

**CITY OF FOLEY
PLANNING COMMISSION**

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

&

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

PLANNING COMMISSION
WORK SESSION AGENDA JULY 13, 2022
&
MEETING AGENDA JULY 20, 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 July 13, 2022 at 5:30 p.m. and a meeting July 20, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

MINUTES:

Approval of the June 8, 2022 and June 15, 2022 meeting minutes.

AGENDA ITEMS:

1. *Magnolia Springs Station Phase II- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Magnolia Springs Station Phase 2 which consists of 18.04 +/- acres and 6 lots. Property is located between Grantham Rd. and Poser Road and S. of County Rd. 26 and is located in the City of Foley Planning Jurisdiction. Applicant is Cotton Bayou Development, LLC.

Public Hearing:

Planning Commission Action:

2. 410 W Persimmon Subdivision- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of 410 W Persimmon Subdivision which consists of 1.37 +/- acres and 4 lots. Property is located N. of W. Satsuma Ave. and W. of N. Oak St. Applicant is Weygand Wilson Surveying LLC.

Public Hearing:

Planning Commission Action:

3. *Kipling Meadows Phase 2- Request for Preliminary Extension

The City of Foley Planning Commission has received a one year preliminary extension request for Kipling Meadows Phase 2. Property is located S. of County Rd. 16, W. of County Rd. 65 and is located in the City of Foley Planning Jurisdiction. Applicant is Dewberry

Planning Commission Action:

4. U-Haul- Request for Site Plan

The City of Foley Planning Commission has received a request for a site plan approval for U-Haul. Property is located at 8220 State Hwy. 59. Applicant is Goodwyn Mills Cawood.

Planning Commission Action:

5. 2020 Subdivision- Request for PDD Modification

The City of Foley Planning Commission has received a request for a PDD modification. Property is located E. of S. McKenzie St. and S. of County Rd. 20. Applicant is

Note: *Denotes property located in the Planning Jurisdiction

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Brookwood Development LLC.

Planning Commission Action:

6. J 1 Housing/City of Foley- Request for Site Plan

The City of Foley Planning Commission has received a request for a site plan approval for J 1 Housing. Property is located E. of Juniper St. and S. of Stabler Way. Applicant is International Residence Hall.

Planning Commission Action:

7. Public Projects- Downtown Way finding Signage

The City of Foley has received a public projects request for downtown way finding signage.

Planning Commission Action:

WORK SESSION ONLY:

8. Jeff Windham- Discuss possible RV Park

The City of Foley Planning Commission has received a request to discuss the possibility of a RV Park to be located E. of the Foley Beach Express and S. of County Rd. 32. Applicant is Jeff Windham.

9. Wayne Dyess- Discuss Green Space Location & Design

10. Wayne Dyess- Discuss B-1 (Central Business District)

ADJOURN:

The City of Foley Planning Commission held a work session on June 8, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Larry Engel, Ralph Hellmich, Tommy Gebhart, Deborah Mixon, Vera Quaites, Phillip Hinesley, Calvin Hare and Bill Swanson. Absent member was Wes Abrams. 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.

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.

Mrs. Miriam Boone explained the request is for a 3 lot subdivision located on 2 acres. She stated the applicant recently rezoned the property to R-1A. The request is meeting zoning and future land use requirements.

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.

Mrs. Boone explained the request is for a minor/exempt subdivision to combine 3 lots into 1 lot. She explained a multifamily development is being proposed to be built on the lot.

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.

Mrs. Boone explained the request is for a 2 lot subdivision. She stated staff has verified lot 1 A is meeting the zoning ordinance parking requirements.

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.

Mrs. Boone explained phase 1 is a request for an 18 acre lot and 4, 10 acre lots. She explained that the staff has recommended approval. She stated the City Engineer has recommended a note be added to the plat to prevent further subdividing of the lots.

Commissioner Hellmich stated the larger lots fit well within the surrounding area.

Mr. Aaron Collins with SE Civil stated there will be 3 phases to this project which will require further subdividing of the lots. He explained Baldwin County will require engineered drawings and preliminary and final for the other phases.

Mr. Christian stated he was unaware there would be further subdividing of the lots.

Commissioner Hellmich recommended the City Engineer and the applicant work out the details of the subdivision before next week's meeting.

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.

Mrs. Boone stated the applicant has applied to the Board of Adjustment and Appeals for a lot area and width variance. She explained the lot width requirements for the R-1A zone are 100' and they are requesting two 50' wide lots. She stated the lots are just under the required lot area and will be meeting setback requirements.

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.

Mrs. Boone stated the request is for a PUD rezoning for a mini storage. She explained the property is located adjacent to a residential subdivision and is listed as residential medium density on the future land use map.

Mr. Wayne Dyess stated based on the comprehensive plan the location is not appropriate. He stated he feels there are better locations for the requested use.

Commissioner Hellmich stated the area is a challenging drainage area.

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 the City of Foley.

Mrs. Boone stated the property was purchased by the City of Foley and adjoins the Wolf Creek Park.

Commissioner Hinesley asked why the property wasn't being zoned OSP instead of AO.

Mrs. Boone explained to keep consistent with the park's current zoning the property is being zoned AO. She explained at a later date a rezoning to OSP will be done for the parks located within the City.

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.

Mrs. Boone stated the applicant came to work session last month for feedback and has had several meetings with staff. She explained some modifications were made to the previous plan which include the orientations of the buildings facing the Foley Beach Express. She stated staff has recommended approval contingent upon a preliminary traffic analysis. She explained the plan is a conceptual plan and each phase of the PDD will come before the Commission for a site plan approval. She stated the applicant understands there are access and utility requirements that will have to be worked out.

Mr. Wayne Dyess thanked the applicants for addressing the comments provided by staff.

Commissioner Hellmich stated the applicant has met with staff several times and there has been a lot of interaction over several months. He explained the mixed use development fits in well with the proposed location.

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.

Mrs. Boone explained the applicant would like to build a warehouse/distribution at the location with no retail component. She explained staff could not support an approval of the requested use. She explained the current PDD is approved for retail with multifamily on the back portion of the property.

Mr. Jason Pearce explained he and his wife own Mint Décor. He stated they are growing at an incredible rate and are in need of more space. He stated they have decided to include a 1,500 sq. ft. retail section in the front of the building with a 12,000 sq. ft. warehouse and two loading docks in the rear of the building.

Mrs. Pearce explained they currently have two store spaces in Orange Beach. She stated when the business started they had two employees and have grown to fifteen employees and have approximately forty nine active projects at the moment. She explained they want to continue to grow the business and would love to be in the Foley area.

Commissioner Hellmich stated the applicant needs to work with staff and suggested making the building aesthetically pleasing.

Mr. Pearce stated he could see the number of employees doubling for the new location. He explained they receive approximately twenty deliveries a week with an average of two trucks per day.

Mrs. Pearce stated she would work with staff to schedule a meeting. She thanked the Commission and staff for being so positive and willing to work with them.

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.

Mr. Trey Jinwright explained they have been working on the development for over a year. He stated they originally brought the plan to the City for some guidance on allowing 5' setbacks and 50' lots sizes. Since that time the City has changed the PUD requirements. He stated a right of way had to be vacated and worked out with Baldwin County and that process took some time to complete.

Mrs. Boone explained the property has been annexed into the city limits.

Mr. Jinwright stated he has revised the plan and increased the East lot sizes to 75'. He explained he would like to connect the roads in the subdivision to the existing stub out coming from Plantation at Magnolia River.

Mr. Chad Christian stated he is not sure the Planning Commission has the authority to say they cannot connect to a public road.

Commissioner Hellmich stated the citizens in Plantation at Magnolia River have voiced concerns over the connection and it possibly turning into a short cut and increased speeding and traffic.

Mr. Dyess explained when new neighborhoods connect to existing neighborhoods it usually makes the existing neighborhood values increase due to the adjacent newly constructed homes. He asked if they could limit the fence height and landscaping in the area abutting the lake located in the center of the development. He recommended adding a restricted fence height into the PUD requirements.

Commissioner Hinesley asked the applicant to inquire about the wetlands being a dedicated conservation easement.

Commissioner Gebhart stated he liked the idea and could support the roads being connected.

Mr. Dyess asked if they could possibly add traffic calming items to the plan to help reduce speeding.

Mr. Jinwright stated they could add traffic calming elements to the design.

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Commissioner Hellmich suggested Mr. Jinwright meet with the Home Owners Association of Plantation at Magnolia River to discuss the plan.

Mr. Jinwright stated they came before the Commission last year regarding allowing 5' setbacks. He explained the front setback will be 20' and the rear setback is 15'.

Commissioner Hellmich stated the 5' setback gives the impression of the houses being crammed into an area.

Commissioner Engel suggested possibly increasing the north buffer and leaving as much as possible.

ADJOURN:

Vice-Chairman Hare adjourned the meeting at 6:44 p.m.

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**PLANNING COMMISSION
MEETING MINUTES JUNE 15, 2022
(Council Chambers of City Hall) 5:30 P.M.**

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The City of Foley Planning Commission held a meeting on June 15, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Vera Quaites, Ralph Hellmich, Wes Abrams, Calvin Hare, Phillip Hinesley and Bill Swanson. Absent members were Tommy Gebhart and Ralph Hellmich. 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 May 11, 2022 and May 18, 2022 meeting minutes.

Commissioner Hinesley made a motion to approve the May 11, 2022 and May 18, 2022 meeting minutes. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to approve the May 11, 2022 and May 18, 2022 meeting minutes passes.

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:

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

Planning Commission Action:

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

Motion to approve the requested Minor subdivision passes.

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.

Planning Commission Action:

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

Motion to approve the requested minor/exempt subdivision passes.

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:

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

Planning Commission Action:

Commissioner Hinesley 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.

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.

Planning Commission Action:

Mr. Chad Christian stated a master plan was submitted after the work session. He recommended leaving lot 1 off of the plat since they will be further subdividing.

Mr. David Diehl stated Baldwin County staff is requiring them to show all of the lots on the plat. He explained if the lot is not shown on the plat a waiver has to be issued. He stated he has been advised Baldwin County will not support a waiver unless the lots are over 20 acres. He explained Grantham Road is being paved within the next couple of months. He stated after the road is paved they will be submitting to subdivide the remaining phases. He explained the property is zoned RA which has a minimum lot area requirement of 3 acres.

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

Motion to approve the requested minor/exempt subdivision passes.

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:

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

Note: *Denotes property located in the Planning Jurisdiction

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Planning Commission Action:

Mrs. Miriam Boone explained the Board of Adjustment and Appeals approved a variance for the properties lot widths and area.

Commissioner Engel 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.

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.

Chairman Abrams stated the applicant has requested to withdraw the item.

Public Hearing for Item # 7:

Chairman Abrams asked if there were any members of the public to speak on the item.

Mr. James Keesee resident of 922 W. Azalea Ave. stated the area is a very nice neighborhood and not suited for commercial use. He explained there are flooding and drainage issues in the area and the development would cause more issues. He provided a document to the Commissioners regarding his research on the flooding, recent amounts of rain falls and culvert issues in the area.

Ms. Marsha Peterson resident of Summerton Drive stated the developer will raise the property two inches and bring in gravel which will flood her area.

Planning Commission Action:

Commissioner Swanson made a motion to approve the request to withdraw the item. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to approve the request to withdraw the item passes.

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:

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

Planning Commission Action:

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

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

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:

Mrs. Boone explained there have been some modifications to the plan which include a change in the orientation of the buildings facing the Foley Beach Express and floodway and buffers identified on the plan. She explained a letter regarding the traffic study was received. She stated each phase of the PDD will come before the commission for a site plan review.

Commissioner Swanson made a motion to approve the PDD modification. Commissioner Hinesley seconded the motion.

Commissioner Engel asked about the 14 acres listed as potential retention area.

Mr. Christian stated the applicant is requesting a PDD modification and once it is approved they will begin the ground work. He explained after the approval they will apply for Land Disturbance and Environmental permits. He stated at that time a determination will be made as to how much water will need to be retained.

Commissioner Mixon abstained. All other Commissioners voted aye.

Motion to approve the requested PDD modification passes.

ADJOURN:

Chairman Abrams made a motion to adjourn the meeting at 6:01 p.m.

Motion to adjourn the meeting at 6:01 p.m. passes.



