

**CITY OF FOLEY  
PLANNING COMMISSION**

**WORK SESSION  
February 8, 2023  
City Hall  
Council Chambers  
At 5:30 p.m.**

**&**

**MEETING  
February 15, 2023  
City Hall  
Council Chambers  
At 5:30 p.m.**

**PLANNING COMMISSION  
WORK SESSION AGENDA FEBRUARY 8, 2023  
&  
MEETING AGENDA FEBRUARY 15, 2023  
(Council Chambers of City Hall) 5:30 P.M.**

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The City of Foley Planning Commission will hold a work session on February 8, 2023 at 5:30 p.m. and a meeting on February 15, 2023 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

**MINUTES:**

Approval of the January 11, 2023 and January 18, 2023 meeting minutes.

**AGENDA ITEMS:**

**1. Primland Phase 3- Request for 1 year Preliminary Extension**

The City of Foley Planning Commission has received a 1 year preliminary extension request for Primland Phase 3. Property is located S. of County Rd. 12 & E. of Wolf Bay Dr. Applicant is Terracore Development Services.

**Planning Commission Action:**

**2. Riverside at Arbor Walk Phase 3- Request for 6 month Preliminary Extension**

The City of Foley Planning Commission has received a 6 month preliminary extension request for Riverside at Arbor Walk Phase 3. Property is located E. of County Rd. 65 and N. of County Rd. 12. Applicant is Dewberry Engineers Inc.

**Planning Commission Action:**

**3. \*Hadley-Jones Subdivision- Request for Minor Subdivision**

The City of Foley Planning Commission has received a request for approval of Hadley-Jones Subdivision a minor subdivision which consists of 1.60 +/- acres and 2 lots. Property is located at the SE corner of Hadley Rd. and N. Juniper St. and is located in the City of Foley Planning Jurisdiction. Applicant is Weygand Wilson Surveying, LLC.

**Public Hearing:**

**Planning Commission Action:**

**4. \*Driftwoods Two- Request for Minor Subdivision**

The City of Foley Planning Commission has received a request for approval of Driftwoods Two a minor subdivision which consists of 76.15 +/- acres and 2 lots. Property is located S. of County Rd. 26 and E. of County Rd. 65 and is located in the City of Foley Planning Jurisdiction. Applicant is Dewberry Engineers Inc.

**Public Hearing:**

**Planning Commission Action:**

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**5. \*Creek Ridge Subdivision- Discuss proposed subdivision**

The City of Foley Planning Commission has received a request to discuss the proposed Creek Ridge Subdivision property is located N. of County Rd. 12 and on both sides of Clarke Ridge Rd. Applicant is David Green.

**6. Craft Property PUD- Discuss proposed rezoning**

The City of Foley Planning Commission has received a request to discuss the rezoning of the property to a PUD. Property is located E. of the Foley Beach Express between County Rd. 20 and County. Rd. 12. Applicant is Sawgrass Consulting, LLC.

**7. Zoning Ordinance Amendments- Discuss proposed Amendments**

**ADJOURN:**

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The City of Foley Planning Commission held a work session on January 11, 2023 at 5:30 p.m. 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, Phillip Hinesley and Tommy Gebhart. Absent members were: Wes Abrams, Calvin Hare and Bill Swanson. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Angie Eckman, Environmental Manager; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

**AGENDA ITEMS:**

**1. DSLH Homes (Gulf Coast), LLC- Request for PUD Modification**

The City of Foley Planning Commission has received a request for a PUD modification. Property is located on Chipper Ln. and Hibiscus Cir., Lakeview Gardens Lot 88. Applicant is DSLH Homes (Gulf Coast), LLC.

Mrs. Miriam Boone explained the applicant is requesting a street yard setback variance of 3.5'. She stated the request is for lot 88 and would allow a 26.5' street yard setback instead of the required 30'. She explained staff is recommending approval of the PUD modification.

**2. CEFCO/Atwell Consulting, Engineering and Construction- Request for Site Plan**

The City of Foley Planning Commission has received a request for the CEFCO site plan. Property is at the SE corner of E. Fern Ave. and N. McKenzie St. Applicant is Atwell Consulting, Engineering and Construction.

Mrs. Boone stated when the site plan was originally submitted they were proposing to install underground tanks in the Railroad right of way easement. She explained the plan has been revised and the tanks have been relocated. She stated there will be an entrance off of State Hwy. 59 which will cross over the walking path.

Commissioner Hellmich stated the area of driveway to be located over the walking path will need to be marked as a pedestrian crossing as well as identified with signage. He asked if ALDOT had approved the entrances.

Mr. Christian stated he is not sure if ALDOT has approved the access but they have suggested a right in only to be located off of Fern Ave. He stated an ALDOT permit will be required.

Commissioner Hellmich stated the city is in the process of making modifications to the intersection. He asked how the proposed entrances will tie into the future modifications.

Mr. Christian stated he will send the information to the city's consultant to ensure everything is lining up and will work with future modifications.

Commissioner Hellmich stated there are issues at that intersection and he wants to ensure this does not create more issues.

Commissioner Hinesley asked about the six proposed RV parking spaces.

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Mr. Christian stated there are no utility hookups. He explained the spaces will be used for temporary parking.

**3. \*Swift Church Road Subdivision- Request for Minor**

The City of Foley Planning Commission has received a request for approval of Swift Church Road Subdivision a minor subdivision which consists of 20 +/- acres and 5 lots. Property is located at the NE corner of Swift Church Rd. and is located in the City of Foley Planning Jurisdiction. Applicants are Larry and Juanita Peavy.

Mrs. Boone explained the property is located in unzoned Baldwin County. She stated the Engineering Department had commented the septic lines need to be shown on the plat which has been done. She explained that the staff is recommending approval.

**4. Resubdivision of Lot 1, of Uno Subdivision – Request for Minor**

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lot 1, Uno Subdivision a minor subdivision which consists of 1.9 +/- acres and 2 lots. Property is located at the SW corner of US Highway 98 and S. Hickory St. Applicant is Wash-N-Go, LLC.

Mrs. Boone stated a carwash and storage building are going to be located on the lots. She explained the Board of Adjustment and Appeals has approved the storage use.

**5. Fikes Subdivision A Resubdivision of Lot 01-A Fern Commercial Park as Recorded in Slide 2465-A- Request for Minor**

The City of Foley Planning Commission has received a request for approval of the Fikes Subdivision A Resubdivision of Lot 01-A Fern Commercial Park as Recorded in Slide 2465-A a minor subdivision which consist of 16.87 +/- acres and 3 lots. Property is located at the SE corner of E. Fern Ave. and N. McKenzie St. Applicant is SE Civil Engineering & Surveying.

Mrs. Boone stated the subdivision goes with the CEFCO site plan agenda item # 2. She explained when the plan was originally submitted there was an unbuildable lot 3. She stated the plan has been revised and lot 3 has been eliminated. She explained the applicant has not indicated where the signage for the business will be located. She stated if they request to place the signage in the Railroad right of way proper approval for the placement from Riviera Utilities would be required.

**6. Glenlakes Unit 1 Phase 4- Request for Preliminary**

The City of Foley Planning Commission has received a request for preliminary approval of Glenlakes, Unit 1 Phase 4 which consists of 49.94 +/- acres and 116 lots. Property is located W. of Clarke Ridge Rd. and E. of Carnoustie Dr. Applicant is Lennar Homes of Alabama, LLC.

Commissioner Hinesley stated several citizen letters have been received regarding concerns over the request.

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Mrs. Boone stated engineering staff has indicated the Land Disturbance Permit has been reviewed and is ready to be issued. She stated her understanding is the proposed preliminary is not matching up with the Land Disturbance plans.

Mr. Christian stated a revised preliminary plat should be available tomorrow.

Mr. Todd Wheeler stated the revisions will include common areas to accommodate the additional water flow. He explained he has been working with the Engineering Department and is addressing issues. He stated they will be making a lot of individual lot grading changes and also catching the water coming off of the golf course. He stated he is working diligently with staff and the neighborhood to resolve all issues.

Commissioner Hellmich asked Angie Eckman if all the issues have been addressed.

Mrs. Eckman stated she is meeting with Mr. Wheeler on Friday to discuss the issues that need to be addressed.

Commissioner Hellmich stated there will be a number of residents in attendance at the meeting and they will be questioning the problems with the other phases. He asked if the item should be carried over until the Commission and staff has time to review the revised plat.

Mr. Wheeler asked that the Commission consider approval with a condition no ground breaking is to be done until all issues are resolved. He stated he understands what needs to be done and will make it happen.

Commissioner Hinesley asked if the issues regarding the sidewalks in the previous phase had been corrected or addressed.

Mr. Wheeler stated the sidewalks will be repaired.

Mr. Christian stated he will not issue the Land Disturbance permit until all issues are resolved.

**ADJOURN:**

Meeting adjourned at 5:54 p.m.



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The City of Foley Planning Commission held a meeting on January 18, 2023 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Vera Quaites, Ralph Hellmich, Wes Abrams, Calvin Hare, Phillip Hinesley and Tommy Gebhart. Absent member was Bill Swanson. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Angie Eckman, Environmental Manager; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

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

**MINUTES:**

Approval of the December 7, 2022 and December 14, 2022 meeting minutes.

Commissioner Gebhart made a motion to approve the December 7, 2022 and December 14, 2022 meeting minutes. Commissioner Hellmich seconded the motion. All Commissioners voted aye.

**Motion to approve the December 7, 2022 and December 14, 2022 meeting minute's passes.**

**AGENDA ITEMS:**

**1. DSLH Homes (Gulf Coast), LLC- Request for PUD Modification**

The City of Foley Planning Commission has received a request for a PUD modification. Property is located on Chipper Ln. and Hibiscus Cir., Lakeview Gardens Lot 88. Applicant is DSLH Homes (Gulf Coast), LLC.

Mrs. Miriam Boone explained the request is for a modification to the street side yard setback for lot 88. She stated the request is for a 3.5' variance from the required 30' street side yard setback for a small portion of the setback.

**Planning Commission Action:**

Commissioner Hellmich made a motion to approve the requested PUD modification based on staff's recommendation. Commissioner Quaites seconded the motion. All members voted aye.

**Motion to approve the requested PUD modification passes.**

**2. CEFCO/Atwell Consulting, Engineering and Construction- Request for Site Plan**

The City of Foley Planning Commission has received a request for the CEFCO site plan. Property is at the SE corner of E. Fern Ave. and N. McKenzie St. Applicant is Atwell Consulting, Engineering and Construction.

Mrs. Boone stated the request is for site plan approval for CEFCO. She explained it was discussed at work session the portion of walking path located off of State Hwy. 59 needs to be striped for a pedestrian crossing. She stated the structures that were originally being proposed in the rail road right of way were relocated. She explained the applicant has been working with staff on the entrance locations and has added the pedestrian crossing striping to the plan.

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**Planning Commission Action:**

Commissioner Hellmich stated pedestrian crossing signage needs to be added to the area.

Commissioner Engel stated the portion of pedestrian crossing being located in the driveway entrance is not that far off of State Hwy. 59. He explained he is concerned travelers will be concentrating more on the Hwy. traffic and not the pedestrian crossing. He asked if there was a way to indicate on State Hwy. 59 that a pedestrian crossing is ahead.

Commissioner Hellmich asked if there was a reason that a decel lane was not required.

Mr. Chad Christian stated a decel lane is being proposed.

Mr. Wayne Dyess stated he would like to clarify that State Hwy. 59 is an ALDOT road.

Commissioner Hellmich stated there will be future modifications to the Fern Ave. and State Hwy. 59 intersection. He explained staff has worked with the applicant to ensure this request will work with the future modifications. He stated since ALDOT handles State Hwy. 59 they would have to approve any signage or modifications.

Commissioner Hellmich made a motion to approve the request which shall incorporate pedestrian crossing striping, the applicant to work with the engineering department on any signage ALDOT may allow to make the crossing safer and for the gas tanks not to be located in the rail road right of way easement. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

**Motion to approve the request which shall incorporate pedestrian crossing striping, the applicant to work with the engineering department on any signage ALDOT may allow to make the crossing safer and for the gas tanks not to be located in the rail road right of way easement passes.**

**3. Fikes Subdivision A Resubdivision of Lot 01-A Fern Commercial Park as Recorded in Slide 2465-A- Request for Minor**

The City of Foley Planning Commission has received a request for approval of the Fikes Subdivision A Resubdivision of Lot 01-B Fern Commercial Park as Recorded in Slide 2465-A a minor subdivision which consist of 16.87 +/- acres and 2 lots. Property is located at the SE corner of E. Fern Ave. and N. McKenzie St. Applicant is SE Civil Engineering & Surveying.

Mrs. Boone stated the request is for a two lot subdivision. She explained one of the lots will be for the previously discussed CEFCO gas station and the remaining lot will be 12+ acres. She explained staff is recommending approval.

**Public Hearing:**

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

**Planning Commission Action:**

Commissioner Engel asked if there is a proposed use for the 12 acre lot.

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Mrs. Boone stated the applicant has not indicated a use for the 12 acres at this time.

Commissioner Quaites 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. \*Swift Church Road Subdivision- Request for Minor**

The City of Foley Planning Commission has received a request for approval of Swift Church Road Subdivision a minor subdivision which consists of 20 +/- acres and 5 lots. Property is located at the NE corner of Swift Church Rd. and is located in the City of Foley Planning Jurisdiction. Applicants are Larry and Juanita Peavy.

Mrs. Boone stated the property is located in unzoned Baldwin County. She explained they are requesting to divide the property into 5 large lots. She stated staff is recommending approval.

**Public Hearing:**

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

Ms. Mary Evans resident of 23151 Swift Church Rd. stated she has concerns that the lots will become a trailer park. She asked about the future plans for the property.

Mr. Larry Peavy stated there will be deed restrictions which only allow a 1,800 sq. ft. or larger single family home and no mobile homes. He explained he owns two houses on the property and doesn't want an RV park in his back yard.

Mr. John Rader resident of 22995 Swift Church Rd. stated he would like to know if there are any plans for the runoff water. He explained there are issues at that corner and more homes and driveways will increase the issues.

Mr. Peavy stated all the water runs on the north side of the road. He explained no water runs off of this property onto anyone else's property.

Mr. Chad Christian stated no retention is required due to each lot being 3 +/- acres.

Mr. Peavy stated he had spoken with Baldwin County and no drainage was required due to the size of the lots.

**Planning Commission Action:**

Commissioner Hinesley made a motion to approve the requested minor subdivision. Commissioner Nixon seconded the motion.

Commissioner Hellmich stated if there is an existing water issue the residents need to make the County Commissioner aware of the problem.

Commissioner Engle stated he enjoys seeing the larger sized lots.

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All Commissioners voted aye.

**Motion to approve the requested minor subdivision passes.**

**5. Resubdivision of Lot 1, of Uno Subdivision – Request for Minor**

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lot 1, Uno Subdivision a minor subdivision which consists of 1.9 +/- acres and 2 lots. Property is located at the SW corner of US Highway 98 and S. Hickory St. Applicant is Wash-N-Go, LLC.

Ms. Boone explained the request is for a two lot subdivision. She stated a car wash will be built one of the lots and the other will be for storage buildings. She explained the Board of Adjustments and Appeals has approve the use of storage on the lot.

**Public Hearing:**

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

Mr. Harry Hackney resident of 271 Ogden Ct. stated the property backs up to his home. He explained he doesn't mind seeing the trees removed as they have cost him money in maintenance. He stated he does have security concerns. He explained his neighbor has had someone climb over his fence and into his yard.

Ms. Boone explained a storage development will be built on the portion of property baking up to Mr. Hackney. She stated the area will be fenced and landscaped.

**Planning Commission Action:**

Commissioner Hellmich stated one advantage to the lot being developed is sometimes things occur in areas that are wooded and cannot be easily visible.

Commissioner Hellmich made a motion to approve the minor subdivision based off the recommendation of staff. Commissioner Engel seconded the motion. All Commissioners voted aye.

**Motion to approve the requested minor subdivision based off the recommendation of staff passes.**

**6. Glenlakes Unit 1 Phase 4- Request for Preliminary**

The City of Foley Planning Commission has received a request for preliminary approval of Glenlakes, Unit 1 Phase 4 which consists of 49.94 +/- acres and 116 lots. Property is located W. of Clarke Ridge Rd. and E. of Carnoustie Dr. Applicant is Lennar Homes of Alabama, LLC.

Mrs. Boone explained the proposed preliminary consisting of 116 lots is meeting the approved PUD layout.

Mr. Christian stated the construction plans have been submitted and after a very lengthy review process it was determined they meet the regulations and the land disturbance permit is ready to be

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issued. He explained the current water going towards Clarke Ridge Road will be reduced by 40% due to the three new ponds that will be constructed with this phase.

Commissioner Hellmich stated several letters were received from residents in the area addressing their concerns. He explained the previous phase allowed drainage between the lots and caused some issues. He stated his understanding is another drainage method is being used.

Mrs. Boone explained staff is recommending a conditional approval.

**Public Hearing:**

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

Mr. David Vosloh resident of 23342 Carnoustie Drive stated four years ago the property was rezoned by the previous owners Breland Homes. He explained at the time of the rezoning there was a signed agreement between Breland Homes and Glenlakes which was recorded. He stated he is on the Home Owners Association, sat on the advisory committee for the City's Comprehensive Plan and is an owner of the Glenlakes Golf Course. He explained he has reviewed the revised plans and does not have an issue with the overall plan. He stated the home orientation of the lots facing Carnoustie Dr. needs to be addressed. He explained it is in the agreement that the lots facing Carnoustie Dr. would have the houses facing Carnoustie Dr. He stated the 20' front setback is not adequate for vehicle parking and causes vehicles to be parked on and block the sidewalk. He stated if they would voluntarily push the houses back it would give adequate room for parking. He explained he also sits on the Fire Department review board. He stated there are a lot of left and right turns to get into the development. He explained the number of turns could potentially cause an issue for fire truck access. He requested an access point be added to Clarke Ridge Rd. to make it safer for fire trucks to access the area.

Commissioner Hellmich stated the zoning ordinance has been amended to address the front setbacks. He explained unfortunately this PUD development was in place before the amendments were made. He stated there was originally an access off of Clarke Ridge Rd. and that was removed when the PUD was approved.

Ms. Sara Filley resident of 9071 Albatross Dr. stated she had sent in a letter to the Commission addressing her concerns. She asked how they will know when the items are addressed and get reviewed to ensure they are corrected.

Commissioner Hellmich stated it was discussed at the previous work session that the approval of the land disturbance permit would not be issued until the items that are of concern in Phase 3 are corrected.

Ms. Filley asked if the streets and sidewalks become the city or homeowners responsibility. She stated the current ponds are full of construction debris and silt. She explained the sidewalks are cracked and she has been told for over a year they will be repaired. She asked how she can make sure the items all get addressed and asked if there would be another meeting to review the items.

Mr. Christian stated the city will take over the maintenance of the sidewalks and roads and at no time will the residents be responsible for the maintenance.

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Mrs. Angie Eckman stated she walked the entire site with the applicant's Engineer and discussed all the issues. She stated she has a list of the issues from the residents letters that were received.

Commissioner Hellmich stated the sidewalk repairs are on the list.

Mrs. Boone explained if the Planning Commission approves the request with a condition the item will not come back before the Commission. She stated they can check with staff regarding the status of the repairs. She explained staff will be held responsible for making sure all items are corrected.

Mr. Wayne Dyess explained there will be accountability if the items are not corrected and if they do not pass inspection they cannot proceed with construction. He stated the city is taking this issue very seriously and will inspect to make sure the items are repaired. He explained there is a time when the ownership of the streets will be transferred to the city. He stated before the streets are accepted they are thoroughly inspected to make sure there are no issues. He explained the ponds will also be inspected to make sure there are no issues. He stated the development has to be built to the city's standards which is very important to the future health of the city.

Ms. Filly stated the common areas have only been maintenance once or twice. She explained her understanding is it is the builder's responsibility to maintain the common area which is not being done.

Mr. Vosloh stated in the signed agreement it states the builder is responsible for the common area until the area is 75% developed.

Commissioner Hellmich stated the city gets involved with the common areas if they become a nuisance. He explained once a Home Owners Association is formed they take over the responsibility of the common areas.

Mr. Curtis Chaudoin resident of 9094 Albatross Drive stated there are several residents in attendance tonight that are having issues with the warranty on the homes. He asked if there is any way the City could assist the residence in possibly holding the builders from being issued any more permits until the warranty issues are resolved.

Commissioner Hellmich stated he did not think the city can be involved with home warranty issues and recommended them possibly contacting the Better Business Bureau for assistance.

Mr. Dyess stated unfortunately the warranty issues are beyond the City's scope of authority and regulations and would be a private matter.

Mr. Chaudoin asked what the city will look like in the future if bad construction is allowed.

Mr. Denis Snyder resident of 9970 Lakeview Dr. stated he does not see a master plan showing sidewalks and street lighting which involves security for him. He explained he has been waiting since February 1 for the street light by his home to be turned on.

Commissioner Hellmich stated Baldwin EMC handles the street lighting.

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Mr. Snyder stated he has spoken with the homebuilder who tells him to talk with the city. He said the city tells him to talk to Baldwin EMC. Baldwin EMC tells him it is a builder issue. He stated there is not enough lamp post or lighting. He stated people are walking on broken sidewalks with no lighting which is a security and safety issue. He asked if the street lighting issue was on the list of items to be corrected.

Mr. Joe Rector stated the builder does not decide the location of the street lighting. He stated Baldwin EMC determines where the lighting will be placed.

Commissioner Hellmich stated our guidelines have requirements for the placement of the lighting. He explained the city will add the lighting issues to the list and ensure it is adequate and any issues are resolved.

Mr. Scott Gatlin resident of 9287 Clarke Ridge Rd. explained his main concern is drainage. He stated Phase 3 has caused some serious water problems coming off of the Golf Course. He explained several houses have flooded during rain events. He stated he feels an access on Clarke Ridge Rd. is a bad idea. He explained with all the homes being added on to County Rd. 12 Clarke Ridge Rd. has become a cut through and increased the speeding and amount of traffic. He stated adding traffic from 160 lots will not help the current traffic problems. He stated he is not trying to stop the subdivision but has real concerns about the drainage.

Mr. Barrett Tynes resident of 9293 Clarke Ridge Rd. stated he would like to see the proposed elevation for the houses. He explained he has concerns they will be at a higher elevation than his home and cause people to be looking over into his home and yard.

Mr. Rector stated he does not have a copy of the grading plans on hand which indicates the elevation.

Mr. Paul Serina resident of 9139 Albatross Dr. stated he provided a list of his concerns to the Commissioners. He explained he has concerns about the water that is coming onto his property. He stated he has lost numerous trees due to all the rain. He explained he is concerned if things are not corrected more water will be coming into his backyard.

Mr. John Slaats resident of 9734 Clarke Ridge Rd. explained he has a copy of the development which he received in 2017 from the Planning Commission which shows no access off of Clarke Ridge Rd. He stated he had met with Mr. Christian and went over the drainage details for the development. He stated Baldwin County did some major culvert and drainage work in the area after hurricane Sally. He asked who maintains the drainage pipes since Clarke Ridge Rd. residence are in Baldwin County and the Golf Course is located in city limits. He asked who they call if there is problems with the ponds in the long term and they are filled with silt and overgrown. He stated he understands the drainage is being reduced by 40% but has concerns for years down the road. He explained there is a jurisdictional problem and the Clarke Ridge Rd. residents are caught in the middle.

Mrs. Eckman explained the ponds and maintenance of them are eventually turned over to the Home Owners Association. She stated the city does inspect the ponds once a year for any issues. She explained if the ponds are not in compliance they are notified by mail of any issues.

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Commissioner Hellmich explained if there are any issues with the ponds the city provides guidance on correcting the issues. He stated the city's standards are by far a lot stronger than Baldwin County's but no design will withstand a 500 year flood. He explained Clarke Ridge Rd. has existing problems since it was not developed as a subdivision and no drainage was installed. He advised the residence to get together and speak with the County Commissioner of ways to correct the issues

Mr. Slaats stated north of the proposed development there are berms on the golf course that have been cut through over time and are allowing water to flow onto them. He explained he is assuming the berms were put into place to slow down the water.

Commissioner Hellmich advised Mr. Slaats to let the Golf Course owners know about the problems with the berms. He explained the golf course was developed in 1980 and at that time a master drainage plan was not included.

Mr. Snyder stated there are a lot of younger families moving into the area with children. He explained it would be nice if an area was set aside for a playground or Community Park.

Mr. Dyess explained the PUD was approved several years ago. He stated since the time of approval the requirements have changed regarding active open space. He explained since the plan was already approved the active open space requirements cannot be required in this development.

Mrs. Boone stated Glenlakes was annexed into the city as a Planned Unit Development in 2002. She explained the plan was approved before a lot of the amenity requirements that are in place today existed. She stated in a PUD the entire site is usually looked at as one and the Golf Course and Clubhouse were considered the amenities for the development.

Mr. Tim Aldridge resident of 9651 Lakeview Dr. stated he has spoken with the City and Lennar about the drainage issues he has on his lot. He explained they have discussed a few possible resolutions. He stated the water off of the golf course is pouring onto his property. He stated the homes in his area all have drainage issues and have almost flooded. He explained the sidewalks being poured before the homes are built is causing the sidewalks to be installed at a lower elevation and the sidewalks are constantly under water.

Commissioner Hellmich stated the sidewalk installation timing has been an ongoing issue. He explained at one time they were not to be installed until the homes were built. He stated the issue can up some of the homes were not built for 10 years so the sidewalk stayed incomplete until that time.

Ms. Renee James resident of 9500 Clarke Ridge Rd. stated she sent in pictures and videos of the water issues. She explained she is a 2014 flood survivor and water is not her friend. She asked the location of the ponds. She stated she heard the lots could be further subdivided to create more lots.

Commissioner Hellmich stated the number of lots cannot be increased.

Ms. James stated the access road sounds like it is an issue the owner needs to work out. She explained the fire trucks should have no issues if the school buses are able to travel the same roads.

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She stated Clarke Ridge Rd. cannot handle any more traffic. She asked if there is a backup plan if the retention ponds flood.

Mr. Rector explained the approved PUD states no access is allowed off of Clarke Ridge Rd. and indicates the number and size of allowed lots.

A resident asked why all the construction dumpsters and vehicles are allowed to park in and block the roads.

Commissioner Hellmich recommended if the road is being blocked to call the police department.

Resident of 10028 Lakeview Dr. asked if there are any plans to widen County Rd. 12.

Commissioner Hellmich stated a lot of traffic studies have been done on County Rd. 12 which did not indicate the road was overloaded with traffic. He explained a 3 way stop was added to try and reduce the speeding. He stated the city does not have any plans to widen the road.

Mr. Dyess explained the wider roads cause increase speeding. He stated if a road is narrowed it tends to cut down on the speeding.

Mr. David Elliott resident of 9059 Albatross Dr. stated the narrow road reducing speeding is an excuse. He stated cops need to be put in the area and there will be a financial boom. He explained another issue is referring people to the Home Owners Association or to the Home Builder for resolution. He stated he has been in his home for 12 months and still has issues he is waiting to be addressed. He explained he has had landscaping issues, problems with inadequate building materials and electrical issues. He stated if these people were building a railroad you would have a train wreck. He stated the issues are serious and need to be addressed promptly. He asked that the Commission and city do something to make the builders address and resolve the issues.

Chairman Abrams stated the Commission and City have no control over home warranty issues.

Mr. Darryl James resident of 9500 Clarke Ridge Rd. state the speeding on Clarke Ridge Rd. has become a major issue.

Commissioner Hellmich stated Clarke Ridge Rd. is a county road and they would need to report the issues to Baldwin County.

Ms. Wendy Knauff resident of 9625 Lakeview Dr. stated all the drainage currently goes into the inlets in the streets. She explained the ones located near her home are not large enough and she hopes the engineer is going to provide deeper inlets.

Ms. Shelly Eason resident of 9400 Clarke Ridge Rd. stated they currently have trees which provide a little barrier between them and the neighboring property. She asked if the trees or any type of barrier would remain between their lots and the proposed lots.

Mr. Rector stated it does appear there is a gap/barrier but he would have to verify the actual amount of landscaping by the construction plans.

Note: \*Denotes property located in the Planning Jurisdiction

15

**PLANNING COMMISSION  
MEETING MINUTES JANUARY 18, 2023  
(Council Chambers of City Hall) 5:30 P.M.**

Page 10 of 12

A Clarke Ridge Rd. resident stated currently the residents are maintaining the ditches.

Commissioner Hellmich suggest the area get together and speak with the County regarding possibly giving an easement so they can install ditches which would help with the drainage issues.

A Clarke Ridge Rd. resident stated she has called and reported speeding six times and has not seen the first patrol car in the area.

Commissioner Hellmich stated Clarke Ridge Road is a county road and would be patrolled by Baldwin County.

Ms. Eason stated the main reason they moved to the area was for the allusion of privacy which the trees provide. She stated if the trees are removed they will have no privacy.

A resident asked if the City checks the required PSI of the concrete being used for the sidewalks, slabs and driveways.

Mrs. Boone explained the building plans are reviewed to meet the adopted minimum building codes.

Ms. Filley asked if she could get a list of all of the items that were discussed and are to be resolved.

Mrs. Eckman stated she would forward Ms. Filley the list by email.

Mr. Todd Wheeler thanked everyone for attending and making them aware of their concerns. He stated he feels he has all the information documented and will try to address everything. He explained he did see the photos and videos of the water issues on Clarke Ridge Rd. He stated he has worked with Chad and a plan has been developed to reduce the storm water coming onto them by 40%. He explained it is apparent from the videos there is a horrible problem regarding drainage on Clarke Ridge Rd. and suggests they contact the County Commissioner. He stated they have a backup emergency spill way for the retention ponds. He explained he will let the developers know how many were in attendance tonight with home warranty issues. He stated the sidewalk issues are on the list and will be corrected. He explained he will be in touch with Baldwin EMC regarding the street lights. He suggested if the roads are being blocked to contact the police department. He explained he will look at the landscaping, buffer and elevations for the lots backing up to Clarke Ridge Rd. He asked that the Clarke Ridge Rd. residents with buffer and elevation concerns provide him with contact information so he can work with them on the issue. He discussed several proposed drainage plans to resolve the individual lots flooding issues. He explained they understand there are issues and will take care of the issues.

Mr. David Vosloh asked about the pipe that was never installed in the water garden that is flooding the golf cart path.

Mr. Wheeler stated the water garden is a part of Low Impact Development and was requested by the city engineer and he did not recall a pipe being required. He stated he was not aware there were any issues but will check with the City Engineer and work on resolving.

Note: \*Denotes property located in the Planning Jurisdiction

**PLANNING COMMISSION  
MEETING MINUTES JANUARY 18, 2023  
(Council Chambers of City Hall) 5:30 P.M.**

16

Page 11 of 12

Mr. Vosloh asked what the use is of having a signed document if they are not going to follow the requirements. He stated the homes on Carnoustie Dr. are the nicest in the area and they do not want the sides of houses facing the street.

Mrs. Boone explained if the setbacks are modified for the lots facing Carnoustie Dr. a PUD modification would be required.

Mr. Wheeler stated he will check on the width of the product and make the owner aware of the house orientation issues.

Mr. Dyess stated it is important that they prove to the Commission that the product will not fit on the lot if they are going to request a relaxation.

Ms. Filley asked that the maintenance of the common areas be addressed.

Mr. Dyess asked about the trees and buffer along Clarke Ridge Rd.

Mr. Wheeler stated he is unsure where each resident lives and will get their information and work with them.

Ms. Filley asked if there would be an entrance sign into the community.

Mr. Wheeler stated he was not aware of any signage. He explained once the development is turned over to the homebuilder it is outside of his scope of work.

**Planning Commission Action:**

Commissioner Engel stated he doesn't fill it will hurt to lose a few lots backing up to Clarke Ridge Rd. residence. He explained there is a lot of water to retain and the engineers have their work cut out for them.

Commissioner Gebhart stated he heard and understands the home orientation concerns, the elevation of the slab issues and the serious drainage issues.

Commissioner Hellmich made a motion to approve the request with the three following conditions and staffs input: 1. No LDP will be signed or issued until all the issues on the list are resolved (previous issues and issues addressed at tonight's meeting), 2. The engineer and Glenlakes will work together on the corner lot home orientation issues 3. The privacy issues along the lots abutting the residents along Clarke Ridge road where there is no buffer will be addressed. Commissioner Nixon seconded the motion. All Commissioners voted aye.

**Motion to approve the request with the three following conditions and staffs input: 1. No LDP will be signed or issued until all the issues on the list are resolved (previous issues and issues addressed at tonight's meeting), 2. The engineer and Glenlakes will work together on the corner lot home orientation issues 3. The privacy issues along the lots abutting the residents along Clarke Ridge road where there is no buffer will be addressed passes.**

**PLANNING COMMISSION  
MEETING MINUTES JANUARY 18, 2023  
(Council Chambers of City Hall) 5:30 P.M.**

17

Page 12 of 12

**ADJOURN:**

Chairman Wes Abrams adjourned the meeting at 8:15 p.m.





# PLANNING COMMISSION JOINT STAFF REPORT: February 2023

18

**STAFF RECOMMENDATION:** Approve / Deny / Conditional

**PROJECT NAME:** Primland, Phase 3

**REQUEST:** 1 year Extension

**OWNER / APPLICANT:**  
68V Primland 2018, LLC /  
Terracore Development

**ACREAGE:** 23.65 ac

**PIN#(s):** 114995

**LOCATION:** East end of  
development in SE corner of  
CR-12 & Wolf Bay Drive

**PROJECT DESCRIPTION:**  
50 lots  
Preliminary - March 2019  
Extensions granted - 2021, 2022

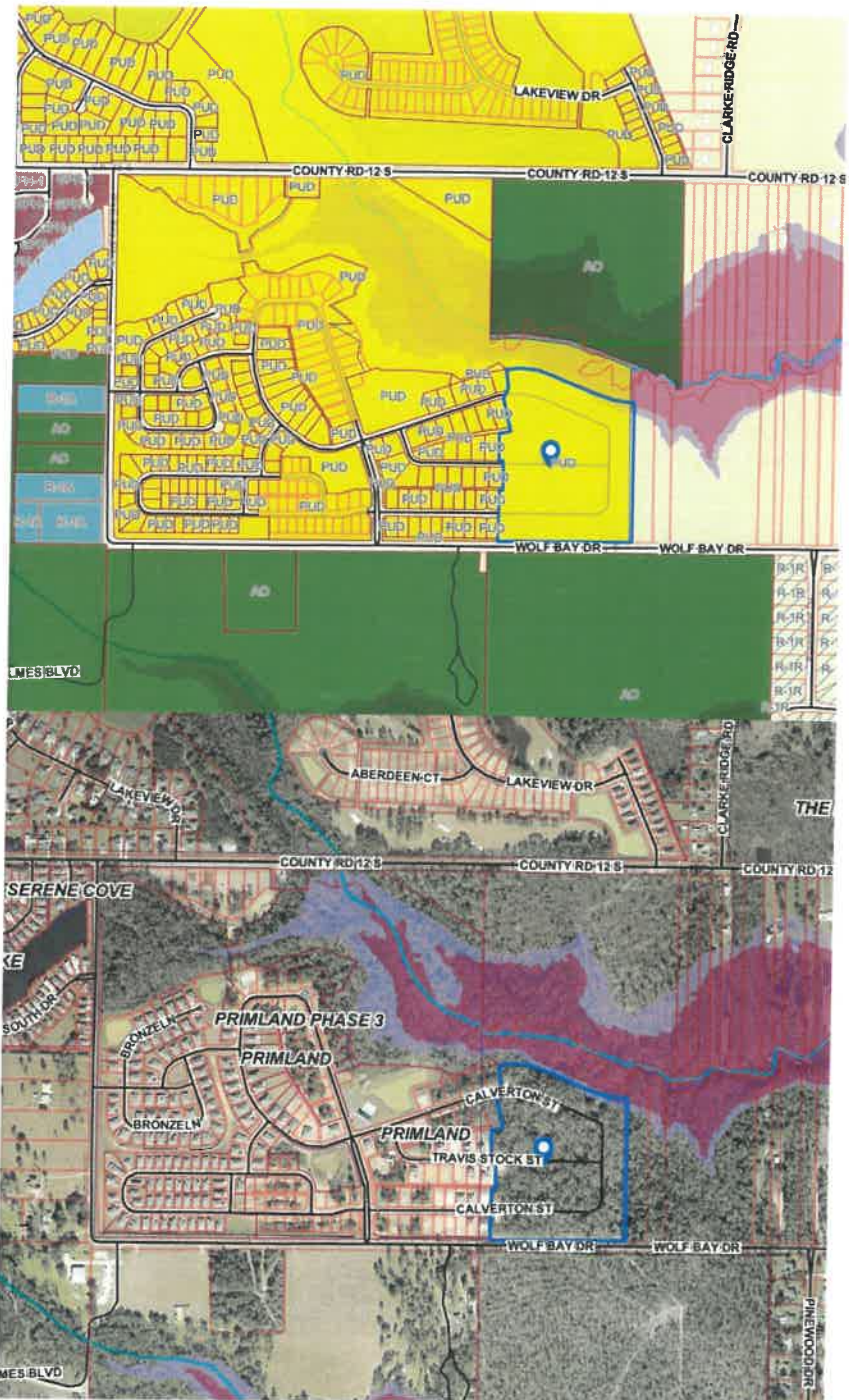
**CURRENT ZONING:** PUD

**REQUESTED ZONING:** N/A

**ADJACENT ZONING:**  
PUD & AO to North,  
Unzoned BC to East  
AO to South,  
PUD, AO, R-1A to West

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

**EXISTING LAND USE:** Vacant



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

19

**ZONING:**

Miriam Boone - As noted in their request, construction work is ongoing on this final phase of Primland SD. They are requesting a 1 year extension.

**ENGINEERING:**

Chad Christian - Not opposed.

**ENVIRONMENTAL:**

Angie Eckman - Not opposed.

**FIRE:**

Brad Hall - Not opposed.

**BUILDING/FLOODPLAIN:**

Chuck Lay - No issues



20

January 9, 2023

Melissa Ringler  
Planning & Zoning Coordinator  
City of Foley Community Development  
120 S. McKenzie St.  
Foley, AL 36535

**RE: Primland Phase 3 Preliminary Plat Extension**

Dear Ms. Ringler,

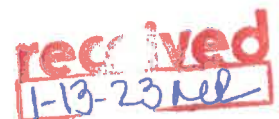
Please accept this letter on behalf of 68V Primland 2018, LLC as our formal request for extension of Primland Phase 3 Preliminary Plat approval and any accompanying land disturbance approval(s) for phase 3. This is the final phase of construction in this development.

Construction work is on-going, and we are progressing toward Final Plat; however, we request that the above approval(s) be extended for a period of one year.

Best Regards,

A handwritten signature in blue ink, appearing to read "S. Kearns".

Sam Kearns  
Entitlement Manager  
TerraCore Development Services, LLC





CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA  
COUNTY OF BALDWIN

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

AUTHORIZED SIGNATURE  
PRIMLAND 2017, LLC  
29891 WOODROW LAND, SUITE 300  
SPANISH FORT, AL, 36527

ACKNOWLEDGEMENT OF NOTARY PUBLIC (OWNER)

STATE OF ALABAMA  
COUNTY OF BALDWIN

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

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

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF THE SUBDIVISION SHOWN HEREON, FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (GAS)

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING

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

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY CENTURYLINK

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY BALDWIN EMC (ELECTRIC)

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

(AUTHORIZED SIGNATURE)

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (SEWER)

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

(AUTHORIZED SIGNATURE)

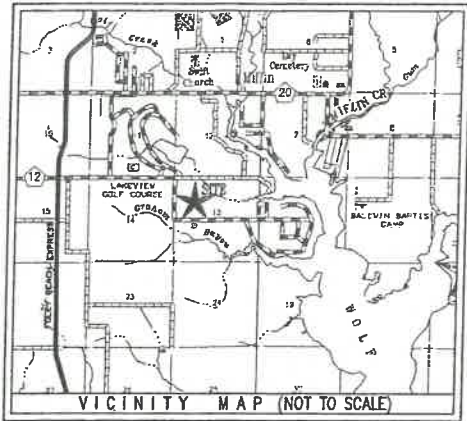
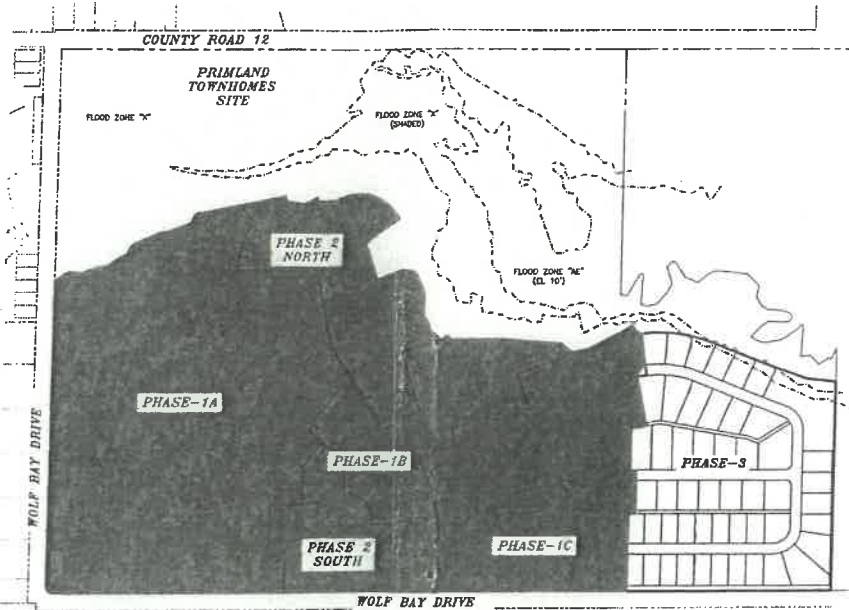
CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (WATER)

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

(AUTHORIZED SIGNATURE)

PRIMLAND SUBDIVISION  
PHASE 3  
A PLANNED UNIT DEVELOPMENT



**LEGEND**  
P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING  
(A) ACTUAL  
(B) RECORD DEED  
(P) PLAT OF RECORD  
(C) COMPUTED  
OTF OPEN TOP IRON PIPE FOUND  
BPF BUSH PIN FOUND  
CTF CRIMP TOP IRON PIPE FOUND  
CRF CRIMP REBAR FOUND  
RFB 1/2" REBAR FOUND  
CRS 1/2" CAPPED REBAR SET STAMPED CA#604  
CMF CONCRETE MONUMENT FOUND  
CMC CONCRETE MONUMENT SET  
LS# LICENSED PROFESSIONAL SURVEYOR'S NUMBER  
CA# CERTIFICATE OF AUTHORIZATION NUMBER  
(DST) DISTURBED  
(RET) REFERENCE CORNER SET ON LINE  
(UNR) UNREADABLE  
INST # INSTRUMENT NUMBER  
SECT. SECTION  
T- TOWNSHIP  
R- RANGE  
R/W RIGHT-OF-WAY  
R.O.W. RIGHT-OF-WAY  
EL/ELEV ELEVATION  
\*NOTE: ALL CORNERS ARE "CRS" UNLESS OTHERWISE STATED.

OWNER/DEVELOPER

PRIMLAND 2017, LLC  
29891 WOODROW LAND, SUITE 300  
SPANISH FORT, AL, 36527

SURVEYOR

STUART L. SMITH  
AL LICENSE NO. 27403

SITE DATA

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

ZONING

CITY OF FOLEY  
PRIMLAND PLANNED UNIT DEVELOPMENT\*

DEDICATED EASEMENTS

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

LOT SETBACKS

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

UTILITIES

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

GENERAL SURVEYOR'S NOTES

- SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS, THE RECORDED SUBDIVISION PLAT, AND/OR OTHER RECORDED DOCUMENTS SHOWN HEREON.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
- FIELD WORK FOR THIS SURVEY WAS COMPLETED ON OCTOBER 2018.
- ALL BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA WEST ZONE; STATE PLANE GRID NORTH, DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATION; ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARD FEET. ALL BEARINGS AND DISTANCES ARE MEASURED.
- THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 01003C0932M, WITH A PRELIMINARY DATE OF IDENTIFICATION OF APRIL 19, 2019, FOR COMMUNITY NO. 010007, IN BALDWIN COUNTY, STATE OF ALABAMA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN.
- THE SURVEYED PROPERTY LIES WITHIN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 4 EAST.

SURVEYOR'S CERTIFICATION

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

STUART L. SMITH, PLS  
ALABAMA LICENSE NUMBER 27403

DATE

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

NO.	REVISION	DATE	ENGR.



HUTCHINSON, MOORE & RAUCH, LLC  
ENGINEERS & SURVEYORS  
2039 MAIN STREET  
DAPHNE, ALABAMA  
36526  
TEL (251) 626-2626  
FAX (251) 626-6934  
daphne@hmrengineers.com



4592-PLAT-PH2  
00023/4592/PH2

PRELIMINARY PLAT				
PRIMLAND SUBDIVISION, PH 3, A PLANNED UNIT DEVELOPMENT				
CLIENT				
PRIMLAND 2017, LLC				
SCALE	DATE	DRAWN BY	CHECKED BY	SHEET
NOT TO SCALE	JANUARY 2019	TBS/SLS	SLS	1 OF 2



**OWNER/DEVELOPER**  
PRIMLAND 2017, LLC  
29891 WOODROW ROAD, SUITE 300  
SPANISH FORT, AL. 36527

**SURVEYOR**  
STUART L. SMITH  
AL. LICENSE NO. 27403

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**ZONING**  
CITY OF FOLEY  
"PRIMLAND PLANNED UNIT DEVELOPMENT"

**DEDICATED EASEMENTS**  
• 5' UTILITY EASEMENT ON BOTH SIDES OF ALL INTERIOR LOT LINES.  
• 10' UTILITY EASEMENT ALONG ALL ROAD SIDE LOT LINES

**LEGEND**

P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING  
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(R) RECORD DEED  
(P) PLAT OF RECORD  
(C) COMPUTED  
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BTF IRON PIPE FOUND  
CTF CRIMP TOP IRON PIPE FOUND  
CRF CAPPED REBAR FOUND  
RBF 1/2" REBAR FOUND  
CRS 1/2" CAPPED REBAR SET STAMPED CA#504  
CMF CONCRETE MONUMENT FOUND  
CHS CONCRETE MONUMENT SET  
LS# LICENSED PROFESSIONAL SURVEYOR'S NUMBER  
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(DST) DISTURBED  
(REF) REFERENCE CORNER SET ON LINE  
(UNR) UNRECOVERABLE  
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T- TOWNSHIP  
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R/W RIGHT-OF-WAY  
R.O.W. RIGHT-OF-WAY  
EL. ELEVATION  
NOTE: ALL CORNERS ARE "CRS" UNLESS OTHERWISE STATED.

**LOT SETBACKS**

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

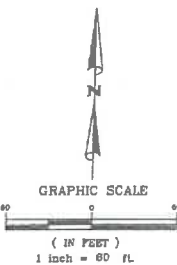
**UTILITIES**

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

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD	DISTANCE
C12	75.00'	117.05'	N44°59'03"E	106.10'
C13	25.00'	39.26'	N45°00'57"W	35.35'
C14	25.00'	39.26'	N44°59'03"E	35.37'
C15	75.00'	37.43'	N14°18'48"W	37.05'
C16	75.00'	15.03'	N34°22'07"W	15.00'
C17	75.00'	35.92'	N33°45'37"W	35.57'
C18	475.00'	22.73'	N68°55'00"W	22.73'
C19	475.00'	133.80'	N78°21'27"W	133.36'
C20	475.00'	133.80'	S85°30'10"W	133.56'
C21	675.00'	120.54'	S87°52'51"W	120.38'

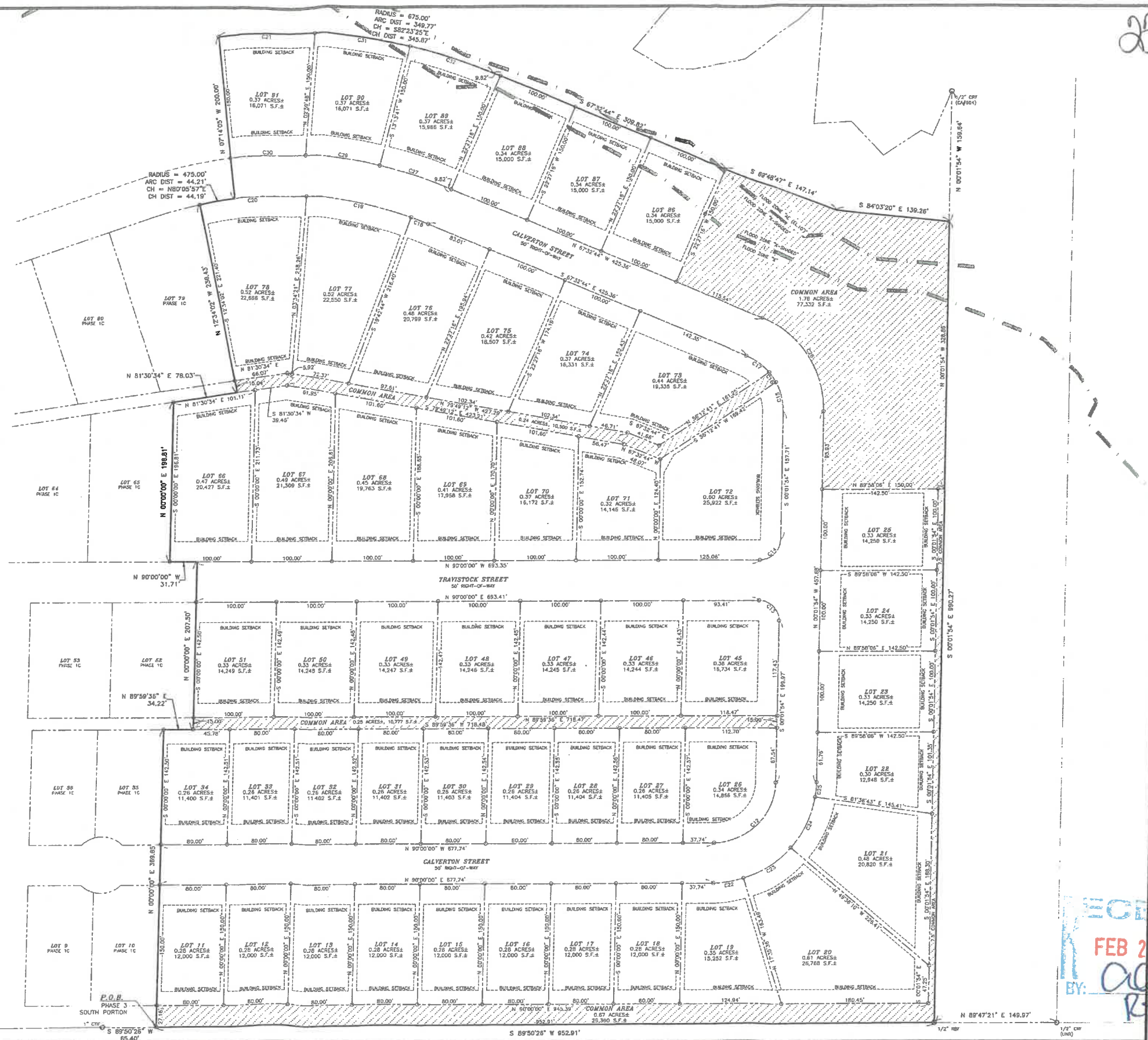
CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD	DISTANCE
C22	125.00'	38.38'	S81°12'12"W	38.23'
C23	125.00'	69.83'	S68°24'07"W	66.93'
C24	125.00'	69.83'	S24°23'34"W	66.93'
C25	125.00'	16.37'	S04°10'42"W	16.35'
C26	125.00'	147.29'	S33°47'19"E	136.92'
C27	525.00'	84.54'	S72°09'32"E	84.45'
C28	525.00'	93.75'	S81°53'16"E	93.63'
C29	525.00'	93.75'	N87°52'51"E	93.63'
C30	525.00'	93.75'	N81°53'16"W	120.38'
C31	675.00'	120.54'	N87°52'51"E	120.38'
C32	675.00'	108.69'	N72°09'32"W	108.58'

P.O.C.  
LOCALLY ACCEPTED NORTHWEST  
CORNER OF SECTION  
15-T8S-R4E



RADIUS = 37.28'  
ARC DIST = 58.79'  
CH = 544°59'46"E  
CH DIST = 52.89'

S 89°50'15" W 2642.06'



**HUTCHINSON, MOORE & RAUCH, LLC**  
2039 MAIN STREET  
DAPHNE, ALABAMA  
36526

ENGINEERS & SURVEYORS

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



4592-PLAT-PH2  
C0023/4592/PH2

**PRELIMINARY PLAT**  
PRIMLAND SUBDIVISION, PH 3, A PLANNED UNIT DEVELOPMENT

CLIENT: PRIMLAND 2017, LLC

SCALE: 1"=60'

DATE: JANUARY 2019

DRAWN BY: TBS/SLS

CHECKED BY: SLS

SHEET: 2 OF 2

RECEIVED  
FEB 26 2019  
BY: *Adae*  
*Reesia*





# PLANNING COMMISSION JOINT STAFF REPORT: February 2023

23

**STAFF RECOMMENDATION:** Approve / Deny / Conditional

**PROJECT NAME:** Riverside at Arbor Walk, Phase 3

**REQUEST:** 6 month Extension

**OWNER / APPLICANT:**  
Dewberry Engineers Inc.

**ACREAGE:** 46.83 ac

**PIN#(s):** 383288

**LOCATION:** East of CR-65,  
north of CR-12

**PROJECT DESCRIPTION:**

This will be the third extension, but they are nearing completion. Preliminary Plat is set to expire March 16, 2023 & they expect to submit for final during February/March.

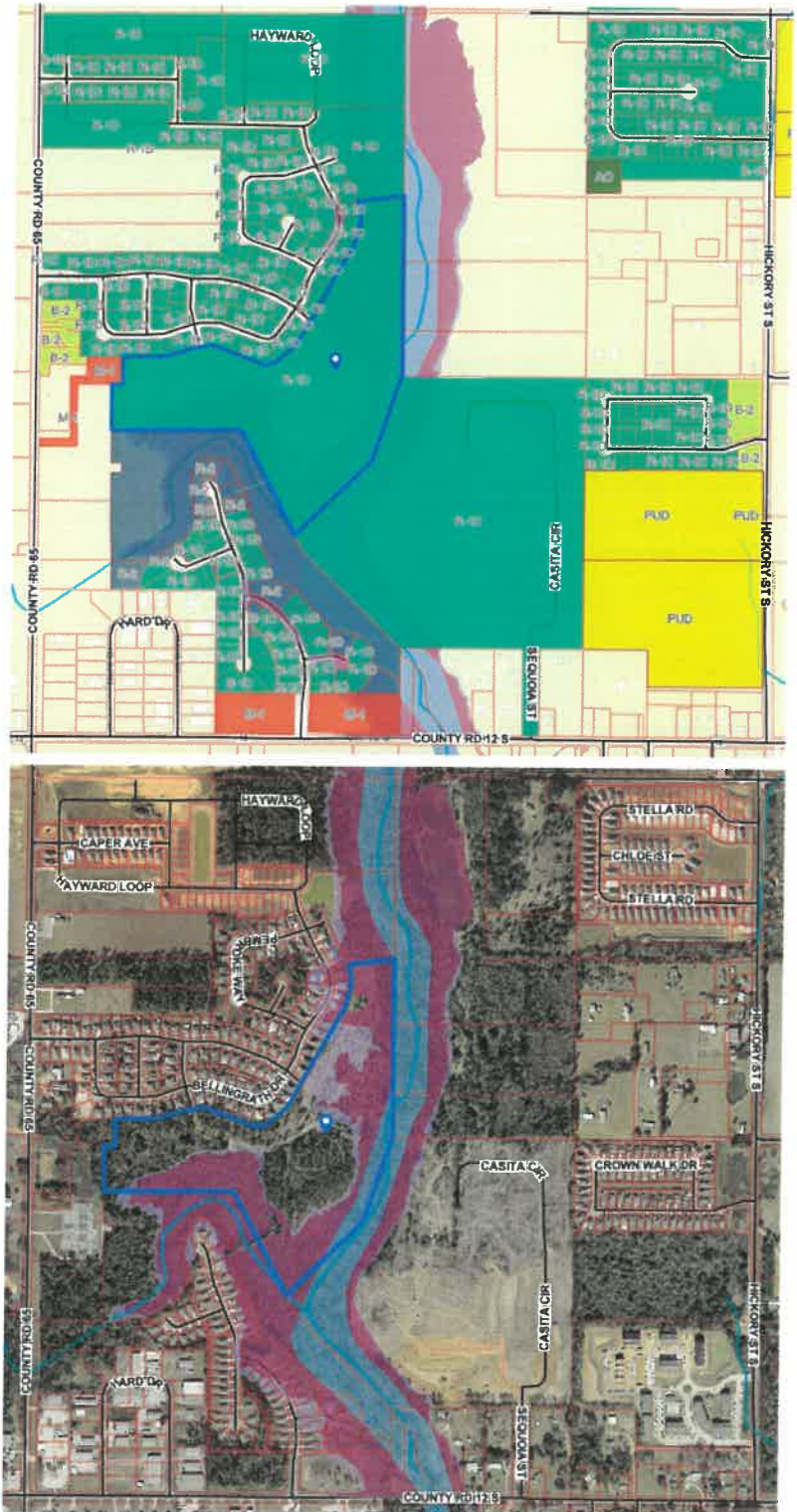
**CURRENT ZONING:** R-1D

**REQUESTED ZONING:** N/A

**ADJACENT ZONING:**  
R-1D, M-1 & unzoned BC

**FUTURE LAND USE:** RL,  
Residential Low Density (2-4)

**EXISTING LAND USE:** vacant



24

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

**ZONING:**

Miriam Boone - Not opposed.

**ENGINEERING:**

Chad Christian - Not opposed.

**ENVIRONMENTAL:**

Angie Eckman - Not opposed.

**FIRE:**

Brad Hall - Not opposed.

**BUILDING/FLOODPLAIN:**

Chuck Lay - Not opposed.



Dewberry Engineers Inc.  
25353 Friendship Road  
Daphne, AL 36526

251.990.9950  
251.990.9910 fax  
www.dewberry.com

25

January 23, 2023

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

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

Dear Melissa:

On behalf of the developer, we would like to request an extension for RIVERSIDE AT ARBOR WALK, PHASE THREE. Preliminary plat approval is set to expire this March 16, 2023. Therefore, we would like to request on behalf of the owner/developer, GCOF ARBOR WALK LLC, for a 6-month extension.

Construction is nearly complete on the phase with final plans expected for submittal in February/early March 2023.

If you have any questions or comments, please advise.

Sincerely,  
**Dewberry**

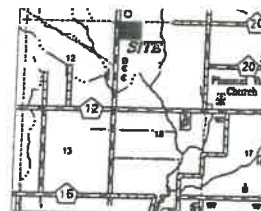
A handwritten signature in blue ink, appearing to read "Cathy S. Barnette".

Cathy S. Barnette

cc: File (50106120)

1/23/23 AC



VICINITY MAP  
1" = 1 MILE

24

**SITE DATA:**

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

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

**REQUIRED SETBACKS:**

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

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

**SURVEYOR'S CERTIFICATE:**

STATE OF ALABAMA  
COUNTY OF BALDWIN

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

BEGINNING AT A 4" ROUND CONCRETE MONUMENT (CA-0604-LS) AT THE SOUTHWEST CORNER OF LOT 48 OF RIVERSIDE AT ARBOR WALK, PHASE ONE, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2271-A, PROCEED BY MAP OR PLAT THEREOF NORTH THENCE RUN SOUTH 89 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 333.07 FEET; THENCE RUN NORTH 83 DEGREES 36 MINUTES 12 SECONDS EAST, A DISTANCE OF 74.18 FEET; THENCE RUN NORTH 87 DEGREES 48 MINUTES 31 SECONDS EAST, A DISTANCE OF 118.06 FEET; THENCE RUN SOUTH 83 DEGREES 43 MINUTES 48 SECONDS EAST, A DISTANCE OF 123.37 FEET; THENCE RUN NORTH 83 DEGREES 09 MINUTES 47 SECONDS EAST, A DISTANCE OF 81.00 FEET; THENCE RUN SOUTH 81 DEGREES 12 MINUTES 30 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 72 DEGREES 20 MINUTES 20 SECONDS EAST, A DISTANCE OF 214.10 FEET; THENCE RUN SOUTH 65 DEGREES 48 MINUTES 48 SECONDS EAST, A DISTANCE OF 78.83 FEET; THENCE RUN NORTH 70 DEGREES 57 MINUTES 38 SECONDS EAST, A DISTANCE OF 107.28 FEET; THENCE RUN NORTH 58 DEGREES 28 MINUTES 30 SECONDS EAST, A DISTANCE OF 102.91 FEET; THENCE RUN NORTH 43 DEGREES 40 MINUTES 39 SECONDS EAST, A DISTANCE OF 70.20 FEET; THENCE RUN NORTH 39 DEGREES 25 MINUTES 38 SECONDS EAST, A DISTANCE OF 79.99 FEET; THENCE RUN NORTH 23 DEGREES 43 MINUTES 41 SECONDS EAST, A DISTANCE OF 141.86 FEET; THENCE RUN NORTH 39 DEGREES 54 MINUTES 19 SECONDS EAST, A DISTANCE OF 37.87 FEET; THENCE RUN NORTH 24 DEGREES 42 MINUTES 32 SECONDS EAST, A DISTANCE OF 136.83 FEET; THENCE RUN NORTH 32 DEGREES 07 MINUTES 22 SECONDS EAST, A DISTANCE OF 258.36 FEET; THENCE RUN SOUTH 75 DEGREES 45 MINUTES 28 SECONDS WEST, A DISTANCE OF 377.87 FEET; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 16 SECONDS WEST, A DISTANCE OF 829.67 FEET; THENCE RUN SOUTH 19 DEGREES 19 MINUTES 09 SECONDS WEST, A DISTANCE OF 860.00 FEET; THENCE RUN SOUTH 45 DEGREES 13 MINUTES 39 SECONDS WEST, A DISTANCE OF 768.18 FEET; THENCE RUN NORTH 27 DEGREES 29 MINUTES 27 SECONDS WEST, A DISTANCE OF 874.00 FEET; THENCE RUN SOUTH 89 DEGREES 52 MINUTES 31 SECONDS WEST, A DISTANCE OF 948.80 FEET; THENCE RUN NORTH 00 DEGREES 02 MINUTES 24 SECONDS EAST, A DISTANCE OF 324.83 FEET; THENCE RUN SOUTH 88 DEGREES 52 MINUTES 28 SECONDS WEST, A DISTANCE OF 189.81 FEET; THENCE RUN NORTH 00 DEGREES 11 MINUTES 37 SECONDS EAST, A DISTANCE OF 201.86 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 46.83 ACRES, MORE OR LESS, LIES IN SECTION 7, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

WE FURTHER STATE THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.

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



# Riverside at Arbor Walk Phase Three

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

**BOUNDARY SURVEY AND PLAT OF SUBDIVISION**

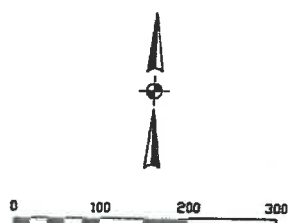
DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD.	M.S.P.
ENG	J.N.E.	SURVEYOR	D.E.D.	PROJ. MGR	J.N.E.
Dewberry					SCALE 1"=100'
25353 Friendship Road Daphne, AL 36526 251.990.9950 fax 251.929.9815					PROJ. NO. 50106120
					FILE 50106120PRELIM
					SHEET 1 of 2

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

- X SHADED
- AE
- AE, FLOODWAY
- WETLANDS

RECEIVED  
FEB 25 2019  
BY: Alayne  
Precision

- LEGEND:**
- = CONCRETE MONUMENT FOUND IN PLACE
  - = CAPPED IRON PIN FOUND IN PLACE
  - = REBAR FOUND IN PLACE
  - = CRIMP TOP IRON PIPE FOUND
  - = OPEN END IRON PIPE FOUND
  - = CAPPED REBAR SET (CAT109LS)
  - ▲ = WETLAND MARKER
  - = DRAINAGE MANHOLE
  - = SEWER MANHOLE
  - = SEWER VALVE
  - = FIRE HYDRANT
  - = WATER VALVE
  - = ELECTRIC BOX
  - = ELECTRIC METER
  - = TELEPHONE PEDestal
  - = ELECTRICAL TRANSFORMER
  - = POWER POLE
  - = LIGHT POLE
  - = TV & RADIO ANTENNA
  - ▲ = UNDERGROUND SANITARY LINE MARKER
  - (D) = DEED RECORDED BEARING AND DISTANCE
  - (C) = CALCULATED BEARING AND DISTANCE
  - (P1) = RECORDED BEARING AND DISTANCE IN SLIDE 2271-A
  - (P2) = RECORDED BEARING AND DISTANCE IN SLIDE 2282-B
  - (P3) = RECORDED BEARING AND DISTANCE IN SLIDE 2284-C
  - (P4) = RECORDED BEARING AND DISTANCE IN SLIDE 2342-F
  - (M) = MEASURED BEARING AND DISTANCE
  - R.P.B. = REAL PROPERTY BOOK
  - D.B. = DEED BOOK
  - P.C. = PAGE
  - L.B. = LICENSED BUSINESS
  - L.S. = LAND SURVEYOR
  - = EXISTING CONTOUR
  - = OVERHEAD POWER LINE
  - X— = BARS WIRE FENCE
  - = WOOD FENCE

**SURVEYOR'S NOTES:**

- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
- NO TITLE RECORDS, TITLE OPINION OR ABSTRACT WERE PROVIDED BY, NOR PROVIDED TO, DEWBERRY/ENGINEER FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, ETC., OF RECORD, RECORDING, RECORDING COMMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTING LOCATION OR EXTENT OF ANY SUB-SURFACE FEATURES.
- THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAY OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
- SURVEY WAS CONDUCTED ON SEPTEMBER 19th, 2017, AND IS RECORDED IN FIELD BOOK ENCL. AT PAGES 14, 15, 16, 17, AND FIELD BOOK ENCL. AT PAGES 18, 19, 20 AND IS AN ELECTRONIC DATA FILE.
- BEARINGS SHOWN HEREON ARE REFERENCED TO ALABAMA STATE PLANE COORDINATES, WEST ZONE, NAD 83/2011.
- ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
- THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A REINVESTIGATION AND REPRODUCTION OF THE ORIGINAL GOVERNMENT SURVEY.
- THERE MAY BE ADDITIONAL INSTRUMENTS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 83 (FPOON 2008.85), GEOTID19.
- IMPROVEMENTS MAY BE EXAGGERATED FOR CLARITY.

**FLOOD CERTIFICATE:**

THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 220800000 L, COMMUNITY NUMBER 050000, FIRM NUMBER 00000, SURVEY L, MAP EFFECTIVE DATE JULY 17, 2007.

**SURVEYOR/ENGINEER:**

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

**OWNER/DEVELOPER:**

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





**AUTHORIZED REPRESENTATIVE**

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

**AUTHORIZED REPRESENTATIVE**

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

CITY PLANNING COMMISSION CHAIRMAN

**CERTIFICATE OF APPROVAL BY THE CITY ENGINEER**  
THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA, HEREBY APPROVES THE  
WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CITY ENGINEER

**CERTIFICATE OF APPROVAL BY CENTURYLINK (TELEPHONE):**  
THE UNDERSIGNED, AS AUTHORIZED BY CENTURYLINK HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS

**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

**AUTHORIZED REPRESENTATIVE**

**CERTIFICATE OF APPROVAL BY BALDWIN COUNTY E-911**  
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS 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 REPRESENTATIVE**

**CERTIFICATION OF OWNERSHIP AND DEDICATION:**  
WE, COOF ARBOR WALK, LLC, AS PROPRIETORS, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN MAP TO BE SURVEYED, Laid OUT AND PLATTED TO BE KNOWN AS THUNDERBOLT CROSSING, PHASES THREE AND FOUR, A PART OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 12 EAST, HAIN COUNTY, ALABAMA, AND THAT THE STREETS AND RIGHT-OF-WAYS HEREON ARE DEDICATED TO THE PUBLIC, AND THE EASEMENTS AND COMMON AREAS ARE DEDICATED TO THE RIVERSIDE AT ARBOR WALK DISTRICT'S ASSOCIATION, INC.

PROPERTY OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION BY NOTARY PUBLIC:**

STATE OF ALABAMA )  
COUNTY OF BALDWIN )

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

\_\_\_\_\_  
GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

**GENERAL NOTES:**

- [illegible]

**MORTGAGEE'S ACCEPTANCE:**

IN WITNESS WHEREOF, \_\_\_\_\_ OF \_\_\_\_\_ THE OWNERS  
OF THE MORTGAGE ON THE ATTACHED DESCRIBED PROPERTY HAS CAUSED THIS INSTRUMENT TO BE  
EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS THE \_\_\_\_ DAY  
OF \_\_\_\_ 1913.

by \_\_\_\_\_  
as its \_\_\_\_\_

**CERTIFICATION BY NOTARY PUBLIC:**

NOTARY PUBLIC IN AND FOR THE COUNTY OF \_\_\_\_\_ IN THE  
STATE OF \_\_\_\_\_ HEREBY CERTIFY THAT \_\_\_\_\_ WHOSE NAME AS  
OF \_\_\_\_\_ IS GIVEN 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 IN THE ACT OF SAID ACKNOWLEDGMENT.

WITNESSED UNDER MY HAND AND NOTORIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	25.00'	37.25'	33.90'	N50°17'49"E
C2	304.00'	28.89'	28.88'	N70°15'24"E
C3	455.00'	40.17'	40.15'	N70°03'48"E
C4	455.00'	98.60'	98.41'	N87°48'02"E
C5	455.00'	39.70'	<b>39.66'</b>	N87°30'29"E
C6	25.00'	32.72'	30.43'	S52°30'00"E
C7	60.00'	119.53'	106.72'	N85°09'45"E
C8	60.00'	148.70'	112.79'	N85°03'02"E
C9	60.00'	9.99'	9.98'	S71°07'58"W
C10	25.00'	10.23'	10.16'	N78°18'53"E
C11	505.00'	53.35'	53.33'	S86°56'11"E
C12	505.00'	73.37'	73.30'	N79°47'31"E
C13	505.00'	71.35'	71.29'	S71°34'56"W
C14	254.00'	66.67'	66.47'	N74°20'31"W
C15	405.00'	145.33'	144.55'	S77°06'10"E
C16	405.00'	72.36'	72.27'	N87°29'55"E
C17	405.00'	71.40'	71.31'	S77°19'46"W
C18	405.00'	20.00'	20.00'	S70°51'51"W
C19	405.00'	72.31'	<b>72.21'</b>	N64°20'05"E
C20	405.00'	72.36'	<b>72.27'</b>	S45°06'05"E
C21	405.00'	72.38'	72.27'	S45°51'50"W
C22	405.00'	72.90'	72.80'	N33°55'18"E
C23	405.00'	20.02'	20.02'	N27°00'55"E

C24	409.00'	9.20'	9.20'	S24°56'53"W
C25	125.00'	98.31'	95.80'	N07°45'55"E
C26	254.00'	135.67'	134.07'	S62°50'12"W
C27	125.00'	22.40'	22.37'	S5°33'48"E
C28	75.00'	108.73'	99.45'	N17°1'39"W
C29	355.00'	116.73'	116.20'	S26°34'19"W
C30	355.00'	136.71'	135.66'	N3°16'00"E
C31	355.00'	122.65'	122.04'	N56°43'06"E
C32	355.00'	120.87'	120.29'	N80°41'58"W
C34	355.00'	20.02'	20.02'	N89°19'45"E
C35	355.00'	5.52'	5.52'	N67°16'06"W
C36	304.00'	54.31'	54.23'	N71°56'26"W
C37	304.00'	56.46'	56.36'	S82°22'42"E
C38	25.00'	32.86'	30.55'	N50°02'31"W
C39	300.00'	3.67'	3.87'	S13°19'35"E
C40	500.00'	28.22'	28.21'	S09°41'25"E
C41	279.00'	54.09'	54.01'	N77°22'01"E
C42	278.00'	146.93'	145.23'	N81°54'34"W
C43	380.00'	589.48'	532.12'	S68°44'13"W
C44	100.00'	144.97'	132.60'	S17°13'59"E
C45	480.00'	188.27'	187.05'	N78°46'15"E
C46	60.00'	15.77'	15.72'	S83°24'21"W

# Riverside at Arbor Walk Phase Three

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

**BOUNDARY SURVEY AND PLAT OF SUBDIVISION**

DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD.	M.S.P.
ENG	J.D.L.	SURVEYOR	D.E.D.	PROJ MGR	J.N.E.



**Dewberry**

25353 Friendship Road Daphne, AL 36526

SCALE	1"=60'
PROJ. NO.	50106120
FILE	50106120-PH3
SHEET	2 of 2





# PLANNING COMMISSION JOINT STAFF REPORT: February 2023

28

**STAFF RECOMMENDATION:** Approve / Deny / Conditional

**PROJECT NAME:** Hadley-Jones Subdivision

**REQUEST:** Minor Subdivision in the ETJ

**OWNER / APPLICANT:**  
Debra Jones / Weygand  
Wilson Surveying LLC

**ACREAGE:** ±1.6 ac

**PIN#(s):** 231123

**LOCATION:** SE corner of  
Hadley Rd & N Juniper St

**PROJECT DESCRIPTION:**  
2 lots

**CURRENT ZONING:**  
Unzoned Baldwin County  
District 18

**REQUESTED ZONING:**  
N/A

**ADJACENT ZONING:**  
R-3 to the north, unzoned BC  
to east, south & west

**FUTURE LAND USE:**  
RM, Residential Medium  
Density (4-7)

**EXISTING LAND USE:**  
Residential



29

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

**ZONING:**

Miriam Boone - City zoning does not apply in the ETJ.

**ENGINEERING:**

Chad Christian - Show septic tanks and field lines.

**ENVIRONMENTAL:**

Angie Eckman - Not opposed.

**FIRE:**

Brad Hall - Not opposed.

**BUILDING/FLOODPLAIN:**

Chuck Lay - Not opposed.

## HADLEY-JONES SUBDIVISION

BALDWIN COUNTY, ALABAMA  
SECTION 16, TOWNSHIP 7 SOUTH, RANGE 4 EAST  
DATE OF PLAT: JANUARY 23, 2023

05-54-02-08-0-000-030.000  
J.W. LITTON  
25445 HADLEY RD  
FOLLY, AL 36535

05-54-02-08-0-000-032.000  
DELANEY DEVELOPMENT INC  
P.O. BOX 18128  
MOBILE, AL 36618

State of Alabama  
Baldwin County

The undersigned, Trent Wilson, Professional Land Surveyor, State of Alabama, and Debra Robinson, 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 below described property situated in Baldwin County, Alabama:

Legal Description as provided by client BNS 637028:

Commencing at the Northwest corner of the Northeast Quarter of Section 16, Township 7 South, Range 4 East, Baldwin County, Alabama; thence South 29°23'38" East 40.00 feet to the Point of Beginning point being Southeast Intersection of Hadley Road and a 40 foot Right-of-Way (as per tax map); thence along the South margin of said Hadley Road South 89°04' 05" East 308.44 feet; thence South 00°09'51" East 222.68 feet; thence North 88°55'05" West 309.03 feet to the East margin of said 40 foot Right-of-Way; thence North 00°00'00" West 227.25 feet to said Intersection and Point of Beginning and containing 1.59 acres, more or less.

In Witness Whereof, we have hereunto set our hands this \_\_\_\_ day of \_\_\_\_\_

By: Trent Wilson  
Licensed L.S. #34764

By: Debra Jones

State of Alabama  
Baldwin County

I, \_\_\_\_\_, as Notary Public in and for said County and State, do hereby certify that Debra Jones, 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 \_\_\_\_\_

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 \_\_\_\_\_

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 \_\_\_\_\_

Planning Commission Chairman

Certificate of approval by the Electric Utility

The undersigned, as authorized by Baldwin EMC, 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 \_\_\_\_\_

Authorized Representative

Health Dept exemption

According to 420-3-1-15(3), this division of land is exempt from the Alabama Department of Public Health Rules regarding building development. The signature affixed hereon does not

an approval for any existing or future onsite sewage treatment system.  
This \_\_\_\_ day of \_\_\_\_\_

Authorized Representative

CERTIFICATE BY THE BALDWIN COUNTY ENGINEER

The undersigned, as County Engineer of the County of Baldwin of Alabama, hereby certifies on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that the \_\_\_\_\_ Planning Commission has approved the within subdivision and hereby approves the within plat for recording of same in the Probate Office of Baldwin County, Alabama.

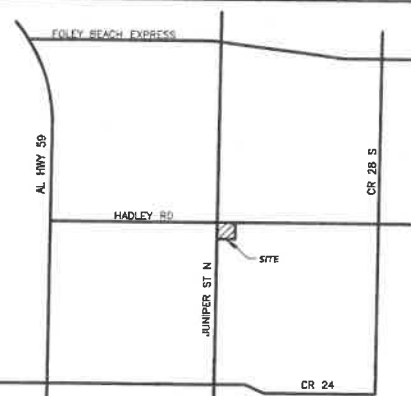
Baldwin County Engineer

CERTIFICATE BY THE BALDWIN COUNTY PLANNING DIRECTOR

The undersigned, as Director of the Baldwin County Planning and Zoning Department, hereby certifies that the lots within this plat do not fall under the zoning jurisdiction of Baldwin County and approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Baldwin County Planning Director

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 01003C0810M, EFFECTIVE 4/19/2019 AND FOUND TO BE IN ZONES "X".
4. THIS DIVISION LIES WITHIN AN AREA WHERE THE MUNICIPAL PLANNING COMMISSION EXERCISES EXCLUSIVE JURISDICTION OVER THE REVIEW AND APPROVAL OF SUBDIVISIONS. THIS SUBDIVISION HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH THE BALDWIN COUNTY SUBDIVISION REGULATIONS.

**W** EYLAND  
ILSON  
SURVEYORS

Trent Wilson PLS #34764  
Weyland Ilson Surveying LLC  
229 E. 20th Ave., Suite 12  
Gulf Breeze, AL 36442  
Phone: (904) 975-7588

## DRAINAGE/UTILITY EASEMENTS

EXTERNAL REAR AND SIDE BOUNDARY LOT LINES: 10 FEET  
INTERIOR REAR AND SIDE LOT LINES: 5 FEET

OWNER  
DEBRA JONES

## UTILITIES

ELECTRIC - BALDWIN EMC  
WATER - WELL (EXISTING)  
SEPTIC - ON SITE (EXISTING)

## SITE DATA

ZONING: FOLEY ETJ  
COUNTY PLANNING DISTRICT 18  
UN-ZONED  
TOTAL AREA: 68,738 SF  
NUMBER OF LOTS: 2  
SMALLEST LOT: 31,977 SF  
LARGEST LOT: 37,760 SF

SCALE: 1"=20'



## LEGEND

BLDG BUILDING  
CALC CALCULATED  
MEAS MEASURED  
CH CHORD  
D DELTA  
M/H MANHOLE  
R/RAD RADIUS  
R/W RIGHT OF WAY  
S.F. SQUARE FEET  
A/C AIR CONDITIONER  
UTILITY POLE  
ANCHOR  
WALL  
CONC CONCRETE  
WATER METER  
SEWER BOX  
PARKING CONTROL BOX  
WATER VALVE  
FIRE HYDRANT  
UTILITY BOX  
LIGHT POLE  
STAKING POINT  
MEASURED  
RECORDED  
CONCRETE MONUMENT  
FENCE  
OVERHEAD UTILITIES

RECEIVED  
11/23/23





# PLANNING COMMISSION JOINT STAFF REPORT: February 2023

31

**STAFF RECOMMENDATION:** Approve / Deny / Conditional

**PROJECT NAME:** Driftwoods Two

**REQUEST:** Minor Subdivision in the ETJ

**OWNER / APPLICANT:**

John & Marilyn Dillon, Lloyd  
& Theresa Dillon/ Dewberry  
Engineers

**ACREAGE:** 76.15 ac

**PIN#(s):**

397186, 728, 738

**LOCATION:** South of CR-26 &  
east of CR-65

**PROJECT DESCRIPTION:**

Combining 3 lots into 2

**CURRENT ZONING:**

Unzoned Baldwin County  
District 34

**REQUESTED ZONING:** n/a

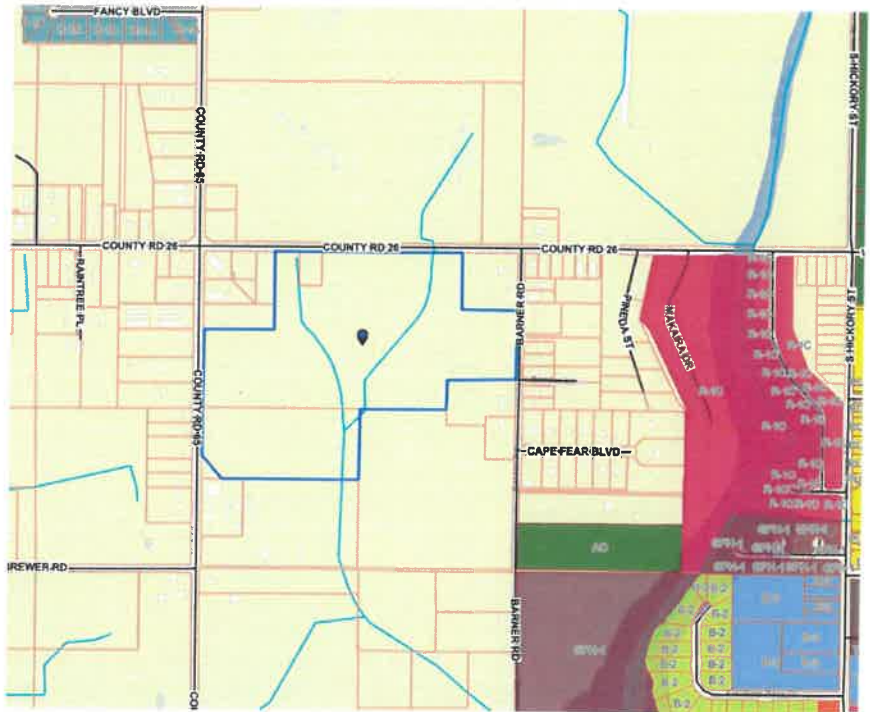
**ADJACENT ZONING:**

Unzoned Baldwin County

**FUTURE LAND USE:** RL,  
Residential Low Density  
(2-4)

**EXISTING LAND USE:**

vacant/agricultural



32

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

**ZONING:**

Miriam Boone - City zoning does not apply in the ETJ.

**ENGINEERING:**

Chad Christian - Recommend approval.

**ENVIRONMENTAL:**

Angie Eckman - Not opposed.

**FIRE:**

Brad Hall - Not opposed.

**BUILDING/FLOODPLAIN:**

Chuck Lay - Not opposed.



ADJOINERS INFORMATION:

- ADJOINERS INFORMATION:
1. HIGHWAY 26 COMMERCIAL PARK SUBDIVISION (SLIDE 1589-A) ZEDLER CORPORATION PARCEL NUMBER: 05-54-09-31-0-000-003.002 P.O. BOX 277 MAGNOLIA SPRINGS, ALABAMA 36555
2. HIGHWAY 26 COMMERCIAL PARK SUBDIVISION (SLIDE 1589-A) ZEDLER CORPORATION PARCEL NUMBER: 05-54-09-31-0-000-003.003 P.O. BOX 277 MAGNOLIA SPRINGS, ALABAMA 36555
3. HIGHWAY 26 COMMERCIAL PARK SUBDIVISION (SLIDE 1589-A) STEPHEN ROMANSTINE PARCEL NUMBER: 05-54-09-31-0-000-003.005 2018 HIGHWAY DRIVE CLAY SHORES, ALABAMA 36542
4. HIGHWAY 26 COMMERCIAL PARK SUBDIVISION (SLIDE 1589-A) ARCHER COMMERCIAL LEASING LLC PARCEL NUMBER: 05-54-09-31-0-000-003.004 P.O. BOX 277 MAGNOLIA SPRINGS, ALABAMA 36555
5. HIGHWAY 26 COMMERCIAL PARK SUBDIVISION (SLIDE 1589-A) ARCHER COMMERCIAL LEASING LLC PARCEL NUMBER: 05-54-09-31-0-000-003.007 P.O. BOX 277 MAGNOLIA SPRINGS, ALABAMA 36555
6. LARRY CAMPBELL INSTRUMENT NUMBER: 1750638 PARCEL NUMBER: 05-54-09-31-0-000-003.006 12158 HOME PORT DRIVE MAUREPAS, LOUISIANA 70449
7. LLOYD A. DILLON INSTRUMENT NUMBER: 807180 (PARCEL ONE) PARCEL NUMBER: 05-54-09-31-0-000-004.000 11475 BARNER ROAD FOLEY, ALABAMA 36535
8. LLOYD A. DILLON INSTRUMENT NUMBER: 807180 (PARCEL THREE) PARCEL NUMBER: 05-54-09-31-0-000-004.002 11475 BARNER ROAD FOLEY, ALABAMA 36535
9. TODD DILLON INSTRUMENT NUMBER: 701205 PARCEL NUMBER: 05-54-09-31-0-000-004.005 11217 BARNER ROAD FOLEY, ALABAMA 36535
10. STEVEN M. BAILEY NO RECORDING INFORMATION PARCEL NUMBER: 05-54-09-31-0-000-004.003 11122 COUNTY ROAD 65 FOLEY, ALABAMA 36535
11. S.M. BAILEY LLC INSTRUMENT NUMBER: 1858866 PARCEL NUMBER: 05-54-09-31-0-000-004.007 11122 COUNTY ROAD 65 FOLEY, ALABAMA 36535

LEGEND:

- LEGEND:
- = CALCULATED POINT  
○ = CAPPED REBAR FOUND  
RFB = REBAR FOUND  
(M) = MEASURED BEARING AND DISTANCE  
(R) = RECORDED BEARING AND DISTANCE  
(C) = CALCULATED BEARING AND DISTANCE  
--- = POWER POLE  
--- = GUY WIRE  
--- = GAS VALVE  
--- = TELEPHONE PEDESTAL  
--- = SIGN  
--- = DRAINAGE MANHOLE  
--- = SANITARY SEWER MANHOLE  
--- = WETLAND MARKER  
--- = MAILBOX  
--- = REINFORCED CONCRETE ARCH PIPE  
--- = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY  
RFBK = REAL PROPERTY BOOK  
PG. = PAGE
- = REINFORCED CONCRETE PIPE  
--- = CORRUGATED METAL PIPE  
--- = CORRUGATED PLASTIC PIPE  
--- = INVERT  
--- = BUILDING SETBACK LINE  
--- = PROPERTY LINE  
--- = WATER LINE  
--- = GAS LINE  
--- = OVERHEAD POWER LINE  
--- = BREAK LINE  
--- = SCALED GOVERNMENT LINES  
--- = WETLANDS DELINEATED BY DECEMBER 11-17-22  
● = 5/8" CAPPED REBAR SET (CA-1109)  
P.O.B. = POINT OF BEGINNING

SURVEYOR'S NOTES:

- SURVEYOR'S NOTES:
- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
  - THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
  - 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.
  - BASIS OF BEARINGS FOR THIS SURVEY ARE BASED UPON STATE PLANE GRID COORDINATES ALABAMA WEST ZONE (NAD1983).
  - THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 (060018).
  - ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
  - SOURCE OF INFORMATION: BOUNDARY & TOPOGRAPHIC SURVEY BY THIS FIRM DATED DECEMBER 12TH, 2022, RECORDED IN FIELD BOOK PAGE 20 AND IN AN ELECTRONIC DATA FILE.
  - FIELD SURVEY CONDUCTED NOVEMBER 30 - DECEMBER 13, 2022.
  - NO BUILDINGS WERE OBSERVED.
  - ALL NON-LABELLED PROPERTY LINES ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT IN DIRECT RELATION TO THE SUBJECT PARCEL.
  - AN APPARENT HAIJUS WAS FOUND BETWEEN PARCEL 2 AND PARCEL 3 DESCRIPTIONS, AS RECORDED IN INSTRUMENT #807180.
  - SCORVENER'S ERRORS IN INSTRUMENT NUMBER 807180 IN REGARDS TO THE P.O.B. CALL IN PARCEL 1 DESCRIPTION. THE DESCRIPTION SHOULD READ "BEGINNING AT A POINT 300 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SW 1/4 SECTION 31, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, 5/8" REBAR FOUND".

FLOOD CERTIFICATE:

FLOOD CERTIFICATE:  
THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 0100030814, COMMUNITY NUMBERS 010007 AND 015000, PANEL NUMBER 0814, SUFFIX M, MAP REVISED DATE APRIL 19, 2019.

SURVEYOR:

SURVEYOR:  
DEWBERRY  
25353 FRIENDSHIP ROAD DAPHNE, AL 36526  
VICTOR L. GERMAIN, PLS. LIC. NO. 38473

OWNER #1:

OWNER #1:  
DILLON, JOHN KEITH ETUX MARILYN  
11275 BARNER RD  
FOLEY, AL 36535  
PARCEL ID#: 05-54-09-31-0-000-004.006

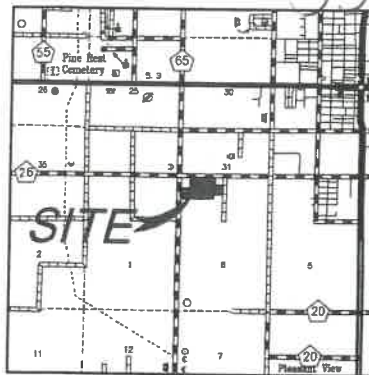
OWNER #2:

OWNER #2:  
DILLON, LLOYD A (1/2 INT) ETUX THERESA Y AND (1/2 INT)  
11475 BARNER RD  
FOLEY, AL 36535  
PARCEL ID#: 05-54-09-31-0-000-003.001

OWNER #3:

OWNER #3:  
DILLON, LLOYD A (1/2 INT) ETUX THERESA Y AND (1/2 INT)  
11475 BARNER RD  
FOLEY, AL 36535  
PARCEL ID#: 05-54-09-31-0-000-003.000

SHEET SIZE (24"x36")



VICINITY MAP  
1" = 1 MILE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (WATER):

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (SEWER):

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC):

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BRIGHTSPEED (TELEPHONE):

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE 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 20.

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 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 REPLING MEADOWS, PHASE TWO, IN FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS THE DAY OF 20.

CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATION OF OWNERSHIP AND DEDICATION(#3):

I/WE, THE UNDERSIGNED, 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 HEREIN OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS DAY OF 20.

BY:

ITS:

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT TURNBERRY DEVELOPMENT 2016, LLC, AS OWNER IS SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT SHE SIGNED, SEALED AND DELIVERED 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:

CERTIFICATION OF OWNERSHIP AND DEDICATION(#1):

I/WE, THE UNDERSIGNED, 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 HEREIN OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS DAY OF 20.

BY:

ITS:

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT TURNBERRY DEVELOPMENT 2016, LLC, AS OWNER IS SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT SHE SIGNED, SEALED AND DELIVERED 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:

CERTIFICATION OF OWNERSHIP AND DEDICATION(#2):

I/WE, THE UNDERSIGNED, 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 HEREIN OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS DAY OF 20.

BY:

ITS:

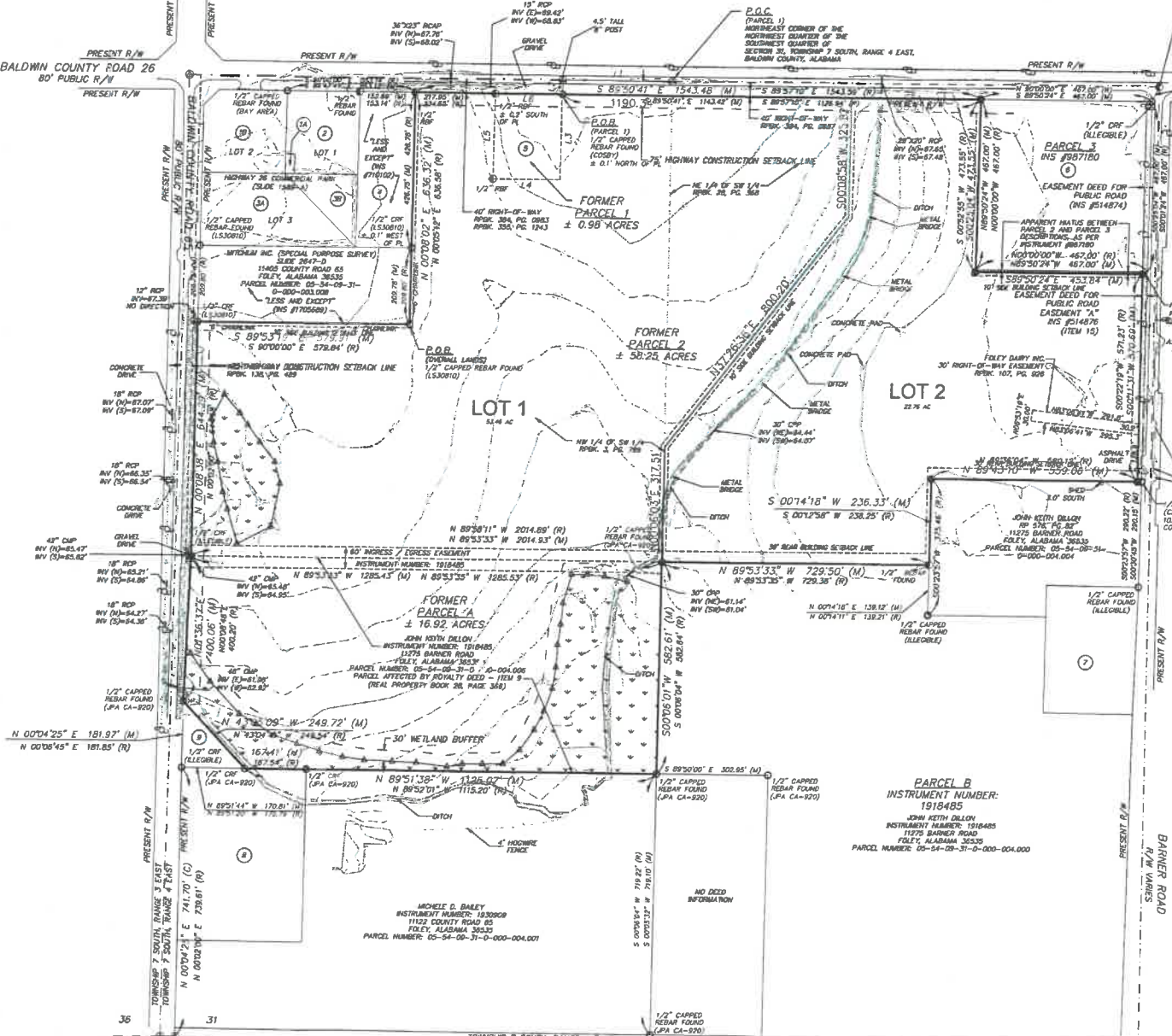
ACKNOWLEDGEMENT OF NOTARY PUBLIC:

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT TURNBERRY DEVELOPMENT 2016, LLC, AS OWNER IS SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT SHE SIGNED, SEALED AND DELIVERED 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'S CERTIFICATE:

STATE OF ALABAMA  
COUNTY OF BALDWIN

ME, 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 DESCRIBED PROPERTY SITUATED IN MOBILE 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.



LINE	BEARING (C)	DISTANCE (C)	BEARING (W)	DISTANCE (W)	BEARING (R)	DISTANCE (R)
L1	N89°52'24"W	300.00'	N/A	N/A	N90°00'00"W	300.00'
L2	S00°11'47"W	39.12'	N/A	N/A	S00°00'00"W	40.00'
L3	N/A	N/A	S00°11'47"W	235.10'	N90°00'00"W	275.00'
L4	N/A	N/A	N89°50'41"W	182.11'	N90°00'00"W	182.00'
L5	N/A	N/A	N00°11'47"E	235.10'	N00°00'00"E	275.00'
L6	N/A	N/A	S89°50'41"E	182.11'	S90°00'00"E	182.00'





# PLANNING COMMISSION JOINT STAFF REPORT: February 2023

## DISCUSSION ITEM ONLY

**PROJECT NAME:** Creek Ridge Subdivision (in ETJ)

**REQUEST:** Development of multiple parcels into one or two subdivisions

**APPLICANT:**  
David Green

**ACREAGE:** ± 45 ac

**PIN#(s):**  
45501, 72378, 45500

**LOCATION:** North of  
CR-12 on both sides of  
Clarke Ridge Rd

**PROJECT DESCRIPTION:**  
TBD. See conceptual  
plan. Possible offsite  
private storage included  
in common area.

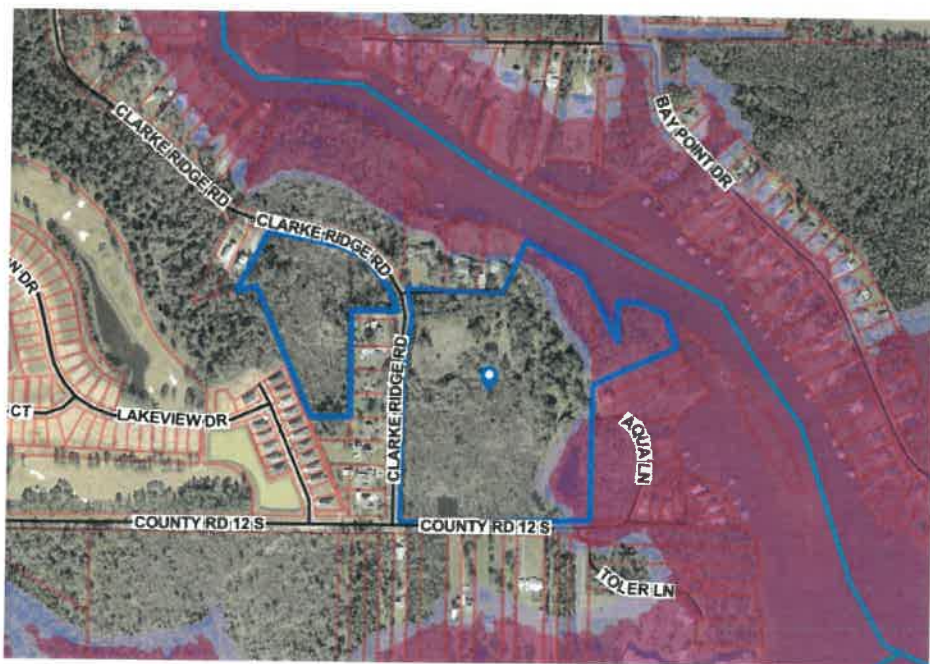
**CURRENT ZONING:**  
RA - BC District 30

**REQUESTED ZONING:** n/a

**ADJACENT ZONING:**  
BC RSF-1 & CoF PUD on  
far east and west edges

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

**EXISTING LAND USE:**  
vacant



35

As previously discussed with COF staff, we plan to develop multiple parcels along Clarke Ridge Road into either one subdivision via multiple phases or two separate subdivisions, one with the possible offsite lot(s) and/or common area for use by certain subdivision phases for offsite private storage.

Thanks again,

**David Green**

[dgreen@greencollc.com](mailto:dgreen@greencollc.com)

O. (251) 971-2210



RECEIVED

1/24/23 AC



36



CREEK RIDGE  
CONCEPTUAL PLAN





# PLANNING COMMISSION JOINT STAFF REPORT: February 2023

37

## DISCUSSION ITEM ONLY

**PROJECT NAME:** Craft Property PUD

**REQUEST:** Subdivide and Rezone for residential PUD

**APPLICANT:** Ercil Godwin

**ACREAGE:** ±183 ac

**PIN#(s):** 43981, 43980

**LOCATION:** East of the FBE,  
between CR-20 & CR-12

**PROJECT DESCRIPTION:**  
Multi-phase PUD for Single &  
Multi Family residential on  
eastern portion of property.  
West edge to remain separate  
& commercial.

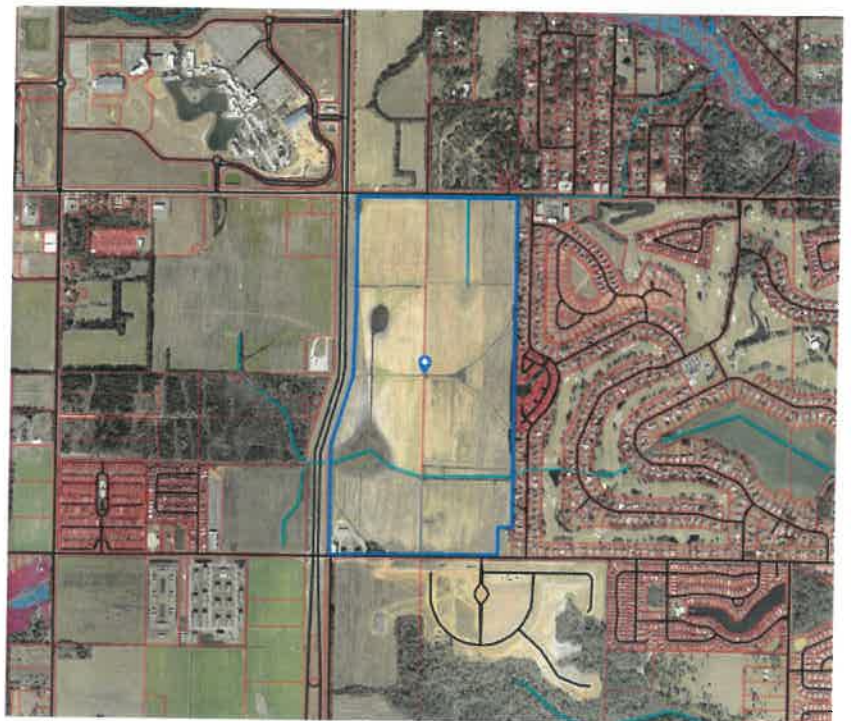
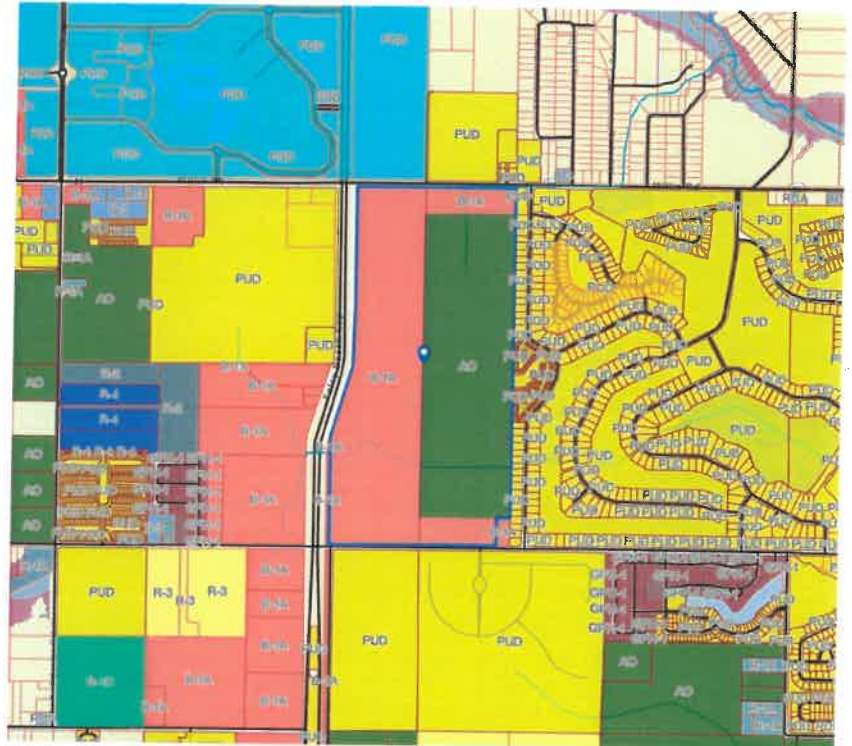
**CURRENT ZONING:**  
B-1A & AO

**REQUESTED ZONING:**  
PUD for eastern portion

**ADJACENT ZONING:**  
PUD & PDD to north  
PUD to east & south  
PUD & B-1A to west

**FUTURE LAND USE:**  
RCC, Retail/Commercial  
Concentration on northern half &  
MXU, Mixed Use Commercial/  
Residential on southern half

**EXISTING LAND USE:**  
vacant/agricultural



The project narrative is:

183 Acre multi-phase PUD for mixed use residential development of the eastern portion of the Craft Property that is located along the Foley Beach Express between County Road 20 and County Road 12. Project will include single and multi-family uses and necessary infrastructure. Master Plan is currently underway and is under review by Wayne Dyess and City Staff for comment. A revised up to date Master Plan should be available by the scheduled work session.

Thanks so much!

Ercil

Ercil E. Godwin, PLS/PSM  
Sawgrass  
30673 SGT EI "Boots" Thomas Drive  
Spanish Fort, Alabama 36527  
251-234-0229