

**CITY OF FOLEY
PLANNING COMMISSION**

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

&

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

**PLANNING COMMISSION
WORK SESSION AGENDA MARCH 8, 2023
&
MEETING AGENDA MARCH 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 March 8, 2023 at 5:30 p.m. and a meeting on March 15, 2023 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

MINUTES:

Approval of the February 8, 2023 and February 15, 2023 meeting minutes.

AGENDA ITEMS:

1. Southwood at Arborwalk Phase 1- Request for 2 year Preliminary Extension

The City of Foley Planning Commission has received a 2 year preliminary extension request for Southwood at Arborwalk Phase 1. Property is located N. of County Rd. 12 & S. of Hickory St. Applicant is Dewberry Engineers Inc.

Planning Commission Action:

2. Southwood at Arborwalk Phase 2- Request for 2 year Preliminary Extension

The City of Foley Planning Commission has received a 2 year preliminary extension request for Southwood at Arborwalk Phase 2. Property is located N. of County Rd. 12 & S. of Hickory St. Applicant is Dewberry Engineers Inc.

Planning Commission Action:

3. Southwood at Arborwalk Phase 3- Request for 2 year Preliminary Extension

The City of Foley Planning Commission has received a 2 year preliminary extension request for Southwood at Arborwalk Phase 3. Property is located N. of County Rd. 12 & S. of Hickory St. Applicant is Dewberry Engineers Inc.

Planning Commission Action:

4. Roberts Cove- Request for 4 year Preliminary Extension

The City of Foley Planning Commission has received a 4 year preliminary extension request for the remaining phases of Roberts Cove. Property is located at the SE corner of County Rd. 12 and the Foley Beach Express. Applicant is Engineering Design Group Inc.

Planning Commission Action:

5. *Bailey Dillon Line Shift- Request for Minor/Exempt Subdivision

The City of Foley Planning Commission has received a request for approval of the Bailey Dillon Line Shift a minor/exempt subdivision that consists of 22.71 +/- acres and 2 lots. Property is located E. of County Rd. 65 and S. of County Rd. 26 and is located in the City of Foley Planning Jurisdiction. Applicant is Michele Bailey.

Planning Commission Action:

Note: *Denotes property located in the Planning Jurisdiction

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6. Pedro Subdivision- Request for Minor/Exempt Subdivision

The City of Foley Planning Commission has received a request for approval of Pedro Subdivision a minor/exempt subdivision that consists of 10 +/- acres and 2 lots. Property is located S. of Breckner Rd. and E. of Bodenhamer Rd. Applicant is Weygand Wilson Surveying Inc.

Planning Commission Action:

7. *HossCat's Place- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for approval of HossCat's Place a minor subdivision that consists of 8.8 +/- acres and 2 lots. Property is located at the SW corner of Charolais Rd. and County Rd. 65 and is located in the City of Foley Planning Jurisdiction. Applicant is Daniel Scott Johnston.

Public Hearing:

Planning Commission Action:

8. Lot 1A, 1B & 7 of the Resubdivision of Lot 1 of the Replat of Woerner's Two Lots- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for approval of Lot 1A, 1B & 7 of the Resubdivision of Lot 1 of the Replat of Woerner's Two Lots, a minor subdivision which consists of 60.14 +/- acres and 3 lots. Property is located E. of S. McKenzie St. and S. of County Rd. 20. Applicant is Woerner Land, LLC.

Public Hearing:

Planning Commission Action:

9. Grand Riviera Phase 1 a Resubdivision of Lot 5 Little Woerner Subdivision- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for approval of Grand Riviera Phase 1 a Resubdivision of Lot 5 Little Woerner Subdivision a minor subdivision which consists of 25.29 +/- acres and 2 lots. Property is located S. of County Rd. 20 and W. of James Rd. Applicant is Weygand Wilson Surveying LLC.

Public Hearing:

Planning Commission Action:

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10. Darby Subdivision/City of Foley- Request for Minor

The City of Foley Planning Commission has received a request for approval of Darby Subdivision, a minor subdivision which consists of 23 +/- acres and 2 lots. Property is located E. of the Foley Beach Express and S. of Industrial Parkway. Applicant is The City of Foley.

Public Hearing:**Planning Commission Action:****11. Riverside at Arborwalk Phase 3- Request for Rezoning**

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 1.26 +/- acres. Current zoning is M-1 (Light Industrial District). Proposed zoning is R-1D (Residential Single Family). Property is located E. of County Rd. 65 and S. of Pencarro Blvd. Applicant is Dewberry Engineers, Inc.

Public Hearing:**Planning Commission Action:****12. *Foley Crossings- Request for Preliminary**

The City of Foley Planning Commission has received a request for preliminary approval of Foley Crossings which consists of 66.18 +/- acres and 18 lots. Property is located at the NE corner of County Rd. 65 and County Rd. 26 and is located in the City of Foley Planning Jurisdiction. Applicant is Smith Clark and Associates, LLC.

Public Hearing:**Planning Commission Action:****13. Wolf Creek- Request for Prezoning**

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the prezoning of 43.44 +/- acres. Proposed zoning is PUD (Planned Unit Development). Property is located N. of County Rd. 12 and E. and W. of Clarke Ridge Rd. Applicant is Creek Ridge LLC.

Public Hearing:**Planning Commission Action:****ADJOURN:**

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The City of Foley Planning Commission held a work session on February 8, 2023 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Larry Engel, Vera Quaites, Ralph Hellmich, Wes Abrams, Phillip Hinesley and Bill Swanson. Absent members were: Deborah Mixon, Calvin Hare and Tommy Gebhart. 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. 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.

Mrs. Miriam Boone explained the request is for a one year extension and staff is recommending approval.

Ms. Amanda Thompson with Goodwyn Mills and Caywood stated the year extension will allow them time to finish construction and the closing process. She explained they are finishing up installing utilities at this time and the estimated completion date is April.

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.

Mrs. Boone explained the request is for a 6 month extension.

A representative with Dewberry Engineers Inc. stated the phase should be completed within a month. He explained they are requesting a six month extension as a precaution.

Mrs. Boone stated staff is recommending approval.

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.

Mrs. Boone explained the request is for a minor two lot subdivision which is located in unzoned Baldwin County, District 18. She stated the septic tanks and field lines have been added to the plat as requested by staff.

Commissioner Engel asked if the property had been subdivided before.

Note: *Denotes property located in the Planning Jurisdiction

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Staff stated they were unaware of another subdivision of the property.

Mrs. Boone stated staff is recommending approval.

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.

Mrs. Boone explained the request is to combine 3 lots into 2 lots. She stated the property is located in unzoned Baldwin County, District 34 and staff is recommending approval.

WORK SESSION ONLY:

5. *Creek Ridge Subdivision- Discuss proposed subdivision

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

Mrs. Boone explained the discussion is regarding 45 +/- acres located in Baldwin County, zoned RA in District 30. She stated they have met with staff regarding the subdivision and possible annexation.

Mr. Chris Lieb stated they would like to subdivide the two large parcels into multiple lots. He explained the subdivision would include larger residential lots with a shared pond, pier and individual boat slips. He stated the subdivision will have a rural look. He explained the Fire Department has approved the proposed cul-de-sac. He stated they would be requesting to do open ditches and no sidewalks within the subdivision. He explained a larger lot within the subdivision could potentially be used for RV and Boat storage for individuals that live in the subdivision. He stated the private storage area would be fenced and heavily landscaped.

Chairman Abrams asked if the storage area would be covered or opened.

Mr. Lieb stated they are not sure of the details of the storage at this time. He explained there will be a walking trail around the perimeter of the main subdivision. He stated all of the lots will be over an acre and there is more than 25% open space. He explained they are requesting guidance on the best zoning option and if this could be considered a rural subdivision.

Mr. David Green stated they are trying to achieve the look of consistency with the current neighborhood. He explained they would like to annex the property into the City limits.

Commissioner Hellmich stated the lot sizes are matching the existing lot sizes in the area. He asked if the property is zoned R-1A if there could be a conditional approval where this specific plan could be tied to the zoning.

Mrs. Boone stated the plan could not be tied to a R-1A zone.

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Chairman Abrams stated if the property is zoned a PUD the plan would be tied to the zoning approval. He explained his concern is if the property is zoned R-1A the plan could at some point change.

Mr. Lieb clarified it would be an R-1R zone they would be asking for instead of R-1A as he previously stated.

