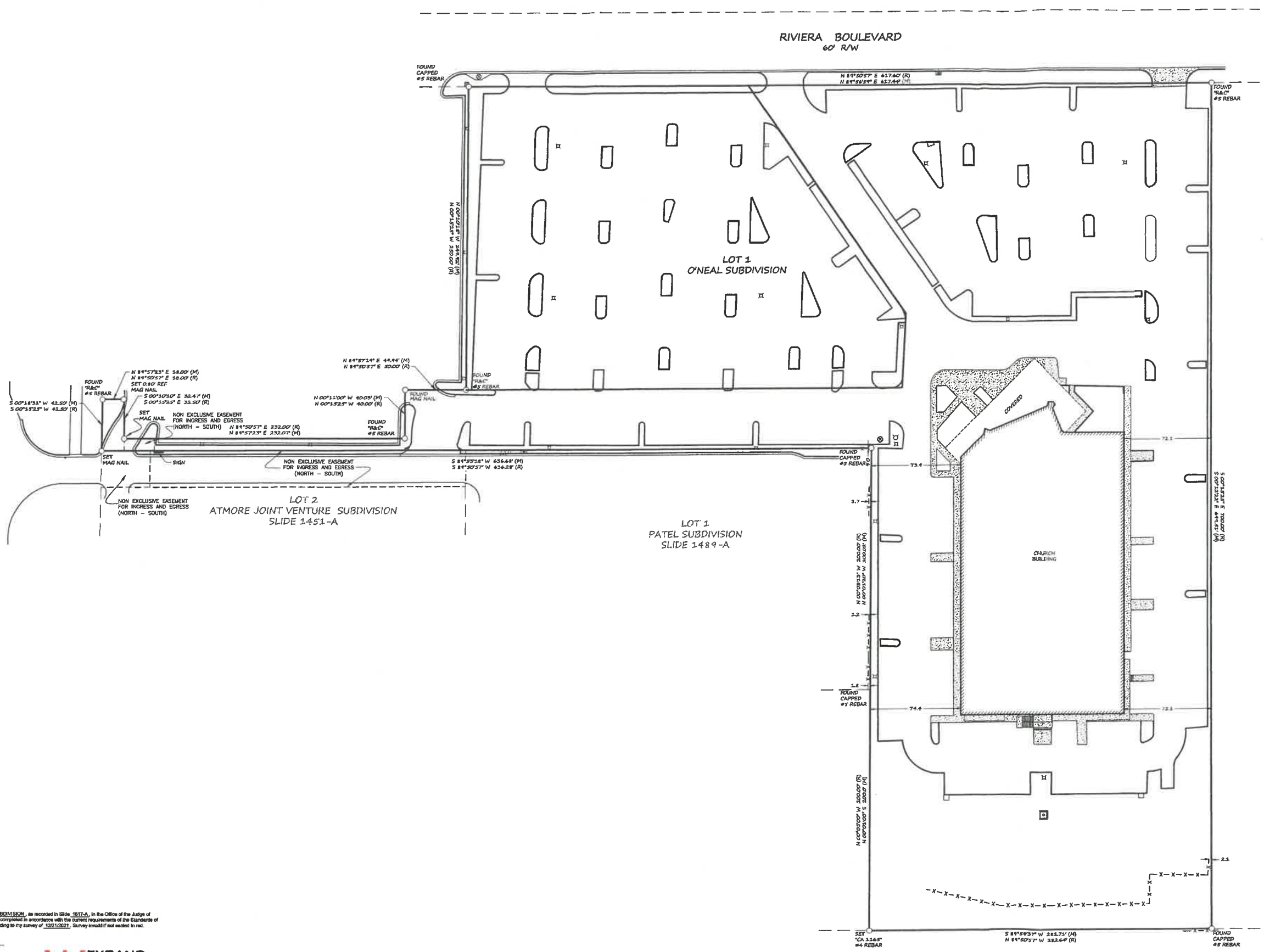
05-61-02-04-3-001-011.000
MMAR INC
3929 Airport Blvd 1-102
Mobile, AL 36609

05-61-02-04-3-001-012.000
Conroy/Rivers LLC
3200 North Line, Suite 350
Greensboro, NC 27408

RECEIVED
5/1/22

- LEGEND**
- BUILDING
 - CALC. CALCULATED
 - CH. CHORD
 - D. DELTA
 - MA. MARK
 - R. RADIUS
 - R/W. RIGHT OF WAY
 - S.F. SQUARE FEET
 - A/C. AIR CONDITIONER
 - U. UTILITY POLE
 - ANCHOR
 - WALL
 - CONCRETE
 - WATER METER
 - SEWER BOX
 - IRRIGATION CONTROL BOX
 - WATER VALVE
 - FIRE HYDRANT
 - UTILITY BOX
 - STAKING POINT
 - MEASURED
 - RECORDED
 - CONCRETE MONUMENT
 - FENCE
 - OVERHEAD UTILITIES

ALABAMA HIGHWAY 59
R/W - VARIES



SCALE: 1"=40'

STATE OF ALABAMA
BALDWIN COUNTY

Property Boundary Survey

I, Trent R. Wilson, a Professional Land Surveyor, hereby certify that I have surveyed Lot 1, O'NEAL SUBDIVISION, as recorded in Slide 1817-A, in the Office of the Judge of Probate, Baldwin County, Alabama, and 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, according to my survey of 10/21/2021. Survey invalid if not sealed in red.

Order No.: 5587
Client: 118 E Rhodes Blvd
Trent Wilson PLS #34764
Weyand Wilson Surveying LLC
220 E. 20th Ave., Suite 12
Gulf Shores, AL 36542
Phone: (251) 475-7556

WEYAND WILSON SURVEYORS

Notes:

- (a) No file search of the public records or abstract of title has been performed by this firm. The parcel shown hereon is subject to setbacks, zoning, easements, rights of way and/or restrictions whether or not of record.
- (b) Underground portions of foundations, footings, and/or other underground structures, utilities, easements or burial sites were not located unless otherwise noted.
- (c) This survey is intended for the sole use of the client shown hereon, valid for a period of 8 years from the date of survey and non-transferable.

RECEIVED
5/4/2024
AL

STAFF RECOMMENDATION: **APPROVAL WITH
ENGINEERING NOTE**

PROJECT NAME: Magnolia Springs Station
REQUEST: A Minor Subdivision for 5
 Lots on 57.84 Acres

CURRENT ZONING: BC District 21 Zoned RA Rural Agriculture - Minimum Lot Area 3 Acres

FUTURE LAND USE: RR Rural Residential

EXISTING LAND USE: Vacant

NOTES:

The lots range from 10 acres to 17.84 acres. The request would have been submitted as an exemption so no fees have been charged.

OWNER / APPLICANT: Cotton Bayou Development LLC John P Chapman / SE Civil Aaron Collins
PIN#: 99198
DESCRIPTION: NA
ACREAGE: 57.84

UTILITY LETTERS RECEIVED: Yes
DEED RECEIVED: Yes
OWNER AUTHORIZATION: Yes

ENGINEERING: Note on plat restricting further subdivision

ENVIRONMENTAL: No environmental issues

FIRE: Fire has no issues

FLOODPLAIN ADMINISTRATOR:NA

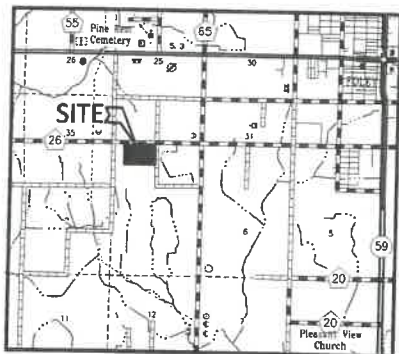
FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X" UN-SHADED AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 010030815M, COMMUNITY NUMBER 015000, PANEL 0815, SUFFIX "M", DATED APRIL 19, 2019.

DRAINAGE / UTILITY EASEMENTS
EXTERNAL REAR LOT LINES: 15 FEET
SIDE BOUNDARY LOT LINES: 15 FEET
INTERIOR REAR LOT LINES: 7.5 FEET
SIDE LOT LINES: 7.5 FEET

LEGEND:

- (R) = RECORD BEARING/DISTANCE
- = CAPPED REBAR FOUND
- = CAPPED REBAR SET (SE CIVIL)
- ⊙ = IRON BOLT FOUND
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- ⊕ = IRRIGATION WELL
- = POST & WIRE FENCE
- = WOOD FENCE



SURVEYOR'S NOTES:

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

GENERAL NOTES:

- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
- DRAINAGE FACILITIES ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY TO MAINTAIN, BUT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS.
- THERE IS A DEDICATED HERWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO THE RIGHT-OF-WAYS AND A 10 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT LINES, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I, DAVID E. DIEHL, A LICENSED SURVEYOR OF COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF THE (NAME OF COMPANY OR PROPRIETOR), A (CORPORATION OR PROPRIETOR), SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

COMMENCE AT A 1 INCH IRON BOLT FOUND AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 03 MINUTES 02 SECONDS EAST, A DISTANCE OF 1331.37 FEET, THENCE RUN SOUTH 89 DEGREES 49 MINUTES 36 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL) ON THE EAST RIGHT OF WAY OF GRANTHAM ROAD FOR THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89 DEGREES 49 MINUTES 36 SECONDS EAST, A DISTANCE OF 1972.90 FEET TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL); THENCE RUN NORTH 00 DEGREES 10 MINUTES 28 SECONDS EAST A DISTANCE OF 1289.98 FEET TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL) ON THE SOUTH RIGHT OF WAY OF COUNTY ROAD 26; THENCE RUN SOUTH 89 DEGREES 56 MINUTES 44 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 1975.70 TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL) ON THE AFOREMENTIONED EAST RIGHT OF WAY OF GRANTHAM ROAD; THENCE RUN SOUTH 00 DEGREES 03 MINUTES 02 SECONDS SOUTH ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 1282.14 TO THE POINT OF BEGINNING. THE TRACT CONTAINS 57.84 ACRES, MORE OR LESS.

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

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

WITNESS MY HAND THIS THE _____ DAY OF _____, 2022.

SURVEYOR: DAVID E. DIEHL, PLS ALABAMA LICENSE # 26014
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



Magnolia Springs Station PHASE I FINAL PLAT

PROPERTY BOUNDARY &
PLAT OF SUBDIVISION

COTTON BAYOU
PROPERTIES, LLC

S.E. Civil
Engineering & Surveying
889 HOLCOMBE BLVD
FAIRHOPE, AL 36532
(251) 998-4566

DRAWN	ASC
CHKD.	DED
PROJ MGR	DED
SCALE	1"=120'
PROJECT	20211051
FILE	20211051-Phase I FINAL
SHEET	1 OF 1

PHASE II
18.04 AC
SUBMITTED SEPARATELY

SITE DATA
Parcel ID: 05-55-07-36-0-000-018.001
PPIN: 99198
Total Acres: 57.84 AC.
Zoning: RA (Dist. 21)
Total Lots: 5
Density: 0.09 / AC
Smallest Lot: 3 ACRES
Largest Lot: 17.84 ACRES
Streets: EXISTING
Building Setbacks: As Shown Hereon

UTILITY PROVIDERS
WATER SERVICE - INDIVIDUAL WELL
SEWER SERVICE - INDIVIDUAL SEPTIC
POWER SERVICE - BALDWIN EMC
COMMUNICATIONS - CENTURYLINK

SURVEYOR / ENGINEER
9969 WINDMILL ROAD
FAIRHOPE AL 36532
S.E. CIVIL

OWNER/DEVELOPER
COTTON BAYOU
DEVELOPMENT, LLC
10505-8 COUNTY ROAD 65
FOLEY AL 36535



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

AUTHORIZED SIGNATURE _____

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

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

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

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION
THE UNDERSIGNED, AS AUTHORIZED BY FOLEY UTILITY DEPARTMENT HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2022.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY HEALTH DEPARTMENT

THE LOT(S) ON THIS PLAT MEET THE ALLOWED EXEMPTIONS TO THE LARGE-FLOW DEVELOPMENT RULES AS PROVIDED IN 420-3-1-15(a) OF THE ON-SITE SEWAGE TREATMENT AND DISPOSAL REGULATIONS, AND THE HEREON PLAT IS APPROVED FOR RECORDING, THIS _____ DAY OF _____, 2022. THE SIGNATURE AFFIXED HEREON DOES NOT IMPLY AN APPROVAL FOR ANY EXISTING OR FUTURE ON-SITE SEWAGE TREATMENT SYSTEM.