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

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STAFF RECOMMENDATION: Approve

PROJECT NAME: Magnolia Springs Station Phase II

REQUEST: Preliminary Plat

OWNER / APPLICANT:
Cotton Bayou
Development LLC

NUMBER OF LOTS: 6

ACREAGE: 18.04

PIN#(s): 99198

DESCRIPTION:
South of CR-26,
between Grantham &
Poser Roads

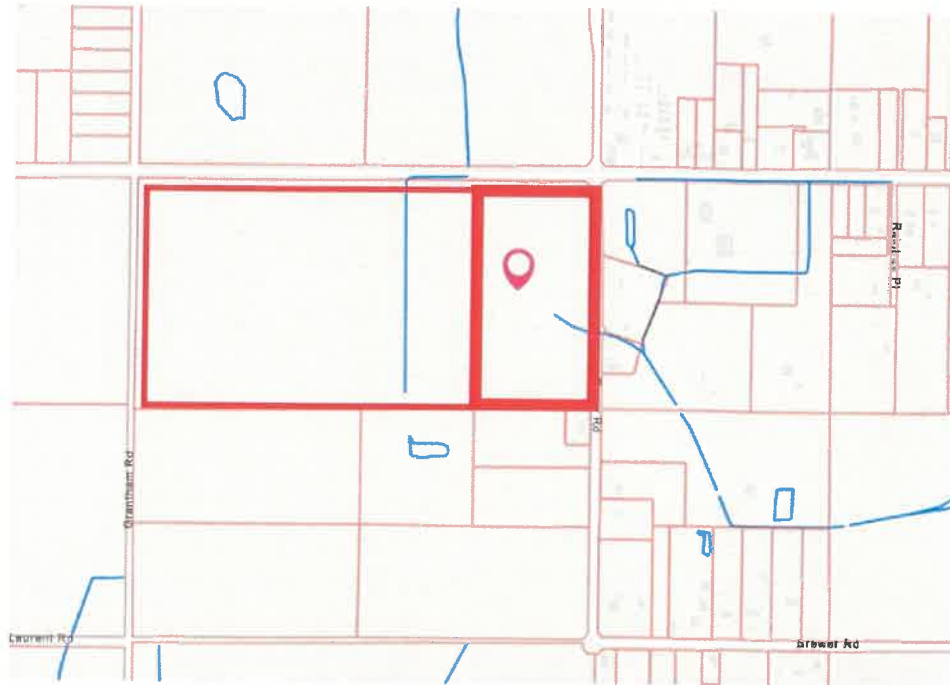
CURRENT ZONING:
BC District 21 Zoned
RA Rural Agriculture -
Minimum Lot Area 3
Acres

REQUESTED ZONING:
NA

ADJACENT ZONING:
BC District 21 Zoned
RA Rural Agriculture

FUTURE LAND USE:
RR Rural Residential

EXISTING LAND USE:
Vacant



UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING : These lots meet the size requirements for the zone.

ENGINEERING: Utilities will be installed within the County Road 26 and Poser Road rights-of-way which are County maintained. SE Civil will be obtaining a right-of-way construction permit for this work. Riviera Utilities has approved the utility design. Shared driveways may be required by County.

ENVIRONMENTAL: Angie Eckman no environmental issues

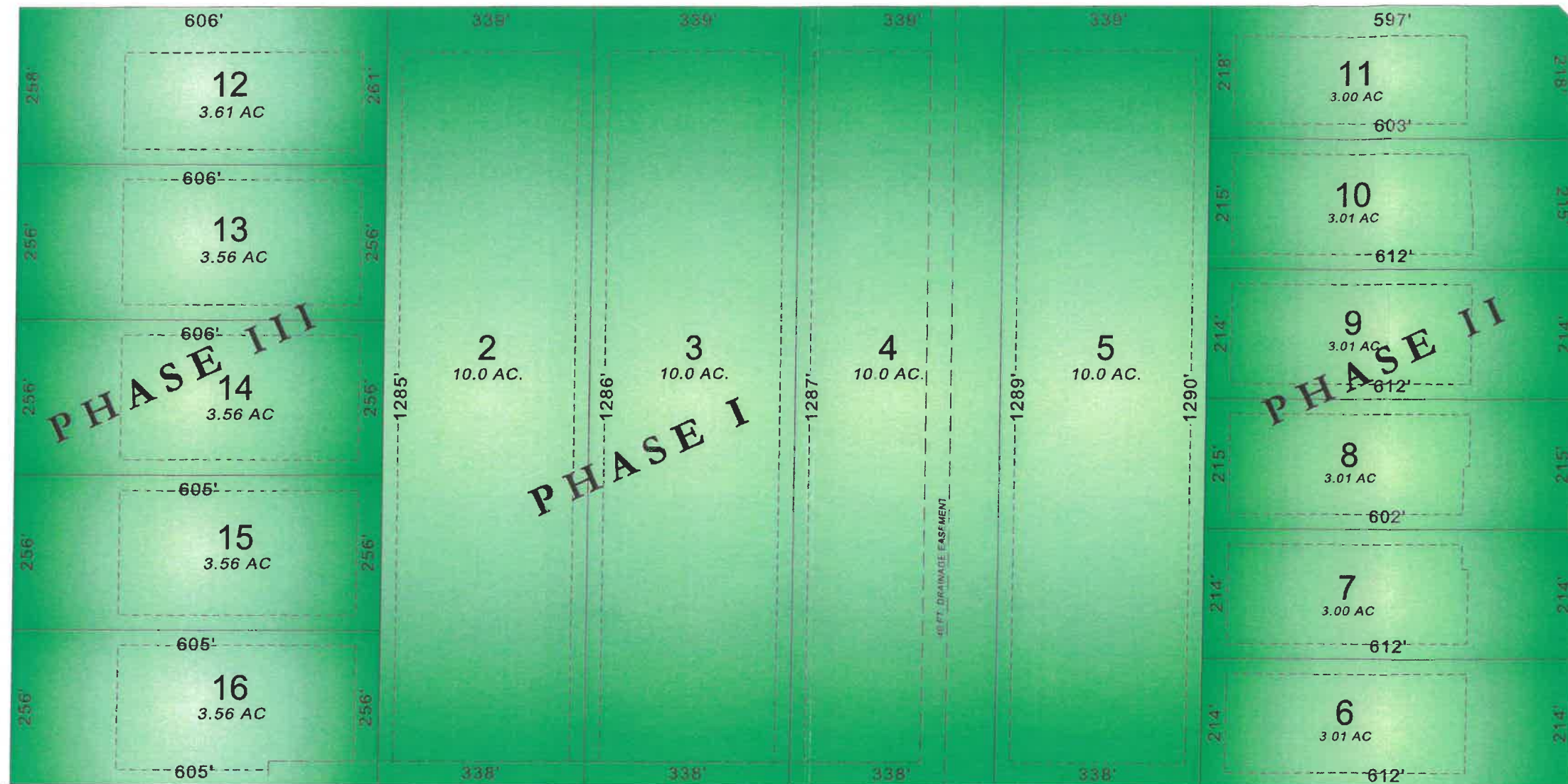
FIRE: Fire has no issue - Brad

FLOODPLAIN ADMINISTRATOR: Flood and Building have no issues at this time

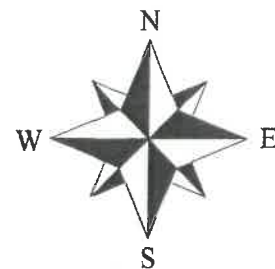
COUNTY RD 26

GRANTHAM RD

POSER RD



Magnolia Springs Station



RECEIVED
MAGNOLIA



15

05-55-07-35-0-000-009.011
PIN: 378096
KING, CAROL ETAL DUBITS, ALVIN AS TRUSTEE
P O BOX 1062
DAPHNE AL 36528

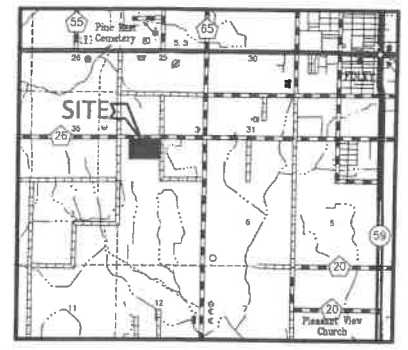
FLOOD STATEMENT
PROPERTY LIES IN FLOOD ZONE "X" UN-SHADED AS SCALED
FROM FLOOD INSURANCE RATE MAP NUMBER 01003C015M,
COMMUNITY NUMBER 015000, PANEL 0515, SUFFIX "M",
DATED APRIL 19, 2019.

05-55-07-36-0-000-018.000
PIN: 17068
E GRANTHAM 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
MOSELEY, RICHARD L
P O BOX 330
MAGNOLIA SPRINGS AL 36555

05-55-07-36-0-000-008.000
PIN: 4561
CORRIGAN, ELLIOTT L
17606 CO RD 26
FOLEY AL 36535



SITE DATA
Parcel ID: 05-55-07-36-0-000-018.001
PPIN: 99198
Total Acres: 18.04 AC.
Zoning/District: RA / 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

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

UTILITY PROVIDERS
WATER SERVICE - RIVIERA UTILITIES
SEWER SERVICE - INDIVIDUAL SEPTIC
POWER SERVICE - RIVIERA UTILITIES
COMMUNICATIONS - CENTURYLINK

SURVEYOR'S CERTIFICATE

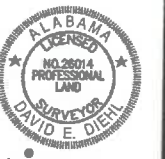
I, DAVID E. DIEHL, A LICENSED SURVEYOR OF COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF THE (NAME OF COMPANY OR PROPRIETOR), A (CORPORATION OR PROPRIETOR), SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

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) ON THE WEST RIGHT-OF-WAY OF POSER ROAD; THENCE 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 00 DEGREES 31 MINUTES 58 SECONDS EAST, A DISTANCE OF 50.22 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 28 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 572.08 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

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.

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

CERTIFICATION OF OWNERSHIP AND DEDICATION:

I/WE COTTON BAYOU DEVELOPMENT, LLC, AS PROPRIETOR(S), HAVE CAUSED THE LAND DESCRIBED 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 COVENANTS 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 _____ WHOSE NAME AS _____ IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

MORTGAGEE'S ACCEPTANCE:

IN WITNESS WHEREOF, _____ THE OWNERS OF THE MORTGAGE OF _____ SHOWN HEREON HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____, 2022.

CERTIFICATION BY NOTARY PUBLIC:

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

NOTARY PUBLIC _____ COUNTY.

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES

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

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 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 RIVIERA UTILITIES POWER

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 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. THE SIGNATURE AFFIXED HEREON DOES NOT IMPLY AN APPROVAL FOR ANY EXISTING OR FUTURE ONSITE SEWAGE TREATMENT SYSTEM.

AUTHORIZED SIGNATURE _____

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 THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2022.

PLANNING DIRECTOR _____

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 CITY 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 _____

LINE	BEARING	DISTANCE
L1	N88°24'46"W	10.29'
L2	N00°31'58"E	50.22'
L3	S88°16'14"E	9.84'

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

**PHASE 1
SUBMITTED FOR APPROVAL**

GRANTHAM RD 30 FT. R/W
1242.17'

"15 feet on the West Line of Section thirty-six" (Deedbook 22, Page 318)

05-55-07-35-0-000-010.000
PIN: 2327
RADDA FARMS LLC
P O BOX 1028
GULF SHORES AL
36547

05-55-07-35-0-000-016.000
PIN: 45142
PAY DIRT LLC
15250 GEORGE YOUNG RD
FOLEY AL 36535

05-55-07-35-0-000-020.001
PIN: 47201
LEDBETTER, PHILIP ETAL LEDBETTER, CHERY
11204 POSER RD
FOLEY AL 36535

05-55-07-36-0-000-018.001
PIN: 213341
WOERNER REALTY INC
P O BOX 1948
FOLEY AL 36536

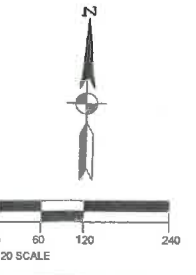
05-55-07-36-0-000-020.001
PIN: 47201
LEDBETTER, PHILIP ETAL LEDBETTER, CHERY
11204 POSER RD
FOLEY AL 36535

05-55-07-36-0-000-017.006
PIN: 115688
STROM, KENNETH MARION
17738 CO RD 26
FOLEY AL 36535

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

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

05-55-07-36-0-000-017.008
PIN: 115781
LEMAUS, AUGUSTIN CAMARGO ETAL GUERRERO, ALAN
16283 LAURENT RD
FOLEY AL 36535





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

STAFF RECOMMENDATION: Approve Conditional on BAA approval & Engineering / Drainage

PROJECT NAME: 410 W Persimmon Subdivision

REQUEST:
Preliminary Subdivision
containing 4 lots

OWNER / APPLICANT:
Charles G. Guy / Weygand
Wilson Surveying LLC

ACREAGE: 1.37 acres

PIN#(s): 47611

DESCRIPTION:
West of N Oak St,
between W Persimmon &
W Satsuma

CURRENT ZONING:
R-1A (Single Family)

REQUESTED ZONING:
N/A

ADJACENT ZONING:
Fully surrounded by R-1A
(Single Family)

FUTURE LAND USE:
RM, Residential Med.
Density (4-7)

EXISTING LAND USE:
SFR



UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING:

Owner is submitting to the BAA for a lot width variance at the July 11th meeting. They are requesting a 18' width variance for each lot. The lot area exceeds the 12,000 sf minimum by 24%+.

ENGINEERING:

An LDP will need to be submitted showing proposed grading and stormwater improvements necessary due to the low elevations of the property and the offsite water from the north.

ENVIRONMENTAL:

Angie Eckman- Environmental agrees with engineering.

FIRE:

Fire has no issues - Brad

FLOODPLAIN ADMINISTRATOR: Flood has no issues

410 W PERSIMMON SUBDIVISION

FOLEY, BALDWIN COUNTY, ALABAMA
SECTION 20, TOWNSHIP 7 SOUTH, RANGE 4 EAST
DATE OF PLAT: JUNE 20, 2022

State of Alabama)
Baldwin County)

The undersigned, Trent Wilson, Professional Land Surveyor, State of Alabama, and Charles G. Guy, 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 410 W PERSIMMON SUBDIVISION, below described property situated in Baldwin County, Alabama:

Legal Description:
Instrument 641757:
Starting from the Southwest corner of acreage lot 234 in the townsite of Foley, Alabama, measuring East 395 feet for a Point of Beginning, thence North 363 feet, thence East 184 feet, thence South 363 feet, thence West 184 feet to the point of beginning, containing 3/4 acre, more or less, being a subdivision of a part of Section Twenty (20) in Township Seven (7) South of Range Four (4) East.

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

By: _____ By: _____
Trent Wilson Charles G. Guy
Licensed L.S. #34764

State of Alabama)
Baldwin County)

I, _____, as Notary Public in and for said County and State, do hereby certify that Charles G. Guy, whose name is signed to the foregoing certificate as owner, 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 Electric Utility

The undersigned, as authorized by Riviera Utilities, hereby state 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 the Gas Utility

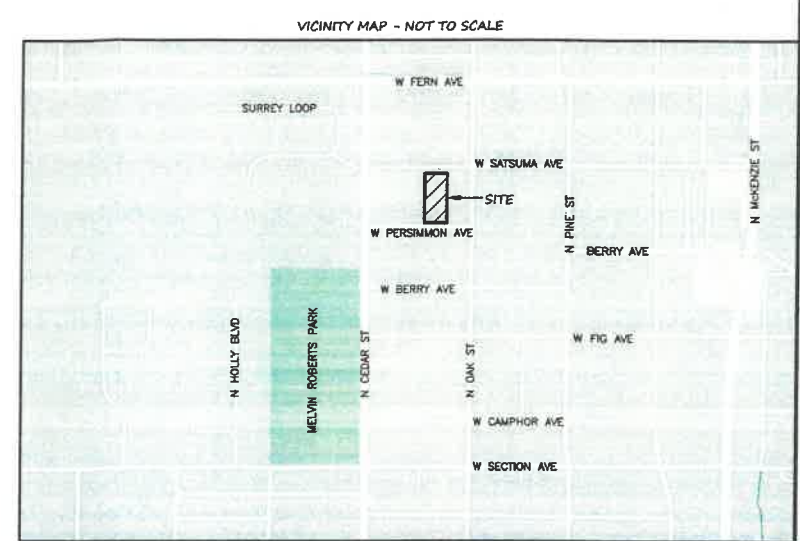
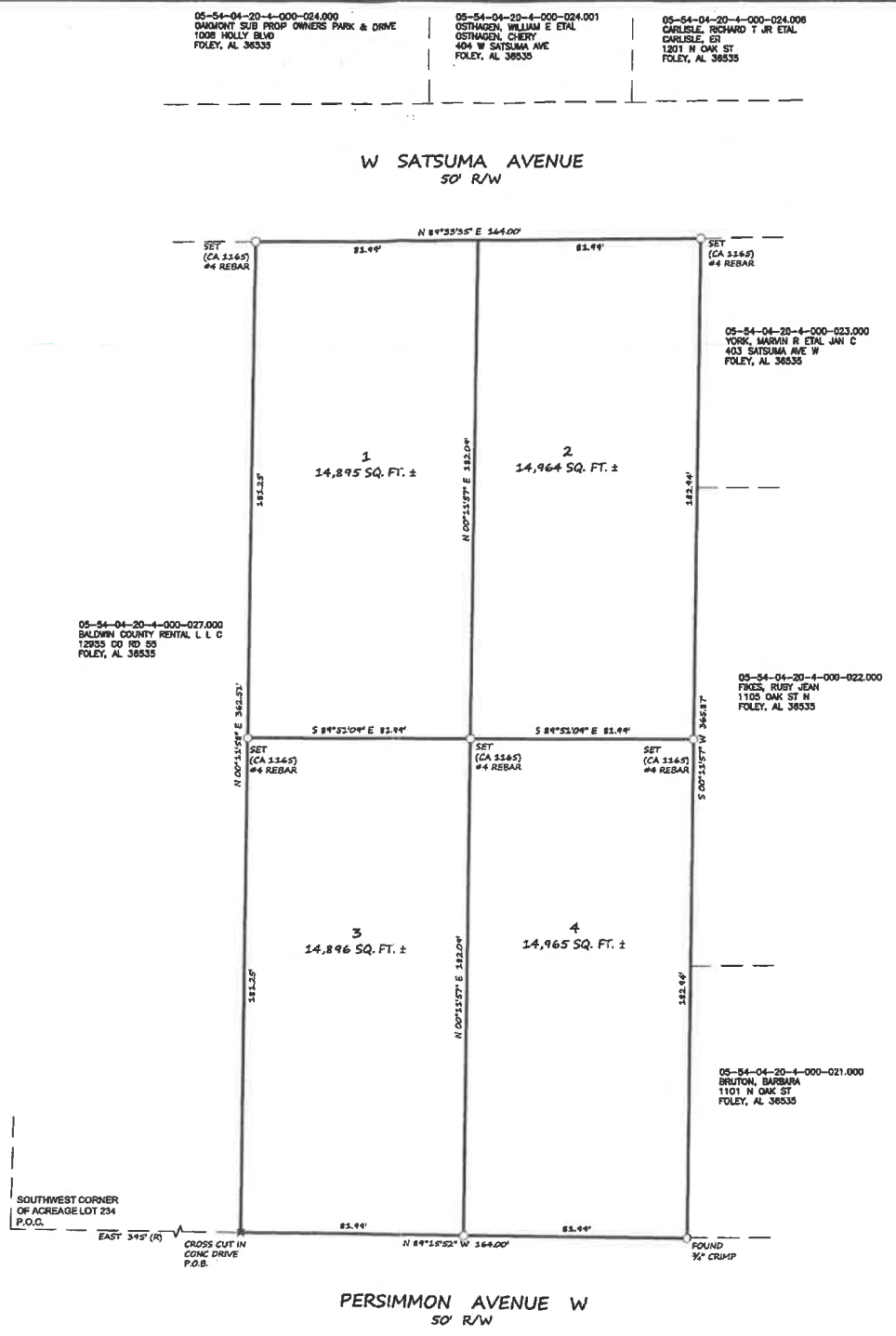
The undersigned, as authorized by Riviera Utilities, hereby state that power is available at the location of the plat and approves the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this ____ day of ____, 2022.

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



SITE DATA

CURRENT ZONING: R-1A
TOTAL AREA: 59,720± SF
NUMBER OF LOTS: 4
SMALLEST LOT: 14,895± SF
LARGEST LOT: 14,965± SF

REQUIREMENTS FOR R-1A ZONE

MINIMUM LOT AREA: 12,000 SQUARE FEET
MINIMUM LOT WIDTH AT BUILDING LINE 100 FEET
MINIMUM DEPTH OF FRONT YARD 35 FEET
MINIMUM DEPTH OF REAR YARD 30 FEET
MINIMUM DEPTH OF REAR YARD WITH POOL/SCREEN 10 FEET ENCLOSURE
MINIMUM WIDTH OF EACH SIDE YARD 12 FEET
MINIMUM DEPTH OF SIDE YARD ABUTTING STREET 35 FEET
MAXIMUM BUILDING AREA (% OF GROSS LOT AREA) 25 %
MAXIMUM BUILDING HEIGHT (FEET): 50 FEET
MAXIMUM BUILDING HEIGHT (STORIES): 2
OFF-STREET PARKING SPACES 2
MAXIMUM DENSITY PER ACRE 3.0

EASEMENTS

FRONT - 15'
REAR - 15'
SIDE - 10'

W EYLAND
ILSON
SURVEYORS

Trent Wilson, PLS #34764
Weyland Wilson Surveying LLC
220 E. 20th Ave., Suite 12
Duluth, GA 30092
Phone: (251) 975-7558

OWNER:
CHARLES G. GUY
410 W PERSIMMON AVENUE
FOLEY, AL 36535

NOTES:
1. BEARINGS ARE BASED ON GEODECTIC 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 01003C0812H EFFECTIVE 6/19/2019 AND FOUND TO BE IN ZONE X.

SCALE: 1"=30'



LEGEND

- | | |
|------------------------|------------------------|
| BUILD | BUILDING |
| CALC | CALCULATED |
| CH | CHORD |
| DELTA | DELTA |
| MANHOLE | MANHOLE |
| RADIUS | RADIUS |
| RIGHT OF WAY | RIGHT OF WAY |
| S.F. | SQUARE FEET |
| A/C | AIR CONDITIONER |
| UTILITY POLE | UTILITY POLE |
| ANCHOR | ANCHOR |
| WALL | WALL |
| CONC | CONCRETE |
| WATER METER | WATER METER |
| SEWER BOX | SEWER BOX |
| IRRIGATION CONTROL BOX | IRRIGATION CONTROL BOX |
| WATER VALVE | WATER VALVE |
| FIRE HYDRANT | FIRE HYDRANT |
| UTILITY BOX | UTILITY BOX |
| LIGHT POLE | LIGHT POLE |
| STANDING POINT | STANDING POINT |
| MEASURED | MEASURED |
| RECORDED | RECORDED |
| CM | CONCRETE MONUMENT |
| FENCE | FENCE |
| OVERHEAD UTILITIES | OVERHEAD UTILITIES |



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

STAFF RECOMMENDATION: Approve

PROJECT NAME: Kipling Meadows, Phase 2 (ETJ)

REQUEST: Request for One Year Extension on the Preliminary Plat

OWNER / APPLICANT:
Turnberry
Development 2016
LLC / Dewberry
Engineers, Inc.

ACREAGE:
12.87 acres

PIN#(s):
300481

DESCRIPTION:
S of CR-16, E of
Hidden Lakes
Subdivision

CURRENT ZONING:
Unzoned Baldwin
County

ADJACENT ZONING:
Unzoned Baldwin
County

FUTURE LAND USE:
RR, Rural Residential



UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

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ZONING:

Preliminary Approval was given in August 2020. Phase 1 finalized December 2021 and construction of Phase 2 is underway. This is their first extension request.

ENGINEERING:

Engineering is not opposed to the extension request.

ENVIRONMENTAL:

Angie Eckman- environmental has no issue with an extension.

FIRE:

Fire has no issues - Brad

FLOODPLAIN ADMINISTRATOR: No issues with an extension



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Dewberry Engineers Inc.
25353 Friendship Road
Daphne, AL 36526

251.990.9950
251.990.9910 fax
www.dewberry.com

June 20, 2022

Mrs. Miriam Boone
City of Foley
200 N. Alston St.
Foley, AL 36535

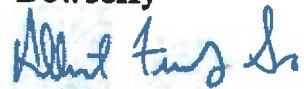
**RE: Kipling Meadows, Phase Two
Preliminary Plat Application**

Dear Mrs. Boone,

On behalf of the owner/developer, we would like to request a one-year extension on the Preliminary Plat approval of Kipling Meadows, Phase Two. The project is currently under construction.

Please call me if you have any questions or comments.

Sincerely,
Dewberry



Allister E. Finley, Sr.
Designer II

cc: File 50141264

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.
DATED THIS _____ DAY OF _____, 20____.

COUNTY ENGINEER

CERTIFICATE OF APPROVAL BY THE PLANNING DIRECTOR

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR

CERTIFICATE OF APPROVAL BY THE E-911 ADDRESSING:

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

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

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

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF MAGNOLIA PHASE SUBDIVISION, FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS _____ DAY OF _____, 20____.

CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY CENTURYLINK (TELEPHONE):

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (WATER):

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

AUTHORIZED REPRESENTATIVE

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

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN EMC (POWER):

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

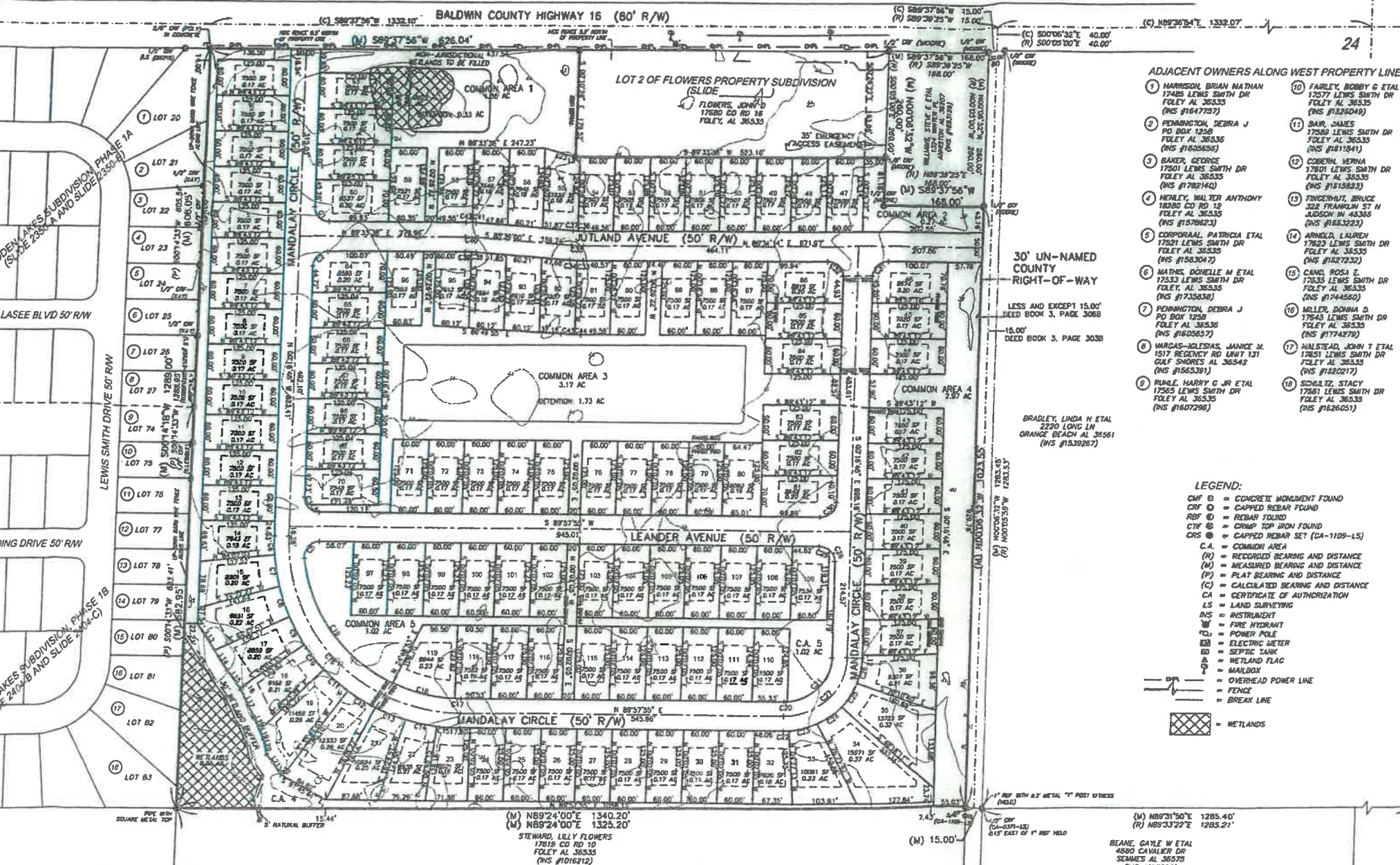
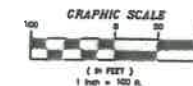
AUTHORIZED REPRESENTATIVE

SITE DATA

CURRENT ZONING: UNZONED
LN. FT. STREETS: 4777 LF
NUMBER OF LOTS: 119 (PHASE 1: 65 LOTS, PHASE 2: 54 LOTS)
DENSITY: 3.30 UNITS/AC
SMALLEST LOT: 7,500 SF
LARGEST LOT: 15,971 SF (LOT 34)
COMMON AREA: 8.79 AC (24.4%)
WETLANDS: 0.58 AC
DETENTION: 3.06 AC
TOTAL AREA: 36.10 AC

FRONT: 30 FT
REAR: 30 FT
SIDE: 10 FT
SIDE STREET: 20 FT

WATER SERVICE: RIVERA UTILITIES
SEWER SERVICE: BALDWIN COUNTY SEWER
ELECTRIC SERVICE: BALDWIN EMC
TELEPHONE SERVICE: CENTURYLINK



CLEAR WATER PROPERTIES LLC
P.O. BOX 241
FAIRHOPE, AL 36533
(NS #165415)

CERTIFICATION OF OWNERSHIP AND DEDICATION:

STATE OF ALABAMA
COUNTY OF BALDWIN

JOHN D. FLOWERS, THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND DEDICATES ALL EASEMENTS FOR THE PURPOSES HEREIN SET FORTH, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED HEREON OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS _____ DAY OF _____, 20____.

SIGNATURE PRINTED

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT JOHN D. FLOWERS, AS OWNER IS SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON, SAID INSTRUMENT AT HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC MY COMMISSION EXPIRES:

SURVEYOR:

DEWBERRY
25353 FRIENDSHIP ROAD DAPHNE, AL 36526
VICTOR L. GERMAIN, P.L.S. NO. 38473
JASON N. ESTES, P.E. LIC. NO. 22714

OWNER:

JOHN D. FLOWERS
17680 CO RD 16
FOLEY, AL 36535

LEGEND:
CMF = CONCRETE MONUMENT FOUND
CRF = CAPPED REBAR FOUND
RRF = REBAR FOUND
CTF = CRIMP TOP IRON FOUND
CPS = CAPPED REBAR SET (CA-1109-15)
C.A. = COMMON AREA
(R) = RECORDED BEARING AND DISTANCE
(M) = MEASURED BEARING AND DISTANCE
(P) = PLAT BEARING AND DISTANCE
(C) = CALCULATED BEARING AND DISTANCE
CA = CERTIFICATE OF AUTHORIZATION
LS = LAND SURVEYING
INS = INSTRUMENT
FI = FIRE HYDRANT
PO = POWER POLE
EM = ELECTRIC METER
ST = SEPTIC TANK
WF = WETLAND FLAG
OL = OVERHEAD POWER LINE
F = FENCE
BL = BREAK LINE
W = WETLANDS

FLOOD CERTIFICATE:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 0100020000A BALDWIN COUNTY, ALABAMA, MAP REVISED DATE OF APRIL 1974, 2018, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X", (UNSHADED)

GENERAL NOTES:

1. THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ALONG ALL LOT LINES ADJACENT TO RIGHT-OF-WAYS.
2. THERE IS DEDICATED HEREWITH A 15 FOOT (7.5 FOOT EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES, UNLESS A GREATER WIDTH IS SHOWN HEREON.
3. THERE IS DEDICATED HEREWITH A 15 FOOT (7.5 FEET EACH SIDE) DRAINAGE EASEMENT ALONG THE SIDE AND REAR OF ALL LOTS, UNLESS A GREATER WIDTH IS SHOWN HEREON.

SURVEYORS NOTES:

1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
2. BEARINGS SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
3. BEARINGS NOTED AS FIELD MEASURED (M) SHOWN HEREON ARE BASED ON STATE PLANE GRID COORDINATES, ALABAMA STATE WEST ZONE, DTG, AND 83 (2011).
4. ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC (RTK) GPS.
5. THERE MAY BE UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
6. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUBSURFACE FEATURES.
7. SURVEY WAS CONDUCTED ON FEBRUARY 5TH-12TH, 2020, AND IS RECORDED IN FIELD BOOK #329 AT PAGES 7-B AND IN AN ELECTRONIC DATA FILE.
8. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
9. UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED BY OTHERS AND LOCATED AS PART OF THIS SURVEY. NO SFT DUG EXERCISES WERE PERFORMED TO VERIFY SIZE OR DEPTH OF A UTILITY.
10. THERE ARE NO VISIBLE ABOVE OR GROUND ENCROACHMENTS, EITHER FROM THE SUBJECT PARCEL OR ONTO THE SUBJECT PARCEL.
11. IMPROVEMENTS MAY BE EXAGGERATED FOR CLARITY.

LEGAL DESCRIPTION:

STATE OF ALABAMA
COUNTY OF BALDWIN

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

LOT 1 OF FLOWERS PROPERTY SUBDIVISION AS RECORDED AT SLIDE _____, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

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

DEWBERRY DATE

VICTOR L. GERMAIN AL. P.L.S. NO. 38473

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



KIPLING MEADOWS SUBDIVISION
(A RESUBDIVISION OF LOT 1 OF FLOWERS
PROPERTY SUBDIVISION)
MAY 27, 2020 - SHEET 1 OF 1 SHEETS
PRELIMINARY PLAT - NOT FOR FINAL RECORDING

BOUNDARY SURVEY AND PLAT OF SUBDIVISION				
DESIGN	CKH	DRAWN	CKH	CHKD. MSP
ENG	JNE	SURVEYOR	VLG	PROJ MGR MSP
Dewberry				SCALE 1"=100'
				PROJ. NO. 50125421
				FILE 50125421 - MINOR
				SHEET 1 OF 1

1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
2. BEARINGS SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
3. BEARINGS NOTED AS FIELD MEASURED (M) SHOWN HEREON ARE BASED ON STATE PLANE GRID COORDINATES, ALABAMA STATE WEST ZONE 10N, NAD 83 (2011).
4. ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC (RTK) GPS.
5. THERE MAY BE UNRECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SUD PROPERTY.
6. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUBSURFACE FEATURES.
7. SURVEY WAS CONDUCTED ON FEBRUARY 13TH-12TH, 2020, AND IS RECORDED IN FIELD BOOK #329 AT PAGES 7-8 AND IN AN ELECTRONIC DATA FILE.
8. NORTH-SOUTH AND EAST-WEST LINES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
9. UNDERGROUND UTILITIES SHOWN HEREON WERE DISCOVERED BY OTHERS AND LOCATED AS PART OF THIS SURVEY. NO SOFT COPY EXERCISES WERE PERFORMED TO VERIFY SIZE OR DEPTH OF A UTILITY.
10. THERE ARE NO VISIBLE ABOVE OR BELOW GROUND ENCROACHMENTS, EITHER FROM THE SUBJECT PARCEL OR OUTON THE SUBJECT PARCEL.
11. _____



PLANNING COMMISSION ²⁴
JOINT STAFF REPORT:
July 2022

STAFF RECOMMENDATION: Approve

PROJECT NAME: U-Haul Moving and Storage Store, Foley, AL

REQUEST: Site Plan Approval

OWNER / APPLICANT:
Property Owner: Amerco
Real Estate Company
Applicant: U-Haul of
Southern Alabama - Chad
Rome

ACREAGE: 3.81 acres

PIN#(s): 10012 & 20917

DESCRIPTION:
East of Hwy 59, approx ¼
mile south of Brinks Willis
Rd

CURRENT ZONING:
B-1A (Extended Business
District)

ADJACENT ZONING:
B-1A on all sides

FUTURE LAND USE:
RCC, Retail/Commercial
Concentration

EXISTING LAND USE:
Vacant



25

UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING:

A pre-application meeting was held in December 2021. A Use variance to allow Storage was approved by the BAA on Jan 10, 2022.

ENGINEERING:

An LDP will be required for development. Engineering not opposed to development. Access modifications to SR59 must be permitted through ALDOT.

ENVIRONMENTAL:

Angie Eckman- No environmental issues

FIRE:

Fire has no issues - Brad

FLOODPLAIN ADMINISTRATOR:

No issues noted. Chuck



26

Goodwyn Mills Cawood

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

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

www.gmcnetwork.com

NARRATIVE REPORT

DATE: June 20, 2022

PROPERTY OWNER: AMERCO Real Estate Company

APPLICANT: U-Haul of Southern Alabama – Chad Rome

PROJECT NAME: U-Haul Moving and Storage Store, Foley, AL

CASE NUMBER: _____

REQUEST: Site Plan Approval

PROJECT ADDRESS: 8220 Highway 59, Foley, AL 36535

DESCRIPTION OF REQUEST:

GMC and AMERCO Real Estate Company (AREC) seek City of Foley Planning Commission Site Plan Approval for the property located at 8220 Highway 59, Foley, AL 36535. The approval of the application will allow U-Haul to build a Moving and Self-Storage Store, to better serve the storage needs of the community. AREC is the wholly owned real estate subsidiary of the U-Haul System.

EXISTING CONDITIONS:

The proposed 3.81-acre property is located at 8220 Hwy 59 Foley AL 36535. Parcels are identified as:

05-61-05-16-3-001-012.000

05-61-05-16-3-001-013.000

The subject property is currently vacant. The combined area of the property is 3.81 acres. To the west the property fronts Highway 59. To the south is a commercial Midpoint Plaza Shopping mall with various commercial businesses. To the east is a wooded area zoned commercial, to the north is commercial property for Two Men and a Truck business, recently acquired for a storage business.

LAND USE/CURRENT ZONING AND PERMITTED USES/ REASONABLE USE OF THE LAND:

The property is currently zoned B-1A (Extended Business District). The surrounding properties are zoned B-1A. The current and future lands use of the area is retail/commercial.



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6/20/22

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Building Communities

Our uses consist of self-storage, U-Haul truck and trailer share, and related retail sales. The proposed use of self-storage is permitted on appeal by Board of Adjustments and Appeals approval, which has already been approved. The proposed use of truck and trailer share is a permitted use. The proposed uses are compatible with the surrounding uses. The proposed uses and property development are desirable for the development of the community. The proposed self-storage use will complement the existing uses and the uses permitted in the district by providing additional services to the area designed to the current standards of the B-1A zoning district. The development will contribute to improving the appearance and function of Hwy 59. This infill development will allow U-Haul to better serve the storage needs of the community and activate a property that is currently vacant.

PROPOSED SELF-STORAGE DEVELOPMENT DESCRIPTION:

U-Haul is proposing to build an interior access climate-controlled, 3 story, 108,107 GSF self-storage center with a showroom-retail space. There are also 5 proposed mini storage buildings total of 7,000 SF. Access to the property is from Hwy 59. Through a proposed full access and a shared access with property to the North per ALDOT. The development will meet the City of Foley zoning ordinance's design criteria for building design, landscaping, and infrastructure.

Custom site design for every U-Haul store assures that the facility compliments the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is a commercial type use that blends well with other retail/ commercial uses. Each store serves the residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

SUSTAINABILITY:

Our company prides itself in our award-winning sustainable practices, which we strive to incorporate into all aspects of our business. We embrace our responsibility to act as a good corporate citizen and are continually refining our products, services, and activities to reflect that. From products such as biodegradable packing peanuts and furniture pads made from recycled denim to programs such as take-a box, leave-a-box, we do our best to meet our customer's present needs without compromising needs of future generations. Additionally, we have partnered with the Conservation Fund's 'Go Zero' program to plant trees to help offset our carbon footprint.

THE U-HAUL STORE:

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul equipment and services.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.
- U-Haul stores also provide truck and trailer sharing for household moving, either in- town or across country.
- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and sustainable packing materials.
- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.

Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

COMMUNITY BENEFITS:

U-Haul is committed to our obligation to the communities we serve and for many years we have focused on the endorsement of social programs by partnering with agencies and events that directly serve the most basic human needs: food, clothing, and shelter. As a veteran-founded company, U-Haul also has an established commitment to supporting many military and veterans' organizations that benefit the community as a whole. U-Haul helps the organizations we support through in-kind donations of equipment, self-storage, and merchandise.

SIGNIFICANT POLICIES:

Hours of Operation:

Mon. - Thurs. 7:00 a.m. to 7:00 p.m.
 Fri. 7:00 a.m. to 8:00 p.m.
 Sat. 7:00 a.m. to 7:00 p.m.
 Sun. 9:00 a.m. to 5:00 p.m.

- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.
- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee.
- Items that may not be stored include: chemicals, flammables, and paints.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added services and assistance to our customers with disabilities.

SECURITY FEATURES:

- "State-of-the-Art" Burglar/Max Alarm System, includes 24 Hour monitoring and interior motion detectors on all storage floors, stairwells and main showroom.
- Hands Free Intercom System, able to communicate to all Max Stations throughout all floors of storage, specifically designed for customer use.
- 24 Hour Digital, HD Video Surveillance, with remote & web base viewing.
- Individually Alarmed Rooms, armed & disarmed by a Keypad/Card swipe.
- 16+ Color/HD, Day and Night Cameras, will display facilities interior, exterior and elevator.

- Multiple, Audible Sirens for Storage and Burglar Alarms.
- The Exclusive U-Haul patented latch contact used in all storage units.

TRAFFICSTUDY:

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing, and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

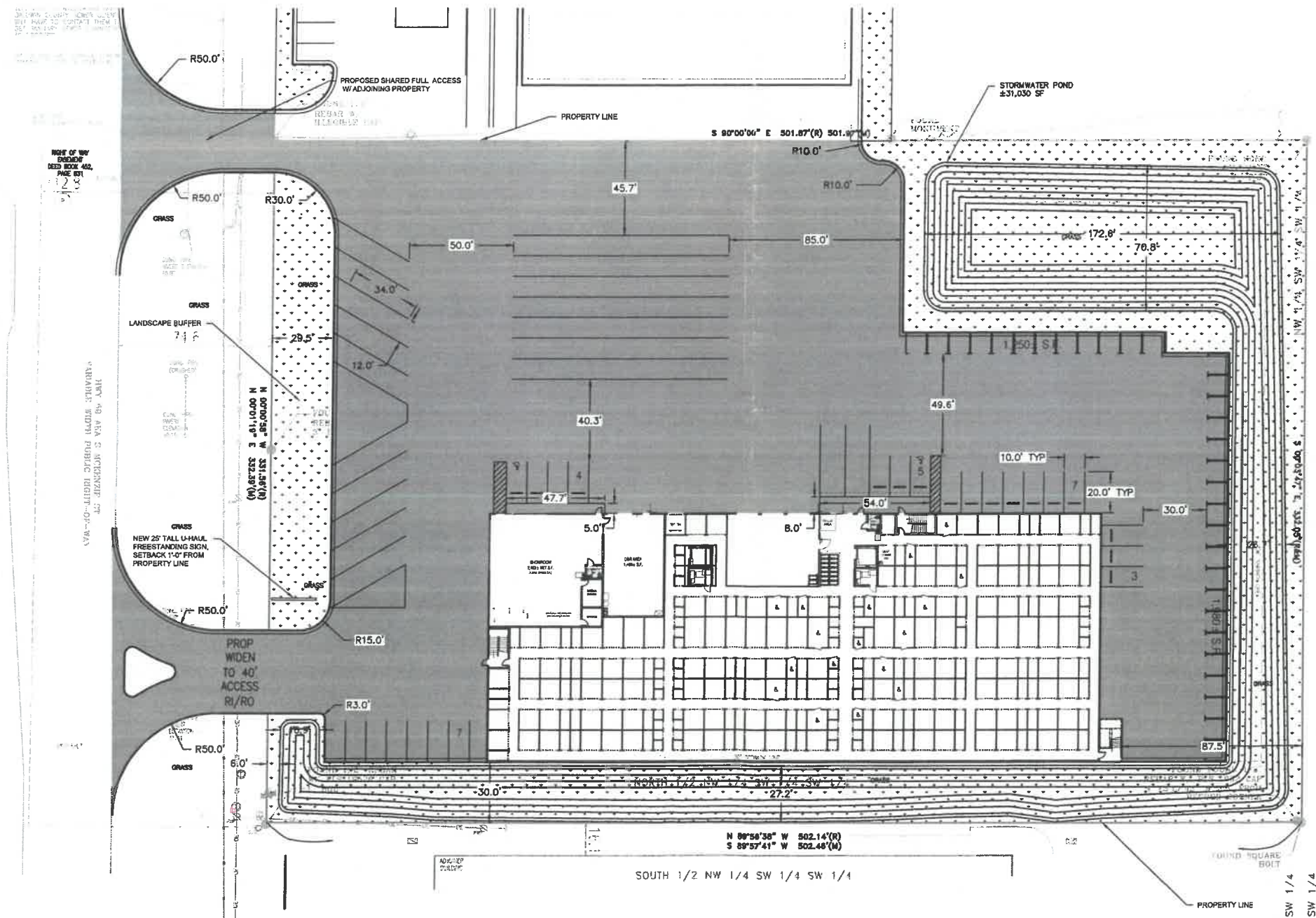
USE COMPARISON					
Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

DRAWING FILE: W:\CNC\2012\1155m\1155m.dwg
PLOTTER: Jan 20, 2012 - 11:55am

SITE DATA:
U-HAUL WAREHOUSING
CURRENT ZONING: B-1A (EXTENDED BUSINESS DISTRICT)
LOT AREA: 166,567 S.F.± (3.82 ACRES±)
PROPOSED BUILDING COVERAGE: 36,285 S.F. (21.76%)
TOTAL IMPERVIOUS PAVING: 89,635 S.F. (53.80%)
TOTAL LANDSCAPING REQUIRED: (10%)(166,567 SF) = 16,656 SF
TOTAL LANDSCAPING PROVIDED: 16,683 SF/166,567 SF = 10.01%
TOTAL DETENTION PROVIDED: 31,028 SF = 18.63%
SETBACKS: FRONT: 20' REAR SETBACK
30' FRONT SETBACK
30' MINIMUM DEPTH SIDE YARD ABUTTING STREET
ZERO SIDE SETBACK UNLESS OTHERWISE STATED
6 STORES MAXIMUM HEIGHT REQUIREMENT
PARKING PROVIDED: 36 SPACES TOTAL, INCLUDING 2 ADA VAN ACCESSIBLE
PROPOSED BUILDING HEIGHT: 39'-0" TO THE TOP OF THE PARAPET

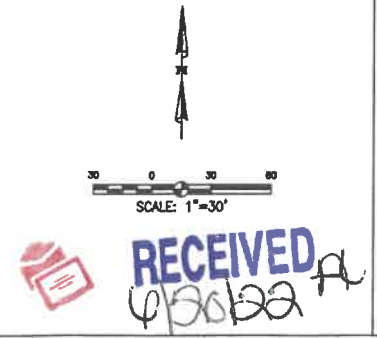
- LEGEND**
- EXISTING WATER LINE
 - EXISTING SEWER FORCE MAIN
 - EXISTING GRAVITY SEWER
 - EXISTING GAS LINE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING BURIED ELECTRIC
 - EXISTING POWER POLE
 - EXISTING UNDERGROUND TELEPHONE LINE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING FIBER OPTIC LINE
 - EXISTING FIBER OPTIC MARKER
 - EXISTING DRAINAGE PIPE
 - EXISTING SIGN
 - EXISTING ASPHALT
 - EXISTING GRAVEL
 - EXISTING CONCRETE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING FENCE
 - EXISTING TREE LINE
 - PROPOSED HEAVY DUTY ASPHALT

SECTION 17
SECTION 16
NW 1/4 SW 1/4 SW 1/4
SW 1/4



NE 1/4 SW 1/4 SW 1/4

SW 1/4 SW 1/4
SW 1/4 SW 1/4



SITEPLAN

U-HAUL OF FOLEY
FOLEY, AL

ABCI Project #
GMC Project CMOB220022

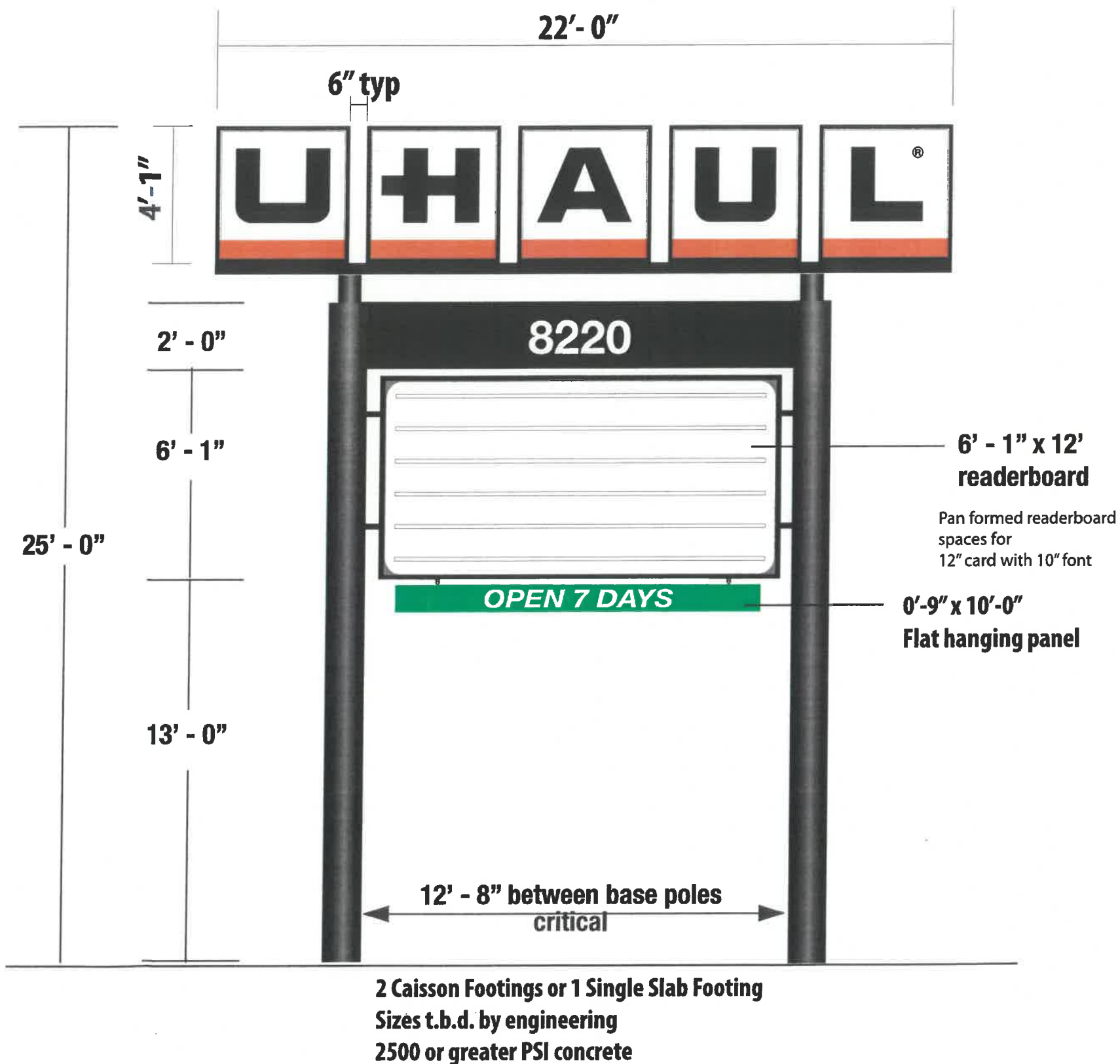
C-101
3 of 10

2660 East Chase Lane Suite 200
Montgomery, AL 36117
T 334.271.3200

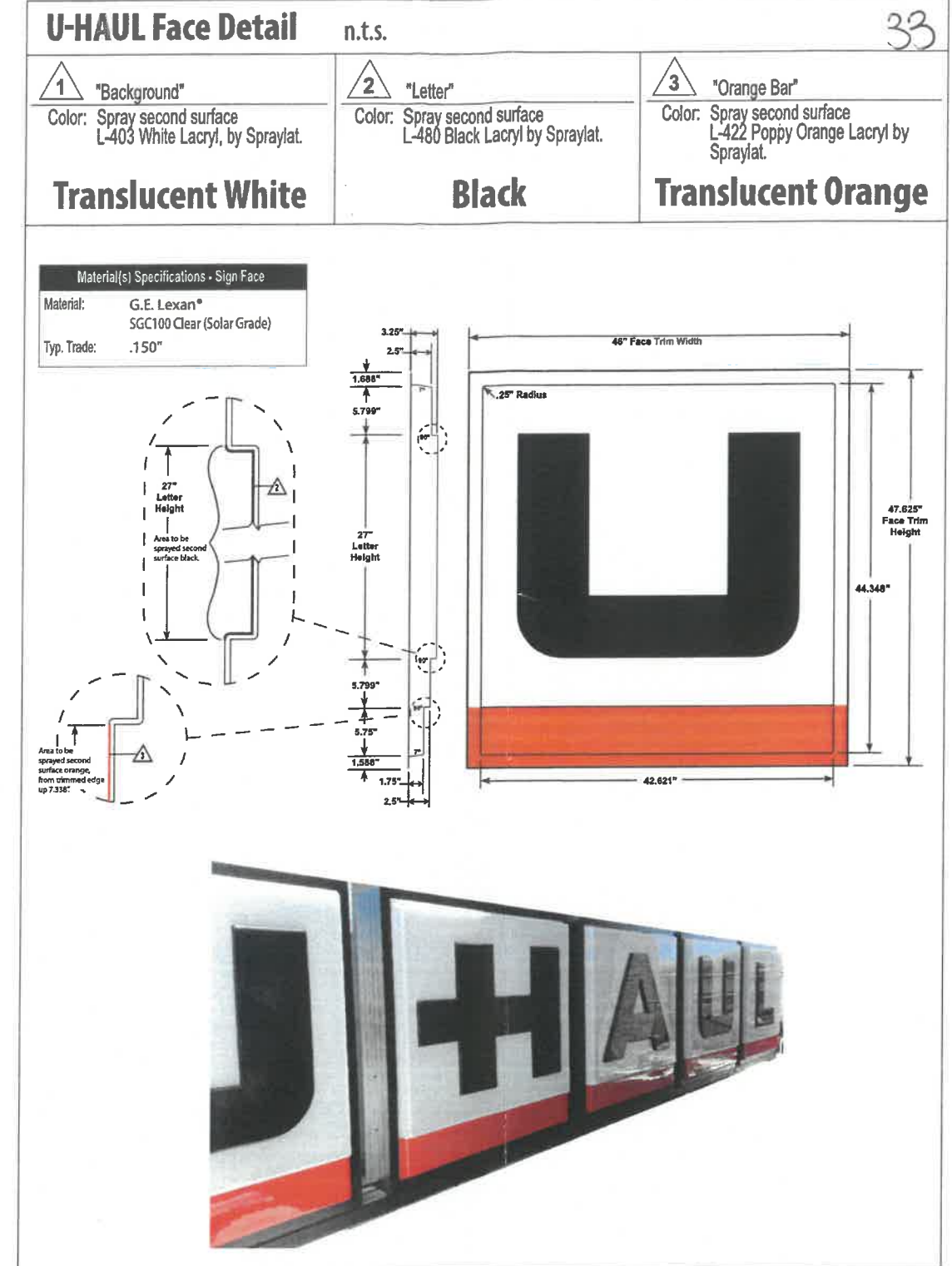
PC SITE PLAN APPROVAL	ISSUE DATE
PROJECT MANAGER:	
ENGINEER:	
DESIGNER:	
DRAWN BY:	



31



NOT TO SCALE



CONCEPTUAL
DRAWING

AMERCO.
 REAL ESTATE COMPANY
 CONSTRUCTION & RENOVATION
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502
 F: (602) 277-1026

REVISIONS:

NO	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			

SITE ADDRESS
 U-HAUL
 8220 HWY 59
 Foley, AL

778075

DRAWN: JP
CHK'D BY:
DATE: 6-21-21

©AMERCO REAL ESTATE COMPANY

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6/22/21



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

34

STAFF RECOMMENDATION: Deny

PROJECT NAME: 2020 Subdivision PDD Modification - Lots 2 & 3

REQUEST: Self Storage Facility with associated Parking Lot

OWNER / APPLICANT:
Lakewood Holdings, LLC

ACREAGE:
2.36 Acres

PIN#(s):
376667 & 376666

DESCRIPTION:
South of Mifflin Rd, east of
Blvd de Sevilla

CURRENT ZONING:
PDD (Planned
Development District)

REQUESTED ZONING: NA

ADJACENT ZONING:
B-1A (Extended Business
District), A-O (Open
Space / Agricultural), PUD
(Planned Unit
Development), B-3 (Local
Business District), B-2
(Neighborhood Business
District)

FUTURE LAND USE:
MXU, Mixed Use
Commercial/Residential

EXISTING LAND USE:
Vacant



NOTES: This is part of a PDD which was approved for commercial use with multi-family on the rear parcel. Sevilla Place Apartments are constructed and occupy Lot 7 (3.92 acres). Lots 1 - 6 are currently vacant however the owners of Mint Decor did attend the June 2022 PC Work Session to discuss their furniture and design business going on Lot 6.

COMPREHENSIVE PLAN GUIDANCE: Southeast Quadrant Plan

SE.LU.1 Buildings and sites designed to enhance and contribute to surroundings and neighborhoods

UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE

DEED RECEIVED: YES / NO / NOT APPLICABLE

AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING: This request is for the use only. A detailed site plan will be required for staff & PC approval.

ENGINEERING: The plat references a 30' shared driveway easement. In keeping with the draft version of the County Road 20 Access Management Plan, Engineering would recommend this access be a right-in / right-out access point. Each of these two lots will be required to provide its own detention, unless a shared stormwater maintenance agreement is presented and approved.

ENVIRONMENTAL: Angie Eckman no environmental issues

FIRE: Fire has no issues

FLOODPLAIN ADMINISTRATOR: No issues for Flood or Building



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6/13/22 AL



37



RECEIVED

6/13/22

<https://mail.google.com/mail/u/0/#inbox/CilgCHrgCbKLfvSrwDjvqJzpQSSbtXPXgpXpQgxPvZCLHdSGpsNHVgTswHBJmNhh-HXNXZVIB?projector=1&messagePartId=0.5>



38
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1/2

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39
RECEIVED
6/13/22
AL
1/2

<https://mail.google.com/mail/u/0/#inbox/ClgCHrgCbKLfVSnwDjvqJzpQSSbtXPXgpXpQgxPvZCLHdSGpsNHVgTswHBJmNhkHHXNXZvIB?projector=1&messagePartId=0.3>



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6/13/22 AL 40



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

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: J Housing - City of Foley

REQUEST: Request for Site Plan Approval

OWNER / APPLICANT:
City of Foley / International
Residence Hall, Inc

ACREAGE: 9.92 ac ±

PIN#(s): 16409

DESCRIPTION:
South of Kenny Stabler
Ave, west of Koniar Way

CURRENT ZONING:
PDD

REQUESTED ZONING:
n/a

ADJACENT ZONING:
B-1A to north, south, and
west. PDD to the east.

FUTURE LAND USE:
CPB - Civic Public Benefit

EXISTING LAND USE:
Vacant



42

UTILITY LETTERS RECEIVED: YES / NO / **NOT APPLICABLE**
DEED RECEIVED: YES / NO / NOT APPLICABLE - **SURVEY/SALE IN**
PROCESS
AGENT AUTHORIZATION: YES / NO / **NOT APPLICABLE**

ZONING:
PC modified the PDD for this use at the 5/18/22 meeting. Now the applicant is requesting a site plan approval so they can move forward with permitting.

ENGINEERING:
LDP will be required for construction. Engineering is not opposed to the conceptual site plan.

ENVIRONMENTAL:
Angie Eckman- No environmental issues

FIRE:

FLOODPLAIN ADMINISTRATOR/BUILDING: No issues with the property, will need more info on the buildings before discussing permitting

International Residence Hall
101 Miller Drive, PO Box 429
Lake Delton, WI 53940



**INTERNATIONAL
RESIDENCE HALL**

608-253-0900 (O)
608-253-0991 (F)
rkempkers@irhliving.com
www.irhliving.com

43

June 22, 2022

City of Foley
120 S McKenzie St
Foley, Alabama 36535

Re: IRH Site Plan Review Submittal

Dear Amanda,

Please see below and attached submittal for our IRH Foley site plan review. We appreciate all of the assistance you have provided getting us to this point. We look forward to a long and prosperous relationship with the City of Foley throughout this project and beyond.

- Site plan calls for eight total residence buildings split into four phases. Each phase consists of two buildings. Phase one will include parking, shuttle drop off points, along with IRH community building for staff and hosts.
- IRH has owned and operated dormitory style workforce housing for international cultural exchange visitors and others since 2013. We have served thousands of individuals from over 30 different countries through the J1 Visa program.
- IRH is the nation's most experienced operator of dormitory style housing for BridgeUSA J1 Cultural exchange students and other seasonal workforce.
- IRH is currently operating workforce housing in Wisconsin and Tennessee collaborating with outstanding, successful companies such as Wilderness resorts and Dollywood. We are also in the initial development phase in Branson, Missouri and Myrtle Beach, South Carolina.

We are very excited to work with the City of Foley on this project and thank you again for your support. Our target date to commence construction is August 2022, with a completion target date of May 1, 2023 in time for 2023 summer season occupancy. We are committed to providing a safe, secure and fun environment for our student guests, along with building relationships with local employers and the community.

Please do not hesitate to reach out with any questions or concerns you may have.



International Residence Hall
101 Miller Drive, PO Box 429
Lake Delton, WI 53940

INTERNATIONAL RESIDENCE HALL

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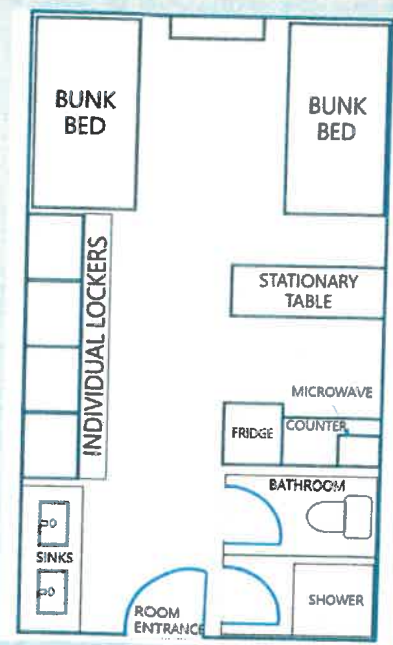
608-253-0900 (O)
608-253-0991 (H)
rkempkers@irhliving.com
www.irhliving.com

Sincerely,

Ron Kempkers, Director of Construction
International Residence Hall, Inc.
PO Box 429
Lake Delton, WI 53940
208.589.3477

www.irhliving.com

INTERNATIONAL RESIDENCE HALL

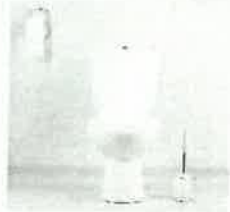


SAMPLE ROOM LAYOUT

Our standard unit accommodates four people and features a bathroom and shower, four beds, individual lockers, fridge, microwave, table, and sinks.

YOUR HOME AWAY FROM HOME

AMENITIES



IN-UNIT BATHROOM & SHOWER

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



SECURE LOCKERS

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



IN-UNIT AC AND HEAT

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



COMMUNITY AREAS

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



KITCHEN & DINING

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



LAUNDRY INCLUDED

Each building features shared washers & dryers for easy access

SAFETY FEATURES

24/7 Staff On-Site

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

RFID Access Control

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

Live Video Monitoring

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



INTERNATIONAL RESIDENCE HALL

ABOUT US

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

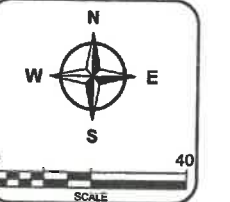


General Engineering Company
P.O. Box 340 • 816 Silver Lake Dr. • Portage, WI 53901
888-742-2189 (Office) • 908-742-2582 (Fax)
www.generalengineering.net

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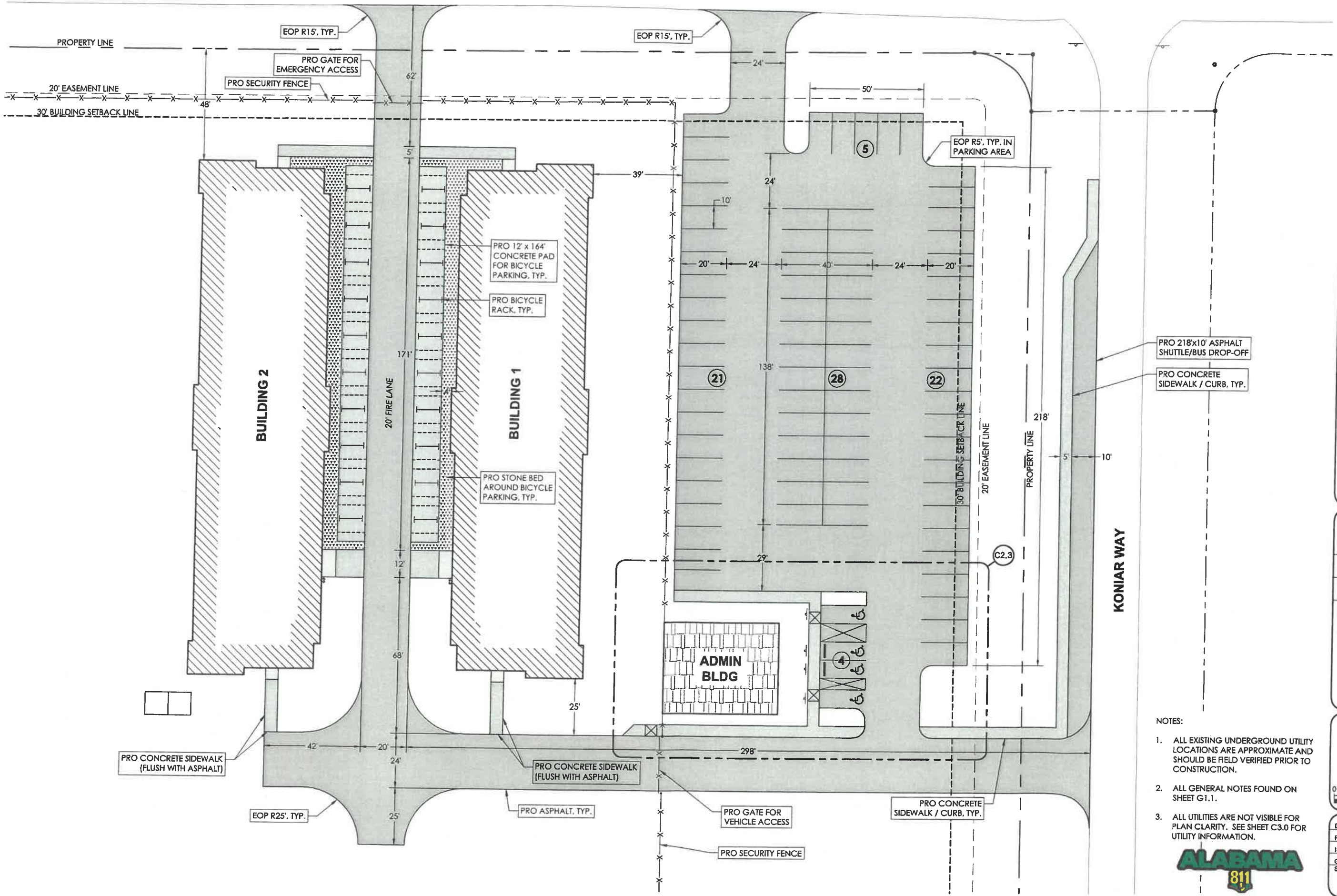
SITE PLAN - PHASE I
SITE IMPROVEMENTS - FOLEY, AL
INTERNATIONAL RESIDENCE HALL, INC.
CITY OF FOLEY
BALDWIN COUNTY, AL

REVISIONS	NO.	BY	DATE



DRAWN BY: SRR
REVIEWED BY: BRB
ISSUE DATE: JUNE 2022
GEC FILE NO.: 2-0222-126
SHEET NO.: **C2.2**

KENNY STABLER AVE.



- NOTES:
1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 2. ALL GENERAL NOTES FOUND ON SHEET G1.1.
 3. ALL UTILITIES ARE NOT VISIBLE FOR PLAN CLARITY. SEE SHEET C3.0 FOR UTILITY INFORMATION.



G:\Current Files E-K\International Residence Hall\2-0222-126 Foley, AL\2-0222-126A Schematic Site Plan - Golf Shores Location\CAD 2-0222-126A2_CIVIL\Production Drawings\1-C2.0-PS-2-0222-126-A.dwg, 6/22/2022 4:37:21 PM, 1:1



General Engineering Company

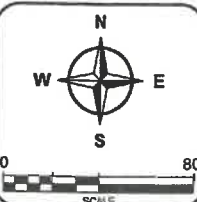
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608-742-2169 (Office) • 608-742-2592 (Fax)
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OVERALL SITE PLAN
SITE IMPROVEMENTS - FOLEY, AL
INTERNATIONAL RESIDENCE HALL, INC.

CITY OF FOLEY
BALDWIN COUNTY, AL

REVISIONS	NO.	BY	DATE



- NOTES:
- ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 - ALL GENERAL NOTES FOUND ON SHEET G1.1.



DRAWN BY: SRR
REVIEWED BY: BRB
ISSUE DATE: JUNE 2022
GEC FILE NO.: 2-0222-126
SHEET NO.

C2.0

OCCUPANTS PER BUILDING: 306
SURFACE PARKING: 109
BICYCLE PARKING: 1440

PARCEL ID: 80839

KENNY STABLER AVE

SHUTTLE/BUS DROP-OFF

PARCEL ID: 351320

KONIAH WAY

PARCEL ID: 37364

PARCEL ID: 277327

PARCEL ID: 277325

PARCEL ID: 277326

PARCEL ID: 263383

PARCEL ID: 269931

PARCEL ID: 269930

PARCEL ID: 263384

EMERGENCY ACCESS ONLY, TYP.

EMERGENCY ACCESS ONLY, TYP.

PRO. FENCE, TYP.

20' WIDE UTILITY, PEDESTRIAN & TRANSIT EASEMENT

BUILDING SETBACK LINE, TYP.

BICYCLE PARKING, TYP.

GREEN SPACE

PARCEL ID: 16409

DUMPSTERS, TYP.

GREEN SPACE

STORMWATER POND

EX POND

STORMWATER FEATURE

STORMWATER FEATURE

30' WETLAND SETBACK

WETLAND BOUNDARY

PROPERTY LINE, TYP.



PLANNING COMMISSION
JOINT STAFF REPORT:
July 2022

48

STAFF RECOMMENDATION: Approve

PROJECT NAME: Public Projects - Main Street Signage

REQUEST: Recommendation for Approval

OWNER / APPLICANT:
City of Foley

ACREAGE: NA

PIN#(s): 83222, 13738,
77332, 24278, 13737,
9202, Public ROW

DESCRIPTION:
Parking Lots, Park
Space, Public ROW

CURRENT ZONING:
B-1A (Extended Business
District), B-1 (Central
Business District)

REQUESTED ZONING:
NA

ADJACENT ZONING:
B-1A (Extended Business
District), B-1 (Central
Business District)

FUTURE LAND USE:
NA

EXISTING LAND USE:
Public Property



49

COMPREHENSIVE PLAN GUIDANCE:

Projects:
Develop and implement a complete wayfinding package for both vehicles and pedestrians.
Add signage to assist visitors in finding and using public parking Downtown.

REQUIRED BUFFER: NA

PROPOSED BUFFER: NA

UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING NOTES: Wayfinding Signage

ENGINEERING:
Review locations relative to existing posts to reduce clutter and consider eliminating sign from flagpole parking lot.

ENVIRONMENTAL: Angie Eckman- There are no environmental issues

FIRE: Fire has no issues - Brad

FLOODPLAIN ADMINISTRATOR: Combine/reduce total signage if possible



FD

June 17, 2022

Amanda Cole
City of Foley Community Development Department

Amanda,
Attached is a picture of the proposed wayfinding signs for Downtown Foley. Below is a list of the Foley Main Street/City of Foley's locations of where we would like to place them for the Planning Commission's review. All signs will be on city property except the one on Holmes Medical Museum and they have agreed.

The actual sign size will be 20" X 30"

The posts will be 8" tall

There will be 5 signs that will be on posts – and be two-sided.

There will be 2 signs that will be wall mounted.

Estimated cost: \$3,595.00

Locations:

BIA

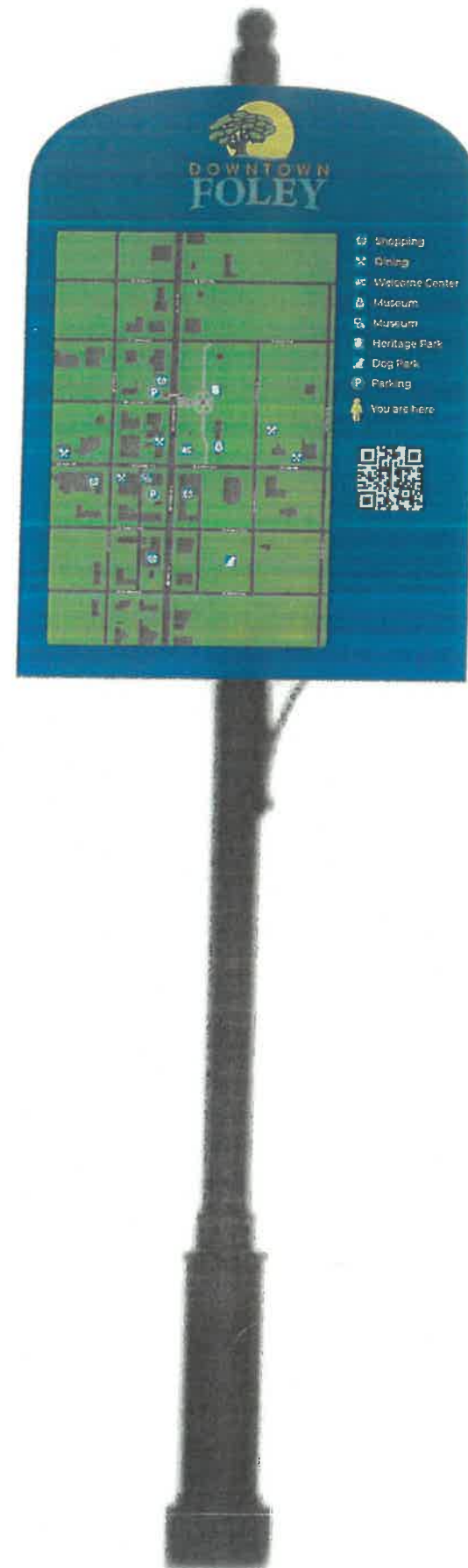
1. Train Depot 05-54-08-28-3-000-112.00 zoning district ~~M-1~~ 2-sided ~~PEN# 83222~~
2. Parking lot next to Bungalows 05-54-09-29-4-401-008.00 zoning district B-1 2-sided ~~PEN# 13738~~
3. Dog Park parking lot 05-54-08-28-3-000-042.000 zoning district B-1-A 2-sided ~~PEN# 77332~~
4. Foley Art Center parking lot ~~05-54-09-29-4-401-008.000~~ zoning district B-1 2-sided ~~PEN# 24278~~
5. City land next to Drowsy Poet ~~05-54-09-29-4-401-014.000~~ zoning district B-1 2-sided ~~PEN# 12737~~
6. Elevator brick wall park side 05-54-09-29-1-101-001.000 zoning district B-1 1-side ~~PEN# 12737~~
7. Holmes medical building near bookstore ~~05-54-09-29-4-401-023.000~~ zoning district B-1 1-side ~~PEN# 9202~~

Respectfully yours,


Darrelyn J Dunmore
Executive Director



Where Opportunity Begins!





1 05-54-08-28-3-000-112.00



2-sided

#2 05-54-09-29-4-401-008.00



2-sided

#3 05-54-08-28-3-000-042-000



2-sided

#4 05-54-09-29-4-401-008.00

Be



2-sided

#5 05-54-09-29-4-412-014.000

57



2-sided



one-side

#7 05-54-09-29-4-401-023.000

59



1-side



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

60

STAFF RECOMMENDATION: NA

PROJECT NAME: Proposed RV Park - WS Only

REQUEST: Initial feedback on a rezoning from B1A to RV Park

OWNER / APPLICANT:
Jeff Windham / Jerry Dugger

ACREAGE: 80

PIN#(s): 11468

DESCRIPTION:
Current use is residential & office.

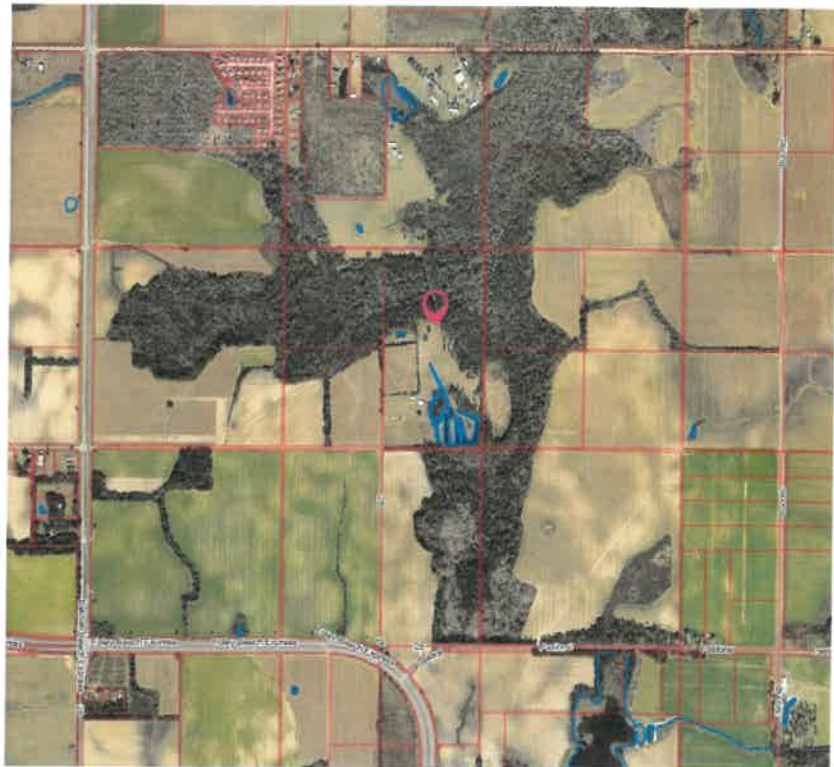
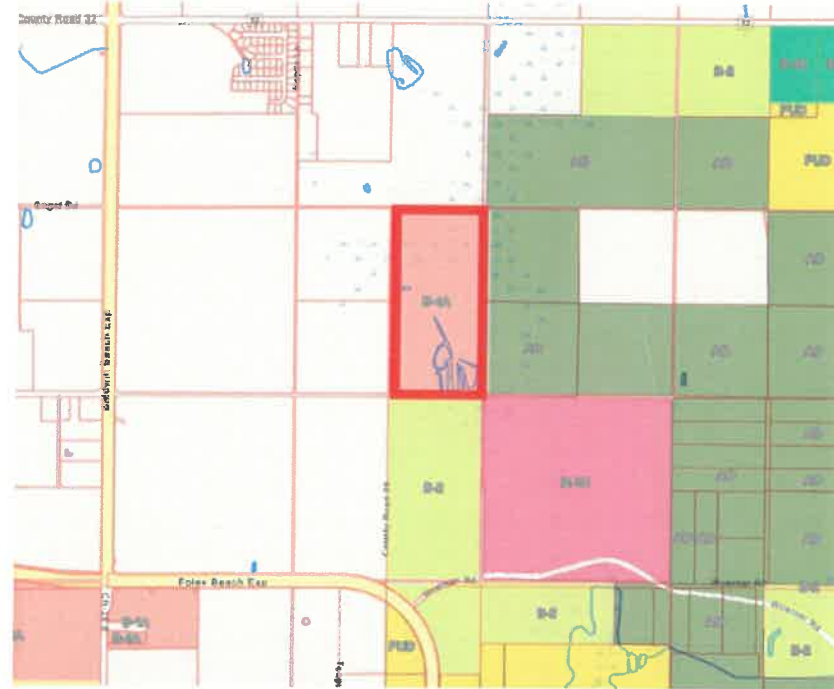
CURRENT ZONING:
B-1A (Extended Business District)

REQUESTED ZONING:
RV Park District

ADJACENT ZONING: A-O
(Open Space/Agricultural), R-1C
(Single Family), B-2
(Neighborhood Business District)
& Unzoned BC

FUTURE LAND USE: RR,
Rural Residential (Please note
this is from the 2008 Comp Plan
prior to the existence of the
Baldwin Beach Express which is
approximately ¾ of a mile from
this property)

EXISTING LAND USE: Single
Family Residential & business
office



COMPREHENSIVE PLAN GUIDANCE:

NE.LU.1 Buildings and sites designed to enhance and contribute to surroundings and neighborhoods

REQUIRED BUFFER:

A screening buffer is required. Options are:

- (1) A natural 30' buffer that provides adequate screening from adjoining properties; or,
- (2) A 30' buffer using a berm (height determined by local topography upon review by City Staff), fence and landscaping; or
- (3) A 50' buffer using fencing and landscaping.

UTILITY LETTERS RECEIVED: YES / NO / **NOT APPLICABLE**

DEED RECEIVED: YES / NO / **NOT APPLICABLE**

AGENT AUTHORIZATION: YES / NO / **NOT APPLICABLE**

ZONING:**17.3 SUBMISSION REQUIREMENTS**

C. The maximum density shall not exceed 10 RV units per acre.

D. Minimum 25% open space excluding required stormwater / drainage. The minimum 25% shall be reserved collectively in contiguous units accessible to all the RV sites and maintained by the property owners. This open space is to be used for:

accessory uses, parks, recreation facilities, sidewalks clubhouse, pool and similar.

F. All RV Parks shall have frontage on an existing publicly or privately maintained street. A completed traffic analysis may be required with the zoning application in accordance with the Traffic Impact Study requirements (latest edition).

G. The RV Park zoning designation is for Recreational Vehicles only. Manufactured Homes are not permitted.

H. All RV Parks shall meet Zoning, Building Code, Fire Code, Environmental & Engineering regulations. This includes all required accessory uses such as toilets, showers, laundry facilities, and similar.

I. Water will be provided by a master meter for the development. No individual meters will be allowed.

J. The onsite sewer collection system outside of public right-of-way will be the responsibility of the owner. The sewer provider will operate and maintain any lift stations and force mains.

K. Amenities and accessory uses shall be restricted to park occupants.

L. An RV Park is for short-term rentals. RV spaces and rental cabins will be limited to a maximum 90 day stay per occupant.

M. RV Park Development Requirements:

Minimum lot width 40'

Minimum lot depth 40'

Maximum density per acre 10

02

ENGINEERING:

Road improvements may be required to CR 28 by County.

ENVIRONMENTAL:

Angie Eckman-Wetland delineation needed to confirm 30' wetland buffer

FIRE:

Will have to review for availability of water supply for suppression purposes

FLOODPLAIN ADMINISTRATOR: Flood and building comments - Follow environmental requirements for wetlands and design park IAW NFPA 1194, 2018 edition

Hi Amanda,

My understanding is that the 80 acre property, currently owned by Mr. Jerry Dugger, is currently zoned B1A. I am the President of Hamm Enterprises, Ltd. in Robertsdale and we are contemplating a potential purchase of the 80 acres. However, as part of our due diligence I am seeking feedback from the Commission as to the likelihood of rezoning the property RV to allow for a recreational vehicle community. It is my belief at this time that there are about 50 acres that are high and dry and about 30 acres at the north end of the property that may probably have some wet/wetland areas. I would be looking to fill the 50 acres of uplands (the southern portion of the parcel) with RV spots, complete with power and septic/sewer hookups. If I read the RV zoning ordinance correctly it appears to allow 10 spots per acre. I would be looking to get as many spots as possible but also contemplate a clubhouse/office, pool, laundry, and potential other amenities.

I am seeking some initial feedback from the Commission as to whether they would be inclined to allow a zoning change to RV. I realize that this is informal and a full, formal submission with public hearing would have to follow. I (and Mr. Dugger) just hope to get some feedback before we spend time and money to pursue this venture further. I will get a very rough sketch to you in the next week or so, but if you could please add us to the agenda for July 13 that would be wonderful!

Thanks so much and if you have any questions feel free to ask. Thanks,

Jeff Windham, JD, CFE

President and CEO, Hamm Holdings, Inc.
(General Partner for Hamm Enterprises, Ltd.
and Hamm Holdings, Ltd.)

P.O. Box 1608

23445-A Highway 59

Robertsdale, AL 36567

Ph: (251) 947-4102

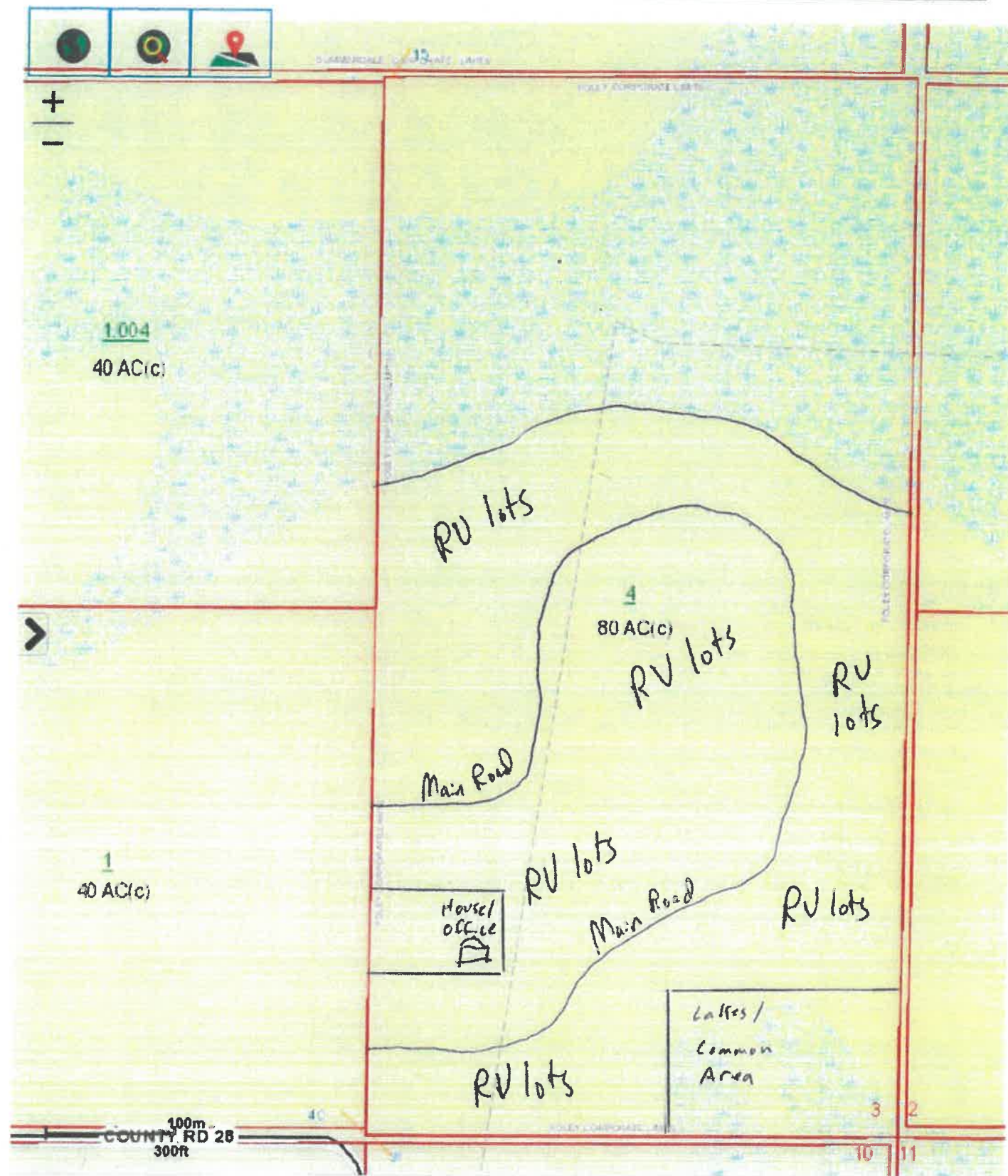
Fax: (251) 947-4104

Email: jeff@hammltd.com

64

**Baldwin County Parcel Viewer**

Find address or place



65



6/17