Chairman Abrams stated he would be ok with allowing a walking trail instead of sidewalks.

Commissioner Hellmich stated if it is zoned R-1R the storage would not be allowed. He stated if the development is zoned a PUD the storage could be part of the plan and it also allows flexibility and negotiating.

Mr. Robert Anderson stated he has lived in the area for 25 years. He explained he knows most of the people in the area and feels they are ok with the proposed development.

Mr. Christian stated the water quality and sidewalks are requirements in the subdivision regulations.

Mr. Green explained a rural subdivision would allow open ditches. He stated Baldwin County allows 1 acre lots and the City requires 2 acre lots for a rural subdivision.

Commissioner Hellmich stated the property is located in the City's Extra Territorial Jurisdiction and the development would have to meet the City's requirements if it is annexed or not.

Mr. Wayne Dyess stated when you start allowing deviations from the subdivision regulations it starts getting into gray water. He explained the benefit of it coming into the City is you have certainty of the buffers and requirements if it does get sold and redesigned.

Chairman Abrams stated he is not comfortable allowing relaxations from the subdivision regulations.

Commissioner Hellmich explained he likes the design. He stated he would be willing to allow certain relaxations if the property was annexed into the City.

Commissioner Hinesley stated he did not feel they should deviate from the required subdivision regulations as it will set a precedence.

Chairman Abrams stated he thinks everyone can agree they do not want to deviate from the regulations but would like the property to be annexed into the City.

Commissioner Hinesley asked about the sewer service.

Mr. Anderson stated Orange Beach Sewer would be the provider or possibly septic tanks.

Commissioner Hinesley asked if grinder pumps would be allowed.

Note: *Denotes property located in the Planning Jurisdiction

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Mr. Christian explained if it is not feasible for gravity sewer to be installed an alternative can be used. He stated he would work with Riviera to see if it is feasible for them to serve the development.

Commissioner Hellmich asked staff to work together and possibly consult with the City Attorney to see if a deviation for the sidewalk and drainage requirements would be setting a precedent.

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.

Mr. Ercil Godwin with Sawgrass Consulting, LLC stated his client is looking to develop 183 acres of the Craft Property located between County Rd. 20 and County Rd. 12, East of the Foley Beach Express. He explained the Craft's will be retaining a portion of the property fronting the Foley Beach Express for future commercial developments. He stated the proposed development will be a residential mixture which will include 50' to 80' wide residential lots. He explained the home builder will be DSLD. He stated the larger lots will be on the east side of the property. He stated there will be a 30' buffer area and a larger wet pond amenity between this development and Glen Lakes. He explained the development will also include 90 townhomes and 400 apartment units. He stated the development has a lot of connectivity and green space. He explained there will be approximately 25 acres reserved for common areas and amenities. He stated the overall density of the proposed residential development is 4.3 units per acre.

Chairman Abrams asked about the types of amenities that would be provided.

A representative for the development stated they have not decided on the exact amenities. He explained he feels it would be similar to a development they have done in Escambia County called Iron Rock. He stated Iron Rock has a clubhouse, conditioned restrooms, gazebo, fenced pool, dog park and community gardens.

Commissioners asked about the road lining up with the proposed Burton Property Group development to the north of the County Rd. 20.

Mr. Godwin stated they have worked to line the access up with the proposed Burton Property Group development on County Rd. 20, Robert's Cove on County Rd. 12 and it is also meeting the Foley Beach Express access management plan.

Mr. Wayne Dyess stated the property is located in the Foley Beach Express Overlay District. He explained the applicant has worked very closely with staff to develop a good project. He stated the area is appropriate and is planned for this type of density as determined in the Comprehensive Plan. He explained he feels this neighborhood will be very unique and will raise the bar for future development in Foley.

Commissioner Abrams stated he likes the mixture of the types of housing within the development and the curvature of the roads.

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Mr. Godwin stated the biggest hurdle is the multi-level multifamily adjacent to single family required buffer. He explained they are unable to meet the required buffer due to the change in orientation of the apartments to meet staff's request of street facing. He stated they have oriented the single family homes so the side of the homes are facing the apartments rather than the front of the homes.

Commissioner Hellmich stated he feels this situation is different from previous situations since people buying the homes will know beforehand that they are located next to a multi-family development.