AUTHORIZED SIGNATURE _____

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

AUTHORIZED REPRESENTATIVE _____

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

COUNTY ENGINEER _____

CERTIFICATE OF THE BALDWIN COUNTY PLANNING DIRECTOR:
THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA THIS DAY OF _____, 2022.

PLANNING DIRECTOR _____

CERTIFICATION OF OWNERSHIP AND DEDICATION:

I/WE COTTON BAYOU DEVELOPMENT, LLC, AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS _____ A PART OF (SECTION CALL OUT), BALDWIN COUNTY, ALABAMA, AND THAT THE (STREETS, DRIVES, ALLEYS, EASEMENTS, ETC.) AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND CONVENTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS _____ DAY OF _____

CERTIFICATION BY NOTARY PUBLIC:
STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ WHOSE NAME AS _____ OF THE _____

FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

THIS _____ DAY OF _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

05-55-07-36-0-000-009.011
PIN: 337056
KING, CAROL ETAL
CURTIS, ALVIN AS
TRUSTEE
P O BOX 1062
DAPHNE AL 36526

05-55-07-36-0-000-018.000
PIN: 17055
E GRANTHAM
PROPERTIES LLC
209 PEARLEWOOD CT
HUNTSVILLE AL
35893

05-55-07-36-0-000-007.000
PIN: 36134
MOBLEY, RHONDA L
P O BOX 132
MAGNOLIA SPRINGS
AL 36555

05-55-07-36-0-000-000.000
PIN: 45611
COTTON BAYOU
DEVELOPMENT, LLC
10505-8 COUNTY ROAD 65
FAIRHOPE AL 36535

05-55-07-36-0-000-017.004
PIN: 102891
TERRY, LONNIE E LUX
KATHY LYNN
11450 POSER RD
FOLEY AL 36535

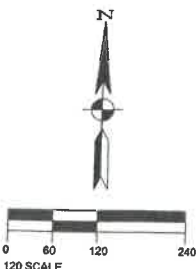
05-55-07-36-0-000-017.000
PIN: 41316
STYRON, KENNETH
MARION ETAL, TERRY,
KATHY
17738 CO RD 26
FOLEY AL 36535

05-55-07-36-0-000-017.006
PIN: 54403
STYRON, KENNETH
MARION
17738 CO RD 26
FOLEY AL 36535

05-55-07-36-0-000-020.008
PIN: 102891
LEDBETTER, PHILLIP
R ETAL LEDBETTER,
ONE
11204 POSER RD
FOLEY AL 36535

05-55-07-36-0-000-010.000
PIN: 23271
RAODA FARMS LLC
P O BOX 1038
CAULY SHORES AL
36547

05-55-07-36-0-000-019.000
PIN: 45442
RAY DIRT LLC
15350 GEORGE
YOUNG RD
FOLEY AL 36535



05-55-07-36-0-000-009 011
PIN: 378095
KING, CAROL ETAL CURTIS, ALVIN AS TRUSTEE
P O BOX 1062
DAPHNE AL 36525

FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X" UN-SHADED AS SCALED
FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0815M,
COMMUNITY NUMBER 015000, PANEL 0815, SUFFIX "M",
DATED APRIL 19, 2019.

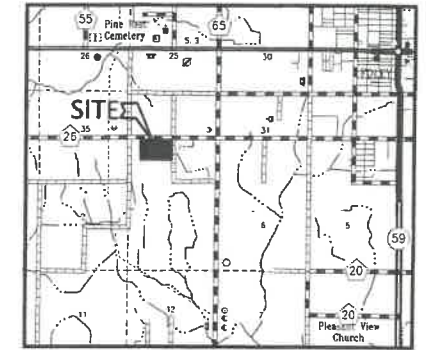
05-55-07-36-0-000-018 000
PIN: 17056
E GRANDHAM PROPERTIES LLC
209 PEARLEWOOD CT
HUNTSVILLE AL 35893

DRAINAGE / UTILITY EASEMENTS

EXTERNAL REAR LOT LINES: 15 FEET
SIDE BOUNDARY LOT LINES: 15 FEET
INTERIOR REAR LOT LINES: 7.5 FEET
SIDE LOT LINES: 7.5 FEET

05-55-07-36-0-000-007 000
PIN: 36134
MORLEY, RICHMOND L
P O BOX 330
MAGNOLIA SPRINGS AL 36555

05-55-07-36-0-000-008 000
PIN: 43461
CIRCLE B LLC
17406 CO RD 26
FOLEY AL 36535



VICINITY MAP
1 Inch = 1 Mile

SURVEYOR'S NOTES:

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

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. ALL DRAINAGE FACILITIES, ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY TO MAINTAIN, BUT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS.
3. THERE IS A DEDICATED HERWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO THE RIGHT-OF-WAYS AND A 10 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT LINES, UNLESS OTHERWISE NOTED.

PHASE 1
SUBMITTED FOR APPROVAL

P.O.B.
1/2" ORS
(SE CIVIL)

LINE	BEARING	DISTANCE
L1	N88°24'48"W	10.29
L2	N00°31'58"E	50.22
L3	S88°16'14"E	9.84

SITE DATA

Parcel ID: 05-55-07-36-0-000-018.001
PPIN: 99198
Total Acres: 18.04 AC.
Zoning: RA (Dist. 21)
Total Lots: 6
Density: 0.33 / AC
Smallest Lot: 130,748 SF
Largest Lot: 131,139 LF
Streets: EXISTING
Building Setbacks: As Shown Hereon

SURVEYOR / ENGINEER
9969 WINDMILL ROAD
FAIRHOPE AL 36532
S.E. CIVIL

OWNER/DEVELOPER
COTTON BAYOU
DEVELOPMENT, LLC
10505-B COUNTY ROAD 65
FOLEY AL 36535

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:

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

AUTHORIZED SIGNATURE _____

CERTIFICATE OF APPROVAL BY CENTURYLINK

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

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY HEALTH DEPARTMENT

THE LOT(S) ON THIS PLAT MEET THE ALLOWED EXEMPTIONS TO THE LARGE-FLOW DEVELOPMENT RULES AS PROVIDED IN 420-3-1-16(a) OF THE ONSITE SEWAGE TREATMENT AND DISPOSAL REGULATIONS, AND THE HEREIN PLAT IS APPROVED FOR RECORDING, THIS _____ DAY OF _____, 2022.

IMPLY AN APPROVAL FOR ANY EXISTING OR FUTURE ONSITE SEWAGE TREATMENT SYSTEM.

AUTHORIZED SIGNATURE _____

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

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

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

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

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

AUTHORIZED REPRESENTATIVE _____

SURVEYOR'S CERTIFICATE

I, DAVID E. DIEHL, A LICENSED SURVEYOR OF COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF THE (NAME OF COMPANY OR PROPRIETOR), A (CORPORATION OR PROPRIETOR), SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

COMMENCE AT A 1 INCH IRON BOLT FOUND AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 03 MINUTES 02 SECONDS EAST, A DISTANCE OF 1331.37 FEET; THENCE RUN SOUTH 89 DEGREES 49 MINUTES 36 SECONDS EAST, A DISTANCE OF 1987.90 FEET TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL) FOR THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89 DEGREES 49 MINUTES 36 SECONDS EAST, A DISTANCE OF 612.00 FEET TO A 5/8 INCH CAPPED REBAR FOUND (BC HWY DEPT); THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY, RUN NORTH 00 DEGREES 10 MINUTES 28 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 420.64 FEET TO A 5/8 INCH CAPPED REBAR FOUND (BC HWY DEPT); THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY, RUN NORTH 88 DEGREES 24 MINUTES 46 SECONDS WEST, A DISTANCE OF 10.29 FEET TO A 5/8 INCH CAPPED REBAR FOUND (BC HWY DEPT); THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY, RUN NORTH 03 DEGREES 55 MINUTES 12 SECONDS WEST, A DISTANCE OF 200.34 FEET TO A 5/8 INCH CAPPED REBAR FOUND (BC HWY DEPT); THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY, RUN SOUTH 88 DEGREES 16 MINUTES 14 SECONDS EAST, A DISTANCE OF 9.84 FEET TO A 5/8 INCH CAPPED REBAR FOUND (BC HWY DEPT); THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY, RUN NORTH 00 DEGREES 10 MINUTES 08 SECONDS EAST, A DISTANCE OF 472.11 FEET TO A 5/8 INCH CAPPED REBAR FOUND (BC HWY DEPT); THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY, RUN NORTH 03 DEGREES 55 MINUTES 12 SECONDS WEST, A DISTANCE OF 200.34 FEET TO A 5/8 INCH CAPPED REBAR FOUND (BC HWY DEPT); THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY, RUN NORTH 00 DEGREES 03 MINUTES 07 SECONDS WEST, A DISTANCE OF 124.82 FEET TO A 5/8 INCH CAPPED REBAR FOUND (BC HWY DEPT); THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY, RUN NORTH 45 DEGREES 12 MINUTES 12 SECONDS WEST, A DISTANCE OF 35.07 FEET TO A 5/8 INCH CAPPED REBAR FOUND (BC HWY DEPT) ON THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 26; THENCE RUN SOUTH 89 DEGREES 56 MINUTES 46 SECONDS WEST, ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 572.06 FEET TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL); THENCE DEPARTING SAID SOUTH RIGHT OF WAY, RUN SOUTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, A DISTANCE OF 1289.98 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 18.04 ACRES, MORE OR LESS.

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

WITNESS MY HAND THIS THE _____ DAY OF _____, 2022.

SURVEYOR: DAVID E. DIEHL, PLS ALABAMA LICENSE # 26014

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



Magnolia Springs Station PHASE II PRELIMINARY PLAT

PROPERTY
BOUNDARY SURVEY

COTTON BAYOU
PROPERTIES, LLC



DRAWN	ASC
CHKD.	DED
PROJ MGR	DED
SCALE	1"=120'
PROJECT	20211051
FILE	20211051S
SHEET	1 OF 1

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

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

COUNTY ENGINEER _____

CERTIFICATE OF THE BALDWIN COUNTY PLANNING DIRECTOR

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA THIS DAY OF _____, 2022.

PLANNING DIRECTOR _____

CERTIFICATION OF OWNERSHIP AND DEDICATION:

I/WE COTTON BAYOU DEVELOPMENT, LLC, AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAD OUT AND PLATTED TO BE KNOWN AS _____

OF (SECTION CALL OUT), BALDWIN COUNTY, ALABAMA, AND THAT THE (STREETS, DRIVES, ALLEYS, EASEMENTS, ETC.) AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC, OR PRIVATE USE, AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COMMENTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS _____ DAY OF _____, 2022.

CERTIFICATION BY NOTARY PUBLIC:

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____ OF THE _____

FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



**PLANNING COMMISSION
JOINT STAFF REPORT:
JUNE 2022**

STAFF RECOMMENDATION: **APPROVAL DEPENDENT
ON BAA ACTION**

PROJECT NAME: **Beulah Heights Subdivision**
REQUEST: A Minor 2 Lot Subdivision
on .55 Acres

LOCATOR MAP



CURRENT ZONING: R1A - Residential Single Family

FUTURE LAND USE: RM - Residential Medium Density
Residential development designed with a density range of about 4-7 units
per acre.

EXISTING LAND USE: Vacant

NOTES:

The applicant has also applied to the Board of Adjustment & Appeals for a lot area & lot width variance. R1A requires a minimum lot width of 100' & a minimum lot area of 12,000 sf. The subdivision request is for 2 - 50' lots & a minimum lot area of 11,987 and 11,996 square feet. They are proposing to meet all setback requirements. The BAA meets on 6/13 so will make a decision prior to the PC meeting.

OWNER / APPLICANT: Roger Powe / GMC Scott Hutchinson
ACREAGE: .55 Acres (100' x 240' - 24,000 sf)
PIN#: 080958
DESCRIPTION: Lot 11, Block 1, Beulah Heights (Unrecorded)

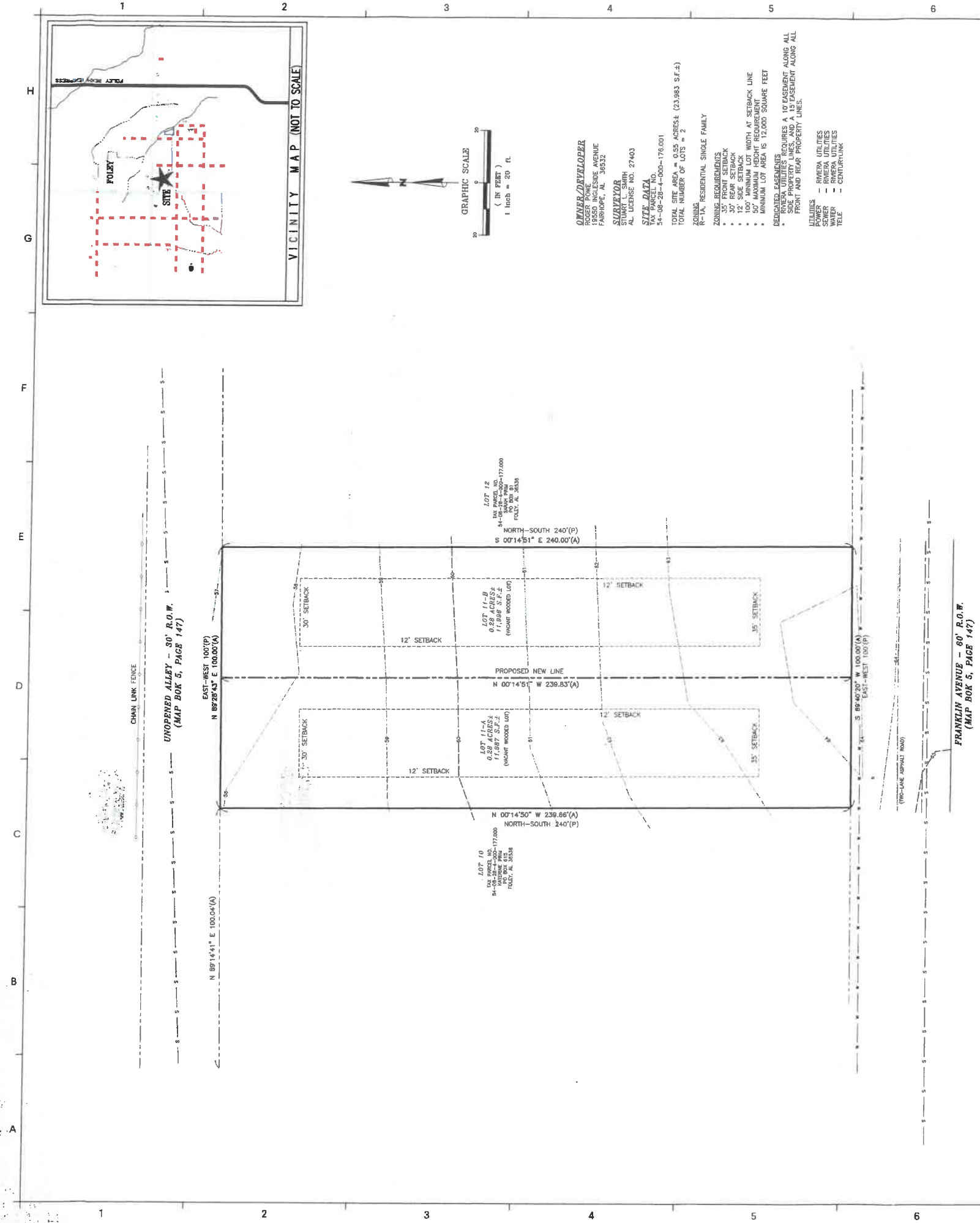
UTILITY LETTERS RECEIVED: Yes
DEED RECEIVED: Yes
AGENT AUTHORIZATION: Yes

ENGINEERING: Not opposed

ENVIRONMENTAL: Environmental has no issues with this subdivision

FIRE: Fire has no issues

FLOODPLAIN ADMINISTRATOR: NA



RESUBDIVISION OF
LOT 11, BLOCK 1
BUELAH HEIGHTS

GENERAL SURVEYOR'S NOTES

- SOURCES OF INFORMATION USED TO FURNISH THIS SURVEY WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS, THE RECORDED SUBDIVISION PLAT, AND/OR OTHER RECORDED DOCUMENTS. THE SURVEYOR HAS REVIEWED THE RECORDED DOCUMENTS AND HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS, RIGHTS-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT SHOWN ON THE RECORDED DOCUMENTS.
- ALL BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA WEST ZONE. STATE PLANE GRID NORTH, DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATION; ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE SURVEYING STANDARDS OF THE PROFESSION.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. CONTIGUOUS ARE SHOWN AT ONE FOOT INTERVALS. THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 01030300181M, WITH A REVISED DATE OF IDENTIFICATION OF APRIL 19, 2010 FOR FLOOD HAZARD ZONING.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN.
- ALABAMA ONE CALL WAS CONTACTED TO HAVE THE UNDERGROUND UTILITIES MARKED FOR LOCATION ON 04/13/2022. TICKET NUMBER 202204130001 WAS OBTAINED. THE SURVEYOR HAS REVIEWED THE MARKING AND HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS, RIGHTS-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT SHOWN ON THE RECORDED DOCUMENTS.
- THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 01030300181M, WITH A REVISED DATE OF IDENTIFICATION OF APRIL 19, 2010 FOR FLOOD HAZARD ZONING.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN.
- ALABAMA ONE CALL WAS CONTACTED TO HAVE THE UNDERGROUND UTILITIES MARKED FOR LOCATION ON 04/13/2022. TICKET NUMBER 202204130001 WAS OBTAINED. THE SURVEYOR HAS REVIEWED THE MARKING AND HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS, RIGHTS-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT SHOWN ON THE RECORDED DOCUMENTS.
- THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 01030300181M, WITH A REVISED DATE OF IDENTIFICATION OF APRIL 19, 2010 FOR FLOOD HAZARD ZONING.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN.

LEGAL DESCRIPTION

LOT 11, BLOCK 1, BUELAH HEIGHTS, AS SHOWN ON PLAT THEREOF RECORDED IN MAP BOOK 5, PAGE 147 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

SURVEYOR'S CERTIFICATION

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

STUART L. SMITH, PLS
ALABAMA LICENSE NUMBER 27403
DATE _____
DRAWING IS INVALID WITHOUT THE SIGNATURE & SEAL OF A LICENSED LAND SURVEYOR



PRELIMINARY/FINAL PLAT

ROGER POWE
BUELAH HEIGHTS
POLEY, AL

GMC Project #
CMOB220047

2039 Main Street
Daphne, AL 36526
T 251.626.2828
GMCNETWORK.COM

A

B

C

D

E

F

G

H

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SUBDIVIDED AS INDICATED HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AND HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED; AND I (WE) HEREBY ACKNOWLEDGE THAT THE SAME ARE BEING OFFERED TO THE PUBLIC FOR SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH ALL RESTRICTIONS AND COMMENTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS _____ DAY OF _____, 2022

ROGER POWE
1000 CENTURYLINK AVENUE
FARMHOPE, AL 36526

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF _____
COUNTY OF _____

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT WHOSE NAME(S) IS (ARE) _____, SUBSCRIBED TO THIS CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS _____ DAY IN PERSON AND ACKNOWLEDGE THAT HE (SHE) HAS READ AND UNDERSTANDS THE INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH AND THAT HE (SHE) HAS BEEN DULY ADVISED OF HIS (HER) RIGHTS AND OBLIGATIONS GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2022

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

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

CHAD CHRISTIAN, PE (CITY ENGINEER)

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

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

COMMUNITY DEVELOPMENT DIRECTOR (SIGNATURE)

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC)

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

DATED THIS _____ DAY OF _____, 2022

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (WATER)

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

DATED THIS _____ DAY OF _____, 2022

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (SEWER)

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

DATED THIS _____ DAY OF _____, 2022

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (GAS)

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

DATED THIS _____ DAY OF _____, 2022

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY CENTURYLINK

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

DATED THIS _____ DAY OF _____, 2022

(AUTHORIZED SIGNATURE)

PRELIMINARY/FINAL PLAT

ROGER POWE
BUELAH HEIGHTS
FOLEY, AL

GMC Project #
CMOB220047

sheet 2 of 2

ISSUE DATE

DRAWN BY: SLS
CHECKED BY: SLS



2039 Main Street
Daphne, AL 36526
T 251.626.2626
GMCNETWORK.COM

GOODWYN MILLS CAWOOD, LLC

39

41

ADJACENT ZONING: AO Agricultural Open Space, GPH1 Garden
Patio, PUD Planned Unit Development &
Unzoned BC District 27

FUTURE LAND USE: RM - Residential Medium Density
Residential development designed with a density range of about 4-7 units
per acre.

EXISTING LAND USE: Abandoned SFR

REQUIRED BUFFER: A - 100' width, 12 trees per linear feet, 60
shrubs per 100 linear feet. The width of a buffer may be reduced by up to
50% if a wall together with landscaping including trees is used.

PROPOSED BUFFER: 50' buffer with a 6' fence along north, east &
south property lines. An 8' privacy fence is proposed along Hickory St.
The narrative says "evergreen & flowering foliage."

NOTES:
A meeting was held on April 19th with Jason Wooten.

OWNER / APPLICANT: Shields Living Trust Clifford Shields / Wooten
Engineering Jason Wooten

PIN#: 235251 & 371465

DESCRIPTION: NA

ACREAGE: 10.5

UTILITY LETTERS RECEIVED: NO

DEED RECEIVED: Yes

OWNER AUTHORIZATION: Yes

ENGINEERING: Concur with Staff denial recommendation

ENVIRONMENTAL: No environmental concerns for this lot. However,
based on interactions with residents of the Hickory Bend Subdivision they
may object to the proposed storage facility.

FIRE: Fire has no issues but new commercial use is not desired in
this area

42

FLOODPLAIN ADMINISTRATOR:NA

APPLICATION FOR ZONE CHANGE

APPLICANT NAME: HORUS STORAGE INVESTMENT GROUP, LLC

PROPERTY ID: PPIN 371465
PPIN 235251

CURRENT USE: ABANDONED SINGLE-FAMILY HOME SITE AND UNDEVELOPED
AGRICULTURAL LAND

PROPOSED USE: NON CLIMATE-CONTROLLED & CLIMATE-CONTROLLED
MINI-STORAGE

There is currently an inundation of high-density subdivisions under construction within a five-mile radius of the proposed facility, as well as hundreds of homes built in the last three years. The majority of these subdivisions have covenants restricting on-property storage of recreational vehicles, boats, and detached storage buildings. There are also many new large multi-family developments which have minimal to no storage available on site. The closest existing storage facility is over 1.25 miles from the proposed site, and most facilities within a five-mile radius are close to capacity. We believe this presents an immediate and growing need for a storage facility.

As such, applicant proposes to construct and operate a mini-storage facility on currently undeveloped agricultural property.

I) OVERVIEW

- a. Planned with community in mind, applicant proposes to meet the growing demand for secure, convenient storage options, in a facility that operates in harmony with the surrounding neighborhoods.
- b. The proposed facility, built in phases, will comprise appx 800 storage units within appx 25 single-story buildings.
- c. The proposed buildings will be pre-engineered steel buildings, not to exceed 9'-0" eave height
- d. Metal walls visible from major corridor to be finished with brick or other approved material per Foley Municipal Code (Article IX, 9.2)
- e. All required buffers to be constructed per Foley Municipal Code (Article X, 10.2), including but not limited to:
 - i. 8' tall decorative privacy fence along corridor-facing property lines
 - ii. 6' tall fencing as required along all other property lines
 - iii. Decorative security-accessed entrance gate

 **RECEIVED**
5/23/20 AC

- f. Entrance and other required green space to be provided with a generous coverage of native vegetation per Foley Mun Code (Art X, 10.2.3)
- g. The proposed use will not have an adverse impact on vehicular or pedestrian traffic; on access roads or adjacent residential areas. On average, an occupant will visit their storage unit(s) no more than six (6) times per year.
- h. Due to the projected minimal traffic impact, special access lanes or interrupting roadway construction related thereto are not anticipated.

II) GOOD NEIGHBOR APPROACH

- a. As opposed to many of the existing facilities closest to this project, this facility will be buffered by an aesthetically-pleasing, private fencing and lush, evergreen and flowering foliage.
- b. This will be a single-story facility with no imposing structures visible above the fence line. By industry standards, mini-storage facilities do not exceed 9' above grade in eave height.
- c. In an effort to maintain a facility that is safe for unit access after hours, driveway lighting will be provided by motion-activated, timed wall packs. There will be static lighting at night only as required for security purposes.
- d. There will be no emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding current ambient conditions, required to operate this facility.
- e. Signage will be unobtrusive and tasteful, limited to one at each entrance.
- f. The facility will be professionally managed and the grounds on a regular maintenance schedule.
- g. The facility will have no contribution in a measurable way to the deterioration of the neighborhood or area, or to the lowering of surrounding property values.

III) PLANNED UNIT DEVELOPMENT STANDARDS

The proposed development shall be mini-storage commercial use conforming to the standards as follows:

- a. The facility shall have access to South Hickory Street and West Azalea Avenue at existing right-of-way access locations.
- b. The Building Setbacks and Buffers shall have the following standards:
 - 1. Building Setback from South Hickory Street Right-of-Way = Minimum 40 feet
 - 2. Buffer and Building Setback from Adjoining Residential Properties = Minimum 50 feet
 - 3. Privacy fencing consistent with City Ordinance Article IX Section 9.3 shall be constructed within the Buffers and Setback. Exception to Section 9.3 shall be an allowable fence height of 6 to 8 feet along public rights-of-way.
 - 4. Stormwater management facilities may be located in the buffer area.



5. Landscaping consistent with City Ordinance Article X Section 10.2 shall be installed in all buffer areas. The buffer shall be in accordance with Buffer Type A.
- c. Parking shall be in general conformance with Article 10, Section 10.1.
 - d. All utilities will be constructed underground. Water, sewer, electric, and telephone are all available to the site.
 - e. All vehicle riding and parking surfaces within the development will be gravel and/or stone-topped or asphalt paved to provide stable roadway access to all buildings.
 - f. Concrete sidewalks will be installed along the central parking located in near the office building.
 - g. The stormwater management system will be designed in accordance with the standards of the City of Foley. All stormwater facilities and structures outside of public rights-of-way will be maintained by the owner and not the City of Foley.
 - h. A landscape plan will be provided as part of the site planning process.



RECEIVED
5/23/20 PK



RECEIVED

5/23/2016

46



RECEIVED
Slasbee AK 47

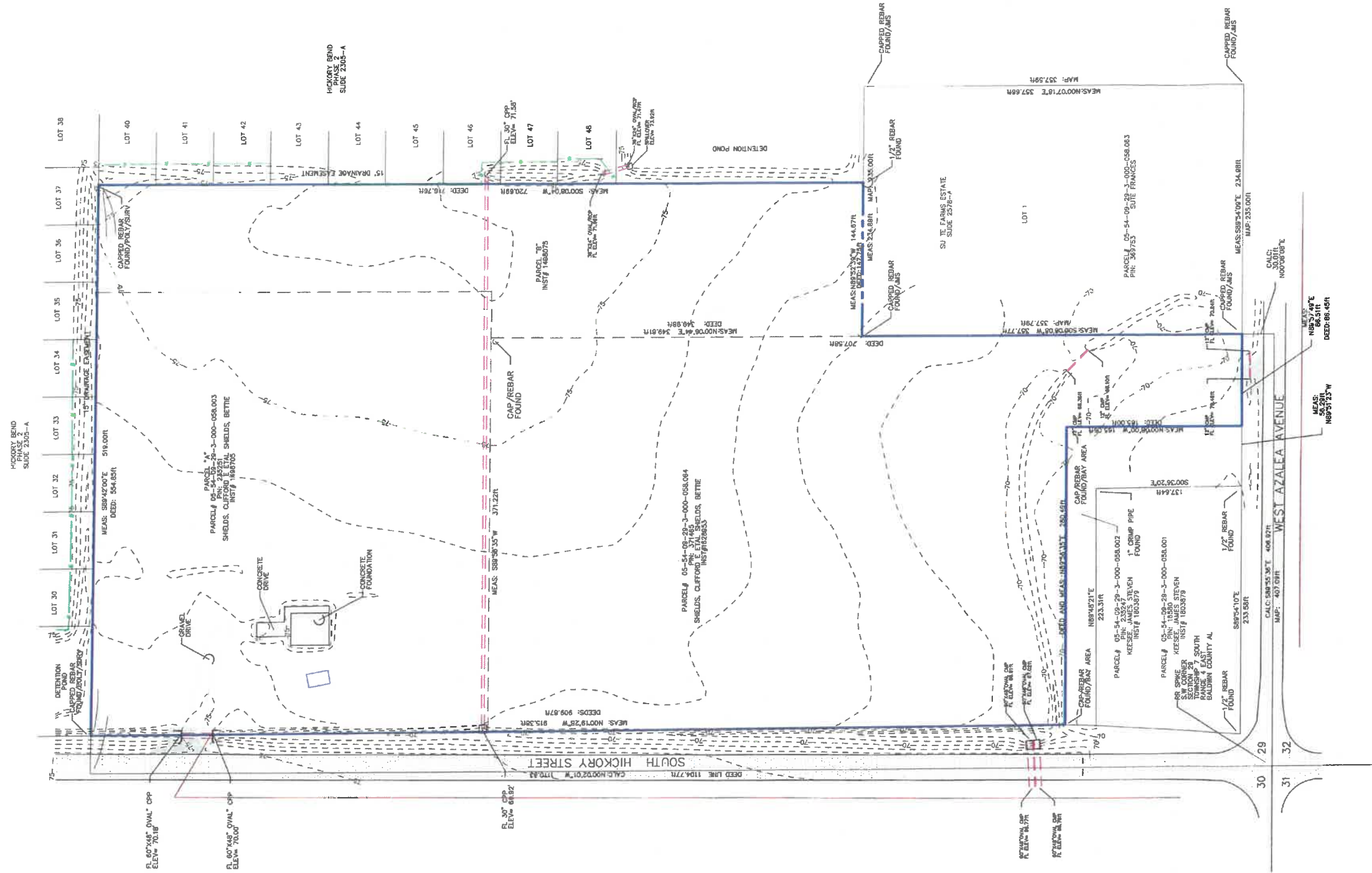


RECEIVED
303100 AC



HORUS STORAGE INVESTMENT GROUP, LLC
24160 PERDIDO BEACH BLVD, UNIT 2046
ORANGE BEACH, ALABAMA 36561

PREPARED FOR:

RECEIVED
5/23/2007

1249 Pencarro Blvd
Foley, Alabama 36535
(251) 269-8689
jvw@wooteneng.com
www.wooteneng.com

BOUNDARY & TOPOGRAPHIC SURVEY BY OTHERS

HICKORY STORAGE

**HICKORY STREET
BALDWIN COUNTY NEAR FOLEY, ALABAMA**

SHEET NUMBER:
C-01 OF 2

PROJECT NUMBER:	WE22-06-016
DRAWING FILE:	WE21-26 SITE PLAN.DWG
DATE:	May 23, 2022
DRAWN BY:	JWW
REVISIONS:	

www.wooteneng.com



**PLANNING COMMISSION
JOINT STAFF REPORT:
JUNE 2022**

51

RECOMMENDATION: **APPROVAL**
PROJECT NAME: **City of Foley Initial Zoning**
REQUEST: **Initial zoning for parcels
adjacent to Wolf Creek Park**

LOCATOR MAP



CURRENT ZONING: BC District 30
REQUESTED ZONING: AO Agricultural Open Space
ADJACENT ZONING: AO Agricultural Open Space, R1A Residential
Single Family
FUTURE LAND USE: This PIN# is not showing a FLU but the lots to
the south are shown as RM - Residential Medium Density. Residential
development designed with a density range of about 2 to 4 units per acre.
EXISTING LAND USE: Vacant

52

NOTES:

The City of Foley has purchased this parcel and it is added to our Wolf Creek Park.

OWNER / APPLICANT: City of Foley
PIN#: 114869
DESCRIPTION: NA
ACREAGE: 4.5+/- Acres

UTILITY LETTERS RECEIVED: NA
DEED RECEIVED: Yes
OWNER AUTHORIZATION: Yes

ENGINEERING: Not opposed

ENVIRONMENTAL: No environmental issues, this proposal will preserve and protect wetland habitat.

FIRE: Fire has no issues

FLOODPLAIN ADMINISTRATOR: It is almost all Flood Zone and would be a good area to acquire and preserve for Natural functions and preserved open space for floodplain management.



ESRI Community Maps Contributors: ESRI, HERE, Garmin, SafeGraph, INCREMENT P, METALISA, USGS, EPA, NPS, US Census Bureau, USDA

55

EXISTING LAND USE: Vacant Property
REQUIRED BUFFER: 30' buffer on all boundaries in a PDD
PROPOSED BUFFER: A buffer is shown but need confirmation of 30'

OWNER / APPLICANT: David Green
PIN#: 256520
DESCRIPTION: NA
ACREAGE: 69

NOTES: They are working on the preliminary traffic analysis.

UTILITY LETTERS RECEIVED: YES
DEED RECEIVED: YES
OWNER AUTHORIZATION: NA

ENGINEERING: Neutral pending details on access and FBE connection

ENVIRONMENTAL: Land Development Ordinance Article IV
Environmental Protection 4-2.1 Confirm minimum 30' undisturbed natural buffer for jurisdictional wetlands. 4-2.2 Confirm minimum 50' undisturbed buffer from waterways.

FIRE: Fire has no issues considering the proposed access points are met.

FLOODPLAIN ADMINISTRATOR:
Adhere to flood prevention ordinance regulations:

- (1) All subdivision proposals shall be consistent with the need to minimize flood damage.
- (2) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

(3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards, and;

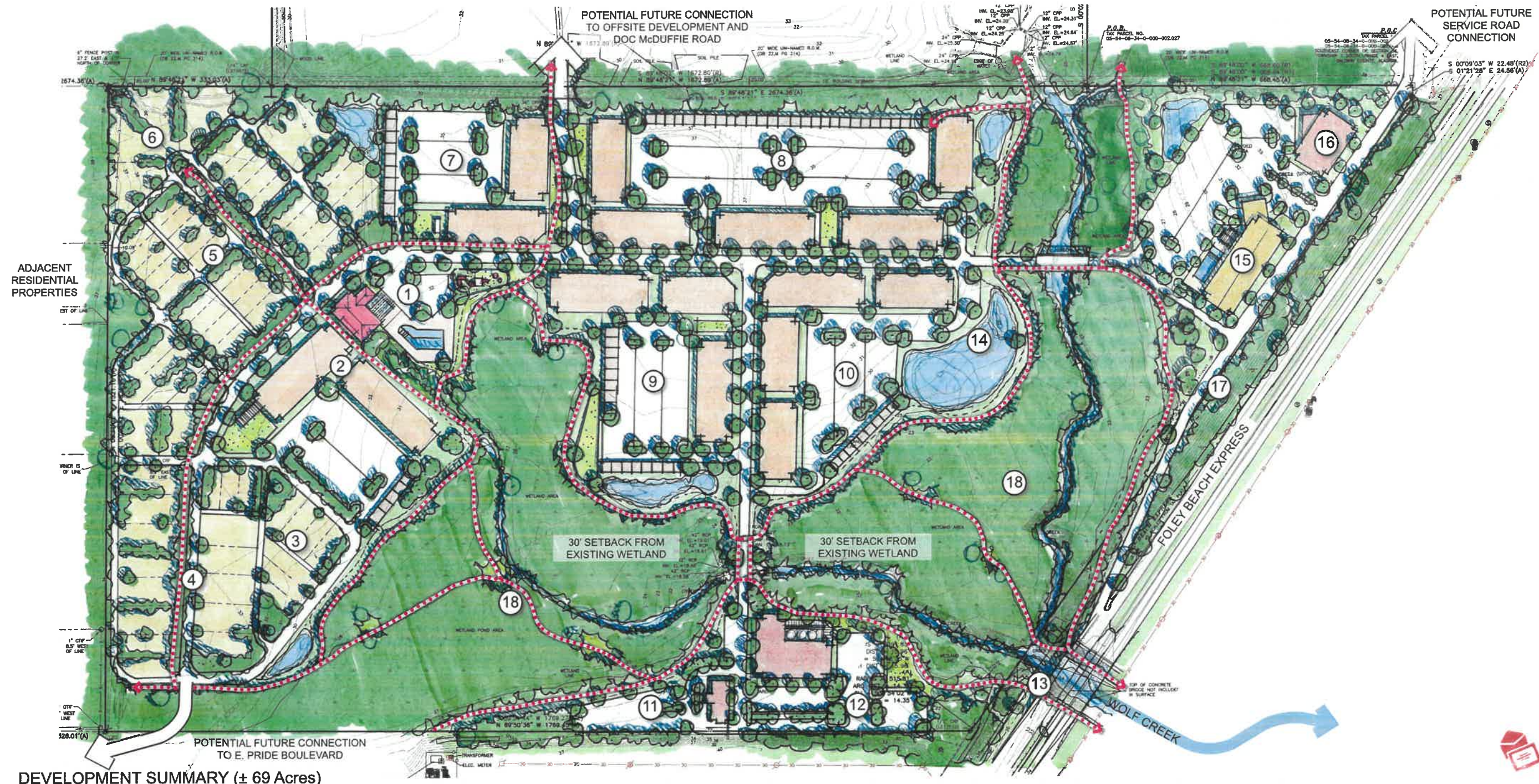
(4) Base flood elevation data shall be provided for all new subdivision proposals and other proposed development (including manufactured home parks and subdivisions), which is greater than fifty lots or five acres; whichever is the lesser.

(5) All subdivision and other development proposals shall include a stormwater management plan which is designed to limit peak runoff from the site to predevelopment levels for the one, ten, and 100-year rainfall event. These plans shall be designed to limit adverse impacts to downstream channels and floodplains. Single residential lots involving less than one acre of land disturbance are not subject to this regulation.

(6) All preliminary plans for platted subdivisions shall identify the flood hazard area and the elevation of the base flood.

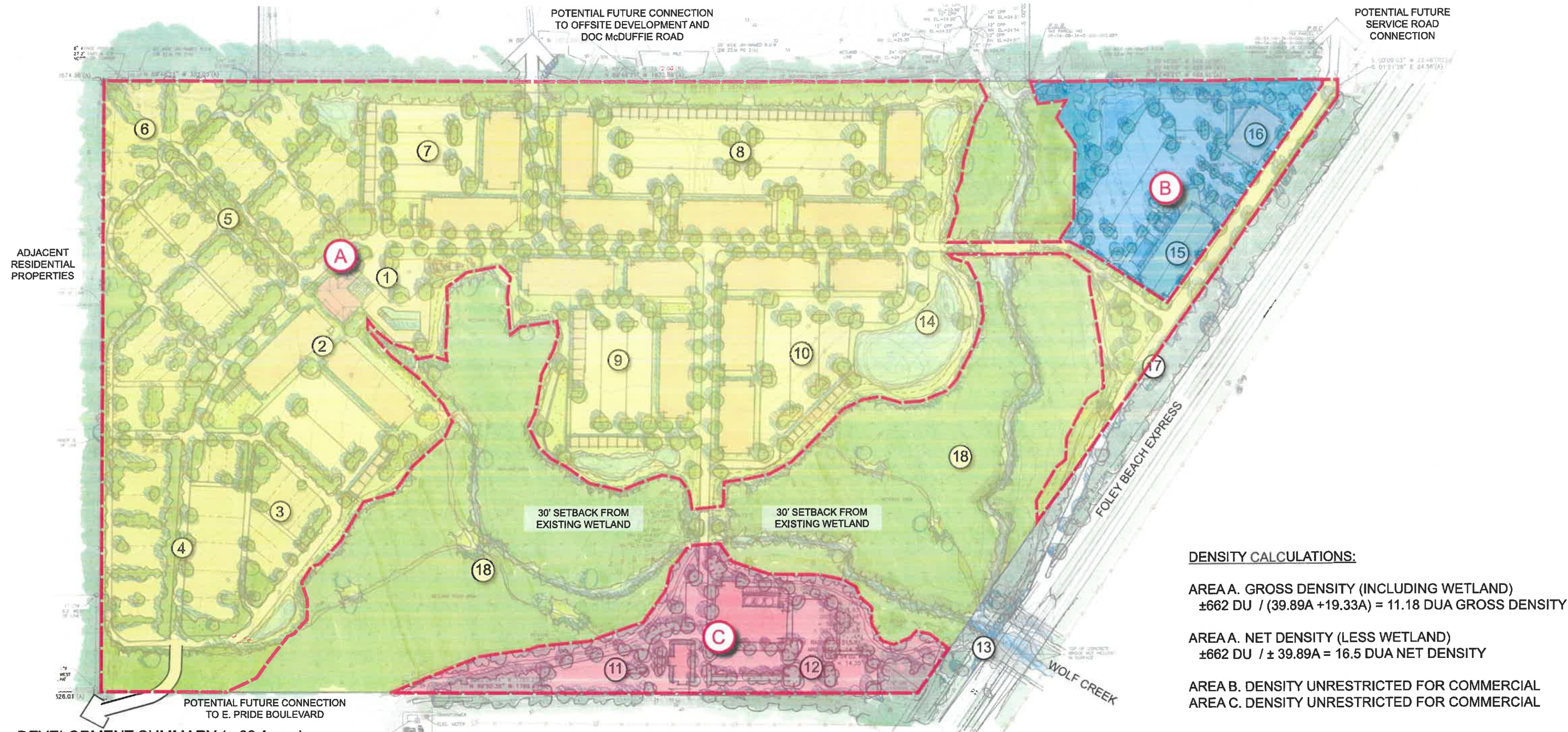
(7) All final subdivision plats will provide the boundary of the special flood hazard area, the floodway boundary, and the base flood elevations.

(8) In platted subdivisions, all proposed lots or parcels that will be future building sites shall have a minimum buildable area outside the natural (non-filled) 1% chance annual floodplain. The buildable area shall be, at a minimum, large enough to accommodate any primary structure and associated structures such as sheds, barns, swimming pools, detached garages, on-site sewage disposal systems, and water supply wells, where applicable



DEVELOPMENT SUMMARY (± 69 Acres)

- | | | | |
|---|--|--|--|
| 1. Neighborhood Amenity
(Pool, Playground, Leasing Center, etc.) | 7. ± 75 DU Multifamily @ 3 Levels
± 120 Parking Spaces
+ potential on-site storage units | 11. ±3,200 GSF Commercial | 16. ±10,000 GSF Commercial (shares parking with hotel) |
| 2. ± 80 DU Multifamily @ 3 Levels
± 90 Parking Spaces
+ on-site storage units | 8. ± 195 DU Multifamily @ 3 Levels
± 250 Parking Spaces
+ potential on-site storage units | 12. ± 22,500 GSF Commercial
± 118 Parking Spaces | 17. Service Road and Acceleration Lane w/ Planted Buffer
Connect to Reminant ROW to Doc McDuffie |
| ± 67 "Coastal Cottage" Lots (total) | 9. ± 110 DU Multifamily @ 3 Levels
± 125 Parking Spaces
+ potential on-site storage units | 13. Potential Trails Under Foley Beach Express | 18. Existing On-Site Wetland with
potential connected Trails and Pockets of Outdoor Amenity Areas |
| 3. ± 10 Medium Lots (35') | 10. ± 135 DU Multifamily @ 3 Levels
± 162 Parking Spaces
+ potential on-site storage units | 14. Potential Main Storm Retention Pond
Ancillary dry ponds on sites throughout | *on site amenities throughout TBD |
| 4. ± 15 Large Lots (50'-60') | | 15. ±80-90 Key Lodging @ 4 Levels+
over Ground Floor Amenity
(Check-in, Lobby, Dining, Exercise Room, Porteco-
chere, etc.) ± 150 Parking Spaces (shared w/ Retail) | **±80-100 onstreet parking spaces adjacent to MF blocks; others as available |
| 5. ± 38 Medium Lots (35') | | | ±662 Total Dwelling Units |
| 6. ± 4 Medium Lots (40') | | | |



DENSITY CALCULATIONS:

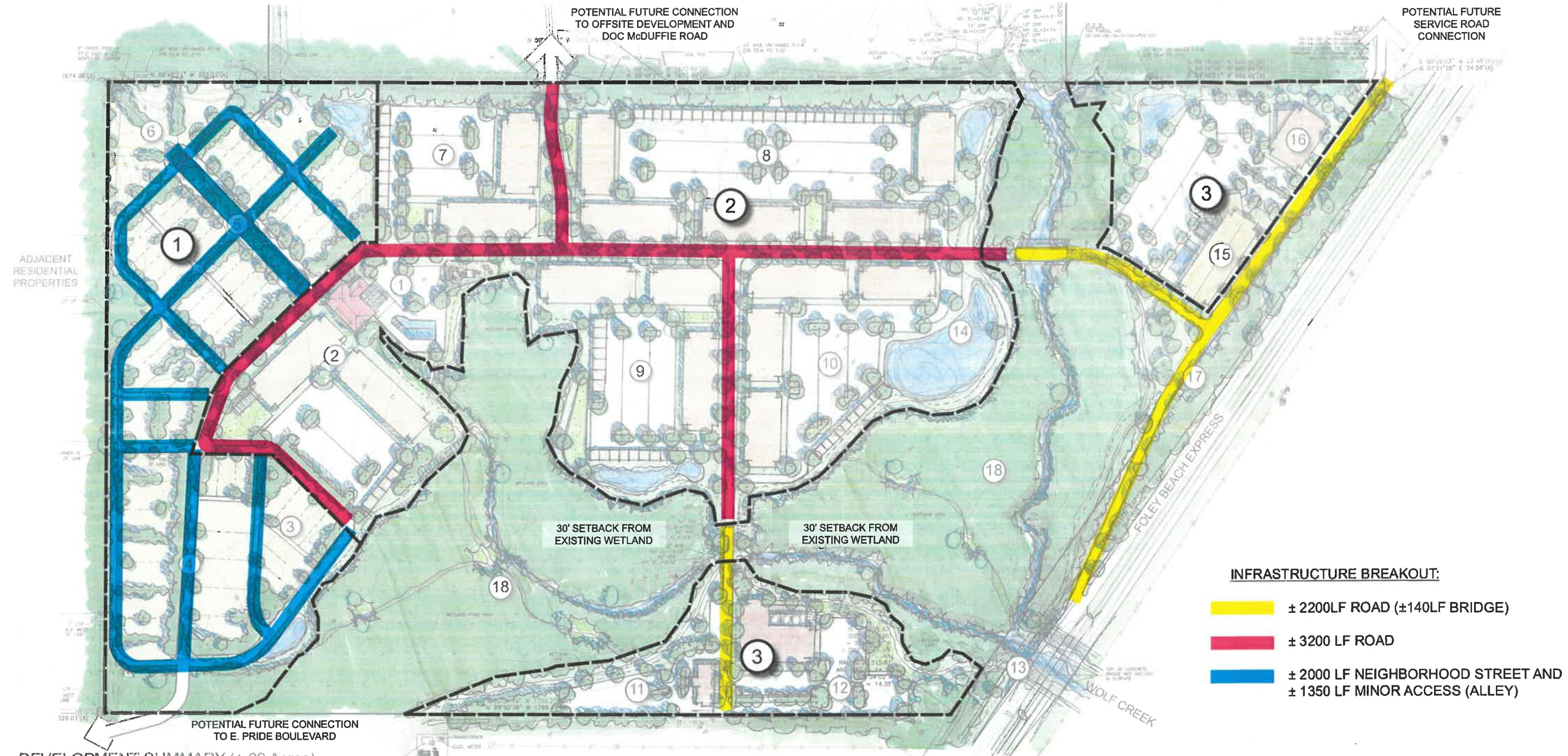
AREA A. GROSS DENSITY (INCLUDING WETLAND)
 $\pm 662 \text{ DU} / (39.89\text{A} + 19.33\text{A}) = 11.18 \text{ DUA GROSS DENSITY}$

AREA A. NET DENSITY (LESS WETLAND)
 $\pm 662 \text{ DU} / \pm 39.89\text{A} = 16.5 \text{ DUA NET DENSITY}$

AREA B. DENSITY UNRESTRICTED FOR COMMERCIAL
AREA C. DENSITY UNRESTRICTED FOR COMMERCIAL

DEVELOPMENT SUMMARY (± 69 Acres)

- | | | | |
|---|--|--|--|
| 1. Neighborhood Amenity (Pool, Playground, Leasing Center, etc.) | 7. ± 75 DU Multifamily @ 3 Levels
± 120 Parking Spaces
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± 118 Parking Spaces | 17. Service Road and Acceleration Lane w/ Planted Buffer
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+ potential on-site storage units | 14. Potential Main Storm Retention Pond
Ancillary dry ponds on sites throughout | *on site amenities throughout TBD |
| 4. ± 15 Large Lots (50'-60') | | 15. ±80-90 Key Lodging @ 4 Levels+
over Ground Floor Amenity
(Check-in, Lobby, Dining, Exercise Room, Porteco-
chere, etc.) ± 150 Parking Spaces (shared w/ Retail) | **±80-100 onstreet parking spaces adjacent to MF blocks; others as available |
| 5. ± 38 Medium Lots (35') | | | ±662 Total Dwelling Units |
| 6. ± 4 Medium Lots (40') | | | |

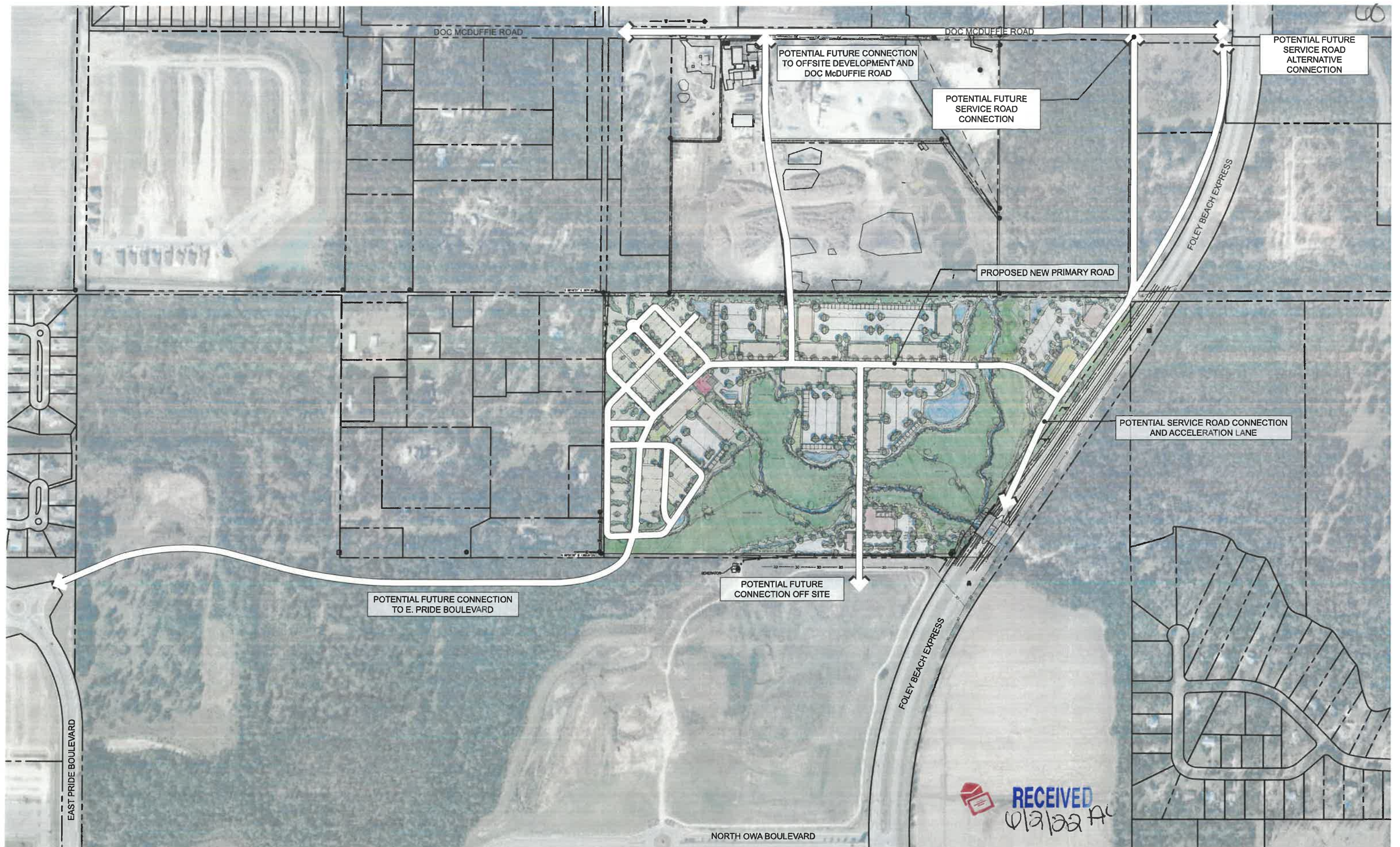


INFRASTRUCTURE BREAKOUT:

- ± 2200LF ROAD (±140LF BRIDGE)
- ± 3200 LF ROAD
- ± 2000 LF NEIGHBORHOOD STREET AND ± 1350 LF MINOR ACCESS (ALLEY)

DEVELOPMENT SUMMARY (± 69 Acres)

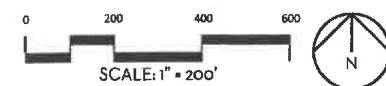
<div>1. Neighborhood Amenity (Pool, Playground, Leasing Center, etc.)</div> <div>2. ± 80 DU Multifamily @ 3 Levels ± 90 Parking Spaces + on-site storage units</div> <div>± 67 "Coastal Cottage" Lots (total)</div> <div>3. ± 10 Medium Lots (35')</div> <div>4. ± 15 Large Lots (50'-60')</div> <div>5. ± 38 Medium Lots (35')</div> <div>6. ± 4 Medium Lots (40')</div>	<div>7. ± 75 DU Multifamily @ 3 Levels ± 120 Parking Spaces + potential on-site storage units</div> <div>8. ± 195 DU Multifamily @ 3 Levels ± 250 Parking Spaces + potential on-site storage units</div> <div>9. ± 110 DU Multifamily @ 3 Levels ± 125 Parking Spaces + potential on-site storage units</div> <div>10. ± 135 DU Multifamily @ 3 Levels ± 162 Parking Spaces + potential on-site storage units</div>	<div>11. ±3,200 GSF Commercial</div> <div>12. ± 22,500 GSF Commercial ± 118 Parking Spaces</div> <div>13. Potential Trails Under Foley Beach Express</div> <div>14. Potential Main Storm Retention Pond Ancillary dry ponds on sites throughout</div> <div>15. ±80-90 Key Lodging @ 4 Levels+ over Ground Floor Amenity (Check-in, Lobby, Dining, Exercise Room, Portecochere, etc.) ± 150 Parking Spaces (shared w/ Retail)</div>	<div>6. ±10,000 GSF Commercial (shares parking with hotel)</div> <div>17. Service Road and Acceleration Lane w/ Planted Buffer Connect to Reminant ROW to Doc McDuffie</div> <div>18. Existing On-Site Wetland with potential connected Trails and Pockets of Outdoor Amenity Areas</div> <div>*on site amenities throughout TBD</div> <div>**±80-100 onstreet parking spaces adjacent to MF blocks; others as available</div> <div>±662 Total Dwelling Units</div>
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WOLF CREEK DEVELOPMENT | POTENTIAL OFFSITE ACCESS PLAN

WOLF CREEK LAND AND DEVELOPMENT CO., FOLEY, ALABAMA | 2022-05-31 | LMOB210009

PRELIMINARY: FINAL DESIGN AND
PROJECT LAYOUT MAY VARY



GMC



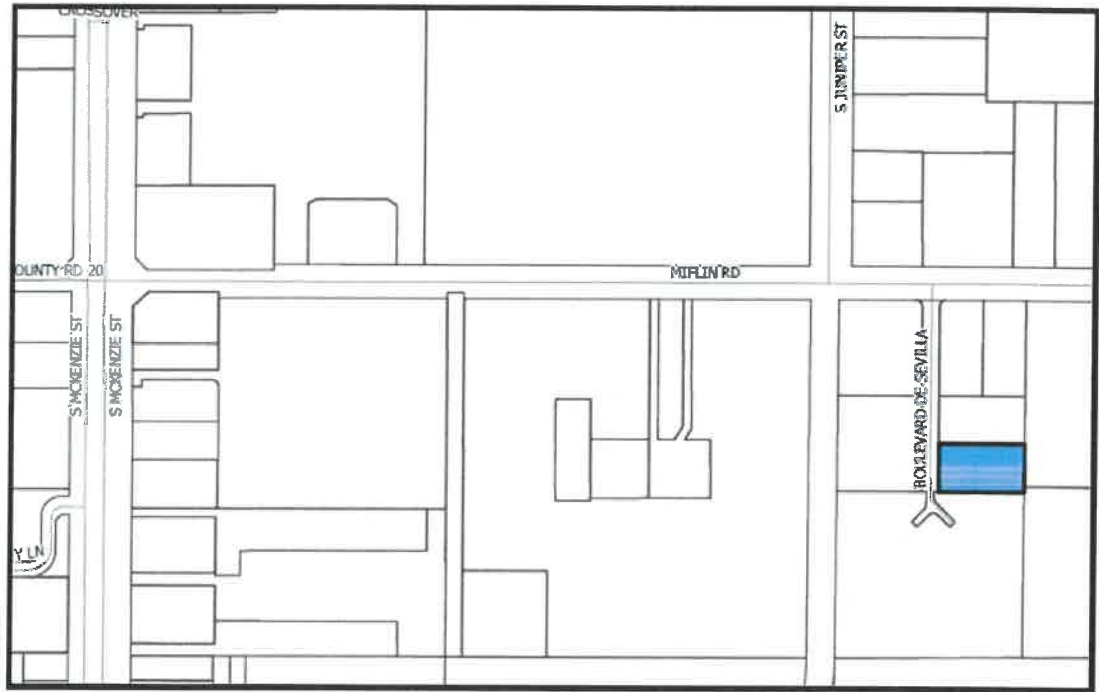
**PLANNING COMMISSION
JOINT STAFF REPORT:
JUNE 2022**

RECOMMENDATION: **DENIAL**
BASED ON A DISTRIBUTION CENTER NOT BEING AN
ALLOWED USE IN A PDD

PROJECT NAME: **Little PDD Modification -
Work Session Only**

REQUEST: A PDD modification

LOCATOR MAP



CURRENT ZONING: PDD Planned Development District

REQUESTED ZONING: NA

ADJACENT ZONING: PDD Planned Development District, PUD
Planned Unit Development & B3 Local Business District

FUTURE LAND USE: MxU Mixed Use

62

EXISTING LAND USE: Vacant Property

REQUIRED BUFFER: 30' buffer on all boundaries in a PDD

PROPOSED BUFFER:

OWNER / APPLICANT: Jason Pearce

PIN#: 376671

DESCRIPTION: Lot 6 20/20 SD

ACREAGE: 1.18

NOTES: The potential buyer of this property owns MINT Decor in Orange Beach & would like to purchase the property to build a distribution building for their business.

UTILITY LETTERS RECEIVED: NO

DEED RECEIVED: NO

OWNER AUTHORIZATION: NO

ENGINEERING: Not opposed

ENVIRONMENTAL: No environmental issues for this parcel.

FIRE: Fire has no issues.

FLOODPLAIN ADMINISTRATOR:NA

63



Amanda Cole <acole@cityoffoley.org>

June 8th Planning Commission work session

1 message

Gmail <jason.pearce0703@gmail.com>

To: elapham@cityoffoley.org

Cc: acole@cityoffoley.org

Mon, May 23, 2022 at 9:07 AM

Hello Eden,

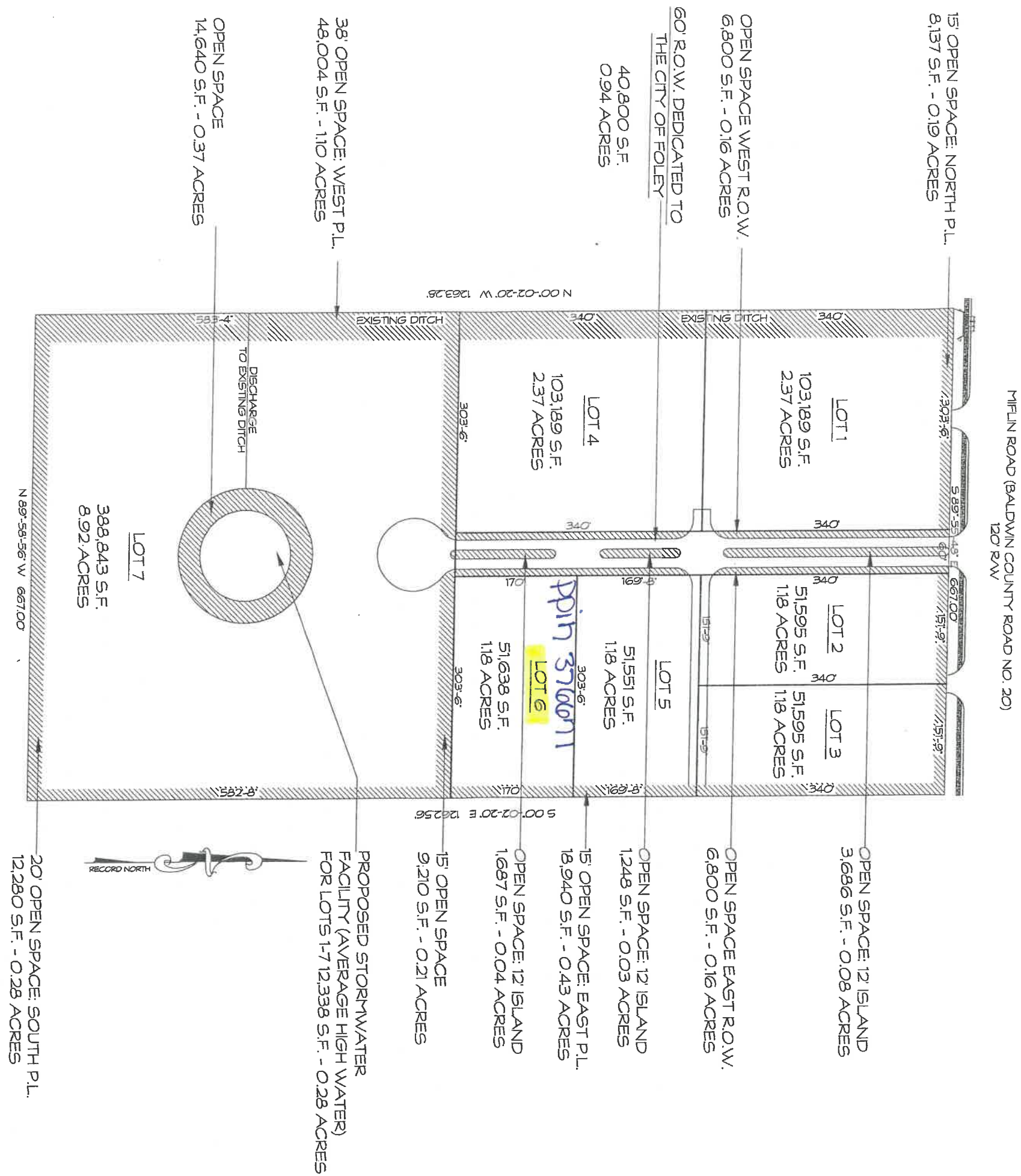
Thank you for meeting with me this morning in regards to PPIN 376671.

I am requesting that I be added to the June 8 work session meeting I order to ask about possible use of PPIN 376671.

My wife and I own MINT Deçor in Orange Beach and would like to purchase this property to build a distribution building for our expanding business. Before we seek to buy the property we would like to make sure we can use it for our intended purpose.

Regards,

Jason Pearce, CFO
Mint Deçor
954-636-0213



SUBDIVISION PLAN - 7 LOT SUBDIVISION
TOTAL LAND : 842,404 S.F. - 19.34 ACRES
15% MIN REQUIRED OPEN SPACE : 126,360 S.F. - 2.90 ACRES
OPEN SPACE SHOWN : 131,432 S.F. - 3.05 ACRES
SCALE: 1" = N.T.S.



**PLANNING COMMISSION
JOINT STAFF REPORT:
JUNE 2022**

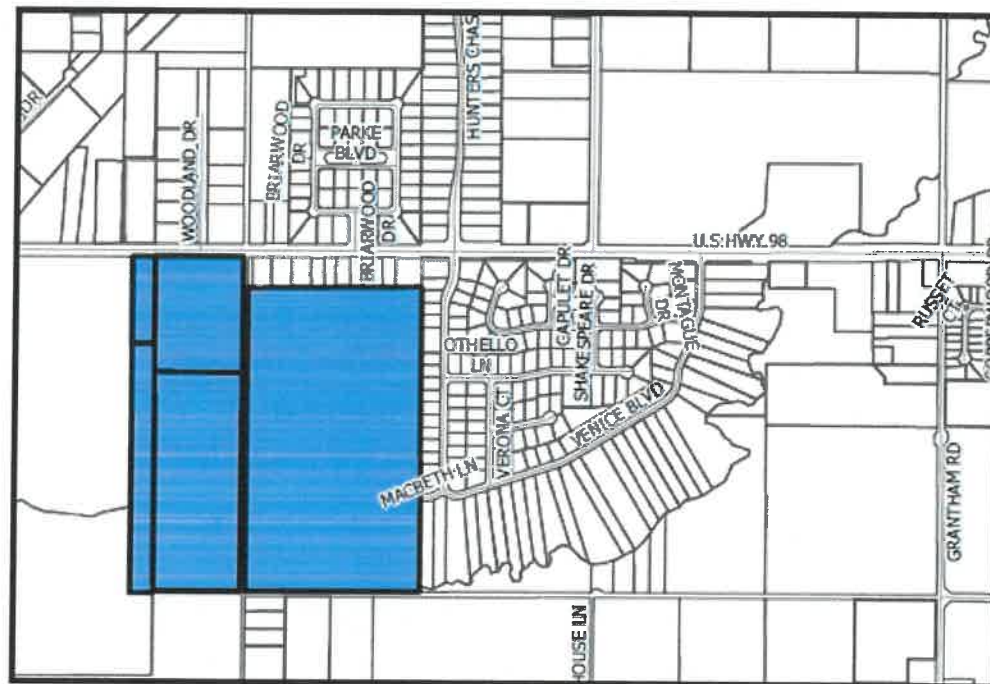
65

RECOMMENDATION: NA

PROJECT NAME: Keystone SD PUD -
Work Session Only

REQUEST: Discussion of proposed PUD initial zoning

LOCATOR MAP



CURRENT ZONING: Unzoned BC District 18

REQUESTED ZONING: PUD

ADJACENT ZONING: R1C Residential Single Family & Unzoned BC
District 18

FUTURE LAND USE: RL Residential Low Density
Residential development designed with a density range of about 2-4 units
per acre

EXISTING LAND USE: Vacant Property

66

REQUIRED BUFFER: NA
PROPOSED BUFFER: NA

OWNER / APPLICANT: Trey Jinright
PIN#: 7109, 7115, 63190, 7112 & 92453
DESCRIPTION: NA
ACREAGE: 123.4

NOTES: This item was carried over from the May PC meeting. Trey would like to discuss reducing the setbacks & connectivity to Plantation at Magnolia River.

UTILITY LETTERS RECEIVED: NA
DEED RECEIVED: NA
OWNER AUTHORIZATION: NA

ENGINEERING: Recommend full access to PMR to east

ENVIRONMENTAL: Land Development Ordinance Article IV
Environmental Protection 4-2.1 Confirm minimum 30’ undisturbed natural buffer for jurisdictional wetlands. 4-2.2 Confirm minimum 50’ undisturbed buffer from waterways.

FIRE: Fire will require additional access. Does not meet ½ the diagonal.

FLOODPLAIN ADMINISTRATOR: Follow Flood prevention ordinance regulations for subdivisions:

(1) All subdivision proposals shall be consistent with the need to minimize flood damage.

- (2) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
- (3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards, and;
- (4) Base flood elevation data shall be provided for all new subdivision proposals and other proposed development (including manufactured home parks and subdivisions), which is greater than fifty lots or five acres; whichever is the lesser.
- (5) All subdivision and other development proposals shall include a stormwater management plan which is designed to limit peak runoff from the site to predevelopment levels for the one, ten, and 100-year rainfall event. These plans shall be designed to limit adverse impacts to downstream channels and floodplains. Single residential lots involving less than one acre of land disturbance are not subject to this regulation.
- (6) All preliminary plans for platted subdivisions shall identify the flood hazard area and the elevation of the base flood.
- (7) All final subdivision plats will provide the boundary of the special flood hazard area, the floodway boundary, and the base flood elevations.
- (8) In platted subdivisions, all proposed lots or parcels that will be future building sites shall have a minimum buildable area outside the natural (non-filled) 1% chance annual floodplain. The buildable area shall be, at a minimum, large enough to accommodate any primary structure and associated structures such as sheds, barns, swimming pools, detached garages, on-site sewage disposal systems, and water supply wells, where applicable

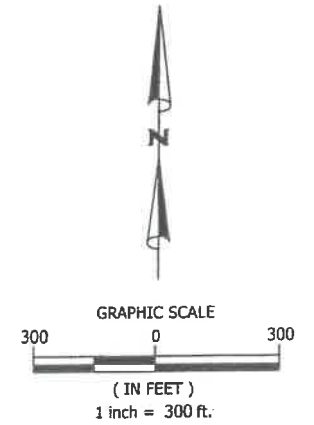
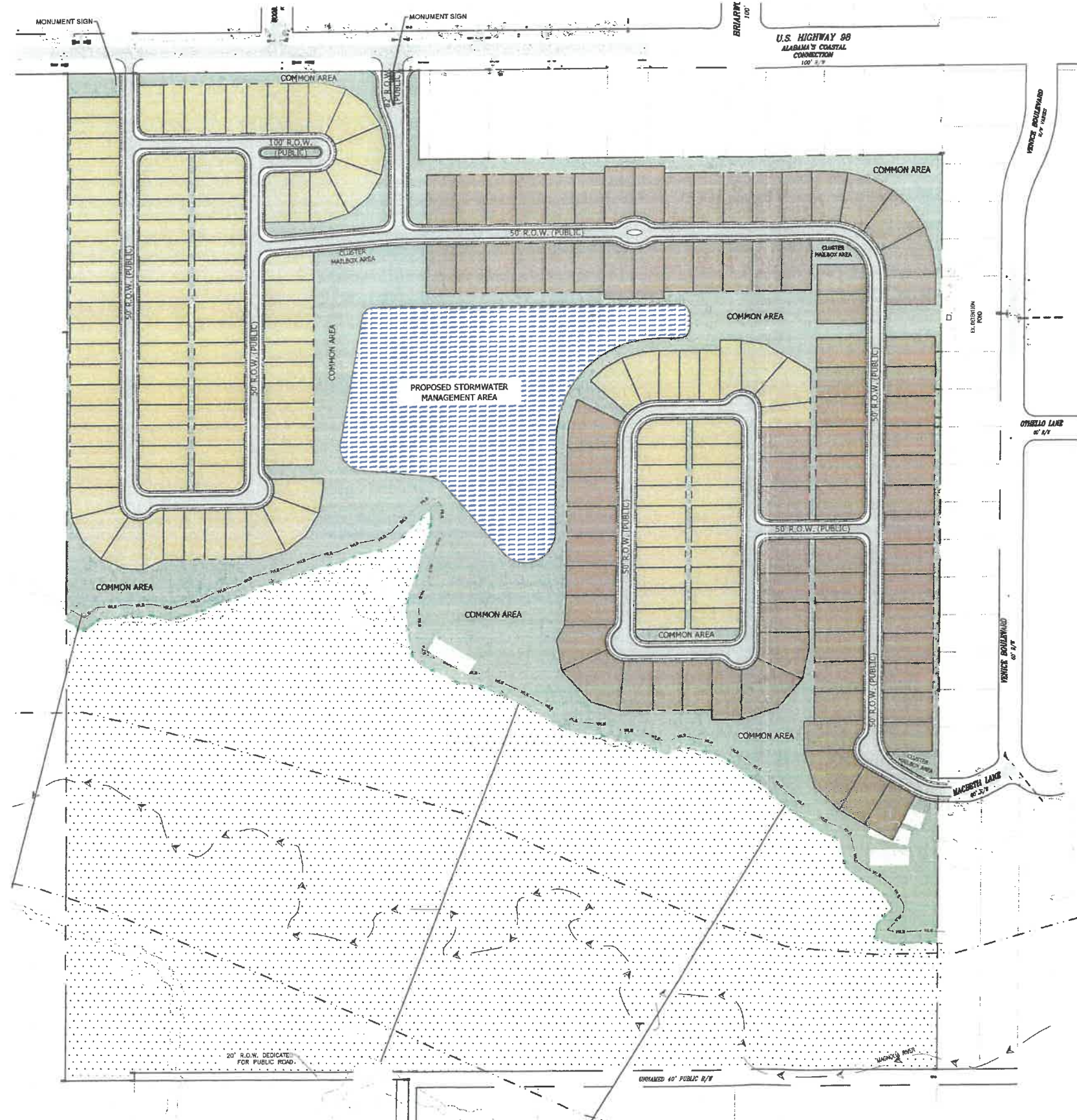
08

Keystone Development

- 1.) We want to discuss reducing the setbacks on the 60' min lots
- 2.) Continued discussion on the connectivity of the subdivision.

Thanks

Trey Jinright, P.E.
JADE Consulting, LLC
Cell: 251.895.0055



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)

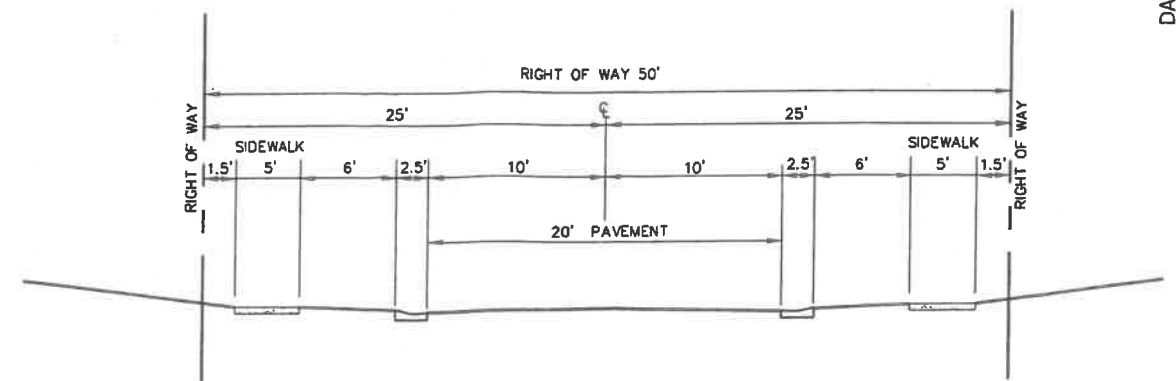
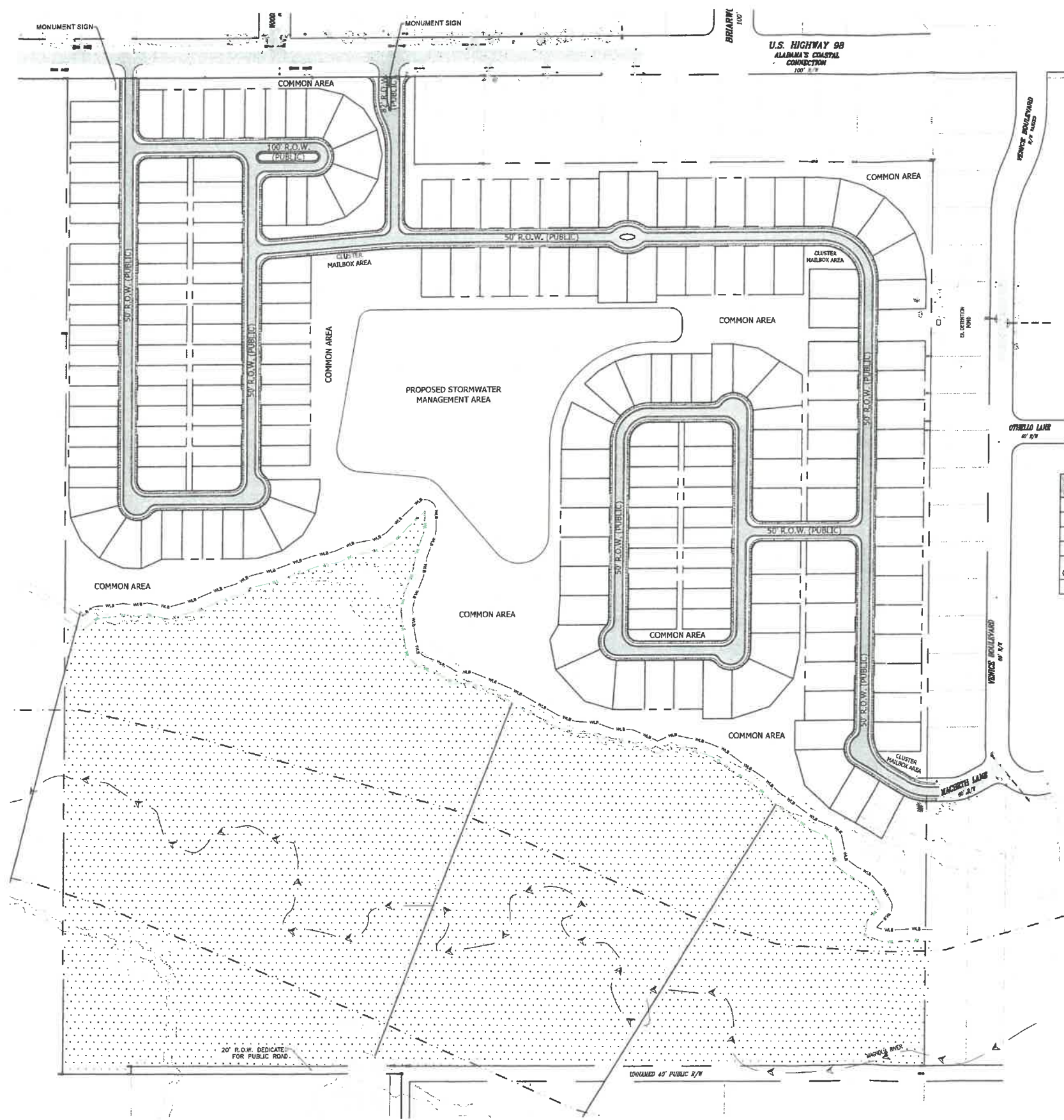
OPEN SPACE PLAN:
KEYSTONE SUBDIVISION
PLANNED UNIT DEVELOPMENT
U.S. HWY 98
FOLEY, AL

RECEIVED
4/25/22



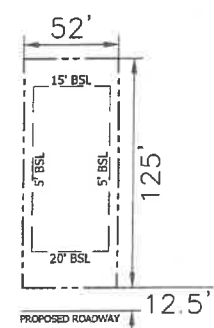
JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS
208 Greeno Road N., Ste. C Fairhope, Alabama 36532
P.O. Box 1929 Fairhope, Alabama 36533
Phone: (251) 928-3443 Fax: (251) 928-3665
jadengineers.com

DATE: 4/21/2022

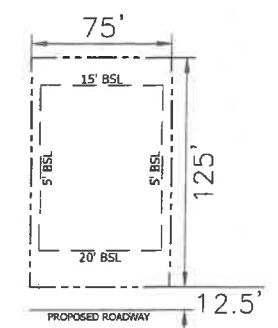


TYPICAL ROADWAY SECTION

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

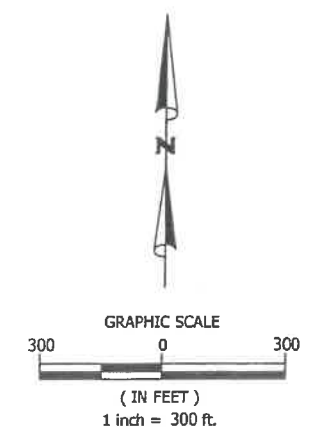


TYPICAL 52'x125' LOT



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:	
TOTAL COMMON AREA:	REQUIRED: 25% (30.48 AC) PROVIDED: 61.0% (74.35 AC)
USEABLE OPEN SPACE:	REQUIRED: 15% (18.29 AC) PROVIDED: 15.3% (18.60 AC)
STORMWATER MANAGEMENT AREA:	- APPROX. 7.06 AC
WETLAND AREA:	- 47.69 AC



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