Mr. Dyess stated the street fronting developments give people a sense of security when walking and activates a crime prevention environment.

Commissioner Hellmich stated they need to ensure two cars can fit into the driveway so cars are not parking on the sidewalks.

Mr. Godwin stated they would keep the driveway size in mind and should be able to achieve that through setbacks or staggered garages.

Commissioner Engel asked if the lots being left for commercial development along the Foley Beach Express are large enough for bigger box stores.

Mr. Godwin stated the lots are large enough to accommodate larger commercial developments.

Commissioner Engel asked about road improvements for County Rd. 20 and County Rd. 12.

Commissioner Hellmich stated he feels a traffic study will be required for the proposed development. He explained improvements are planned for County Rd. 20 and improvements have been made to County Rd. 12.

Mr. Dyess stated there is excess capacity on the Foley Beach Express to handle a larger amount of traffic.

Chairman Abrams stated he feels the proposed development is a good mixture and blend of density and is what they have been looking to see.

7. Zoning Ordinance Amendments- Discuss proposed Amendments

Mrs. Boone went over the proposed Zoning Ordinance Amendments.

Commissioner Hinesley stated the no activity for the site plan expirations may need to be made more specific.

Commissioner Hellmich stated staff may want to work with the City Attorney to see how to handle the expirations for site plans and the planned unit development site plans.

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Mr. Dyess stated after talking with Public works in regards to dumpster access issues staff may need to incorporate requirements for dumpster locations.

Mrs. Boone stated as requested the 40' front loaded garage setback was added. She asked if the same setback requirement should be required for one and two car garages.

Commissioner Hellmich stated more research may need to be done to see how to handle multi-car garage setbacks.

ADJOURN:

Meeting adjourned at 7:26 p.m.

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**PLANNING COMMISSION
MEETING MINUTES FEBRUARY 15, 2023
(Council Chambers of City Hall) 5:30 P.M.**

The City of Foley Planning Commission held a meeting on February 15, 2023 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Vera Quaites, Ralph Hellmich, Wes Abrams, Calvin Hare, Phillip Hinesley, Bill Swanson and Tommy Gebhart. Members absent were: Deborah Mixon and Larry Engel. 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 January 11, 2023 and January 18, 2023 meeting minutes.

Commissioner Hinesley made a motion to approve the January 11, 2023 and January 18, 2023 meeting minutes. Commissioner Swanson seconded the motion. All Commissioners voted aye.

Motion to approve the January 11, 2023 and January 18, 2023 meeting minutes passes.

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.

Mrs. Miriam Boone explained Phase 3 is under construction. She stated staff is recommending approval of the extension.

Planning Commission Action:

Commissioner Hellmich made a motion to approve the extension based on staff's recommendation and the phase being under construction. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

Motion to approve the extension based on staff's recommendation and the phase being under construction passes.

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.

Mrs. Boone explained staff are recommending approval of the requested extension.

Planning Commission Action:

Commissioner Hinesley made a motion to approve the requested extension. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

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Motion to approve the requested extension passes.

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.

Mrs. Boone stated there was a staff comment from the Engineering Department requesting the septic tanks and field lines be shown on the plat. She stated the applicant has added the requested information to the plat and 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 Hellmich made a motion to accept the requested minor subdivision. Commissioner Swanson seconded the motion. All Commissioners voted aye.

Motion to approve the requested minor subdivision passes.

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.

Mrs. Boone explained the property is located in unzoned Baldwin County. She stated they are combining three lots into two lots and 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 Hinesley made a motion to approve the requested minor subdivision. Commissioner Quaites seconded the motion. All Commissioners voted aye.

Motion to approve the requested minor subdivision passes.

ADJOURN:

Chairman Abrams adjourned the meeting at 5:38 p.m.



PLANNING COMMISSION JOINT STAFF REPORT: March 2023

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STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Southwood at Arbor Walk, Phase 1

REQUEST: 2 year Extension

APPLICANT:
Emily Phillips w/
Dewberry

ACREAGE: 77.82 ac

PIN#(s): 10453

LOCATION: N of
CR12, W of S
Hickory St

**PROJECT
DESCRIPTION:**
Received Preliminary
4/21/21. Requesting
first Extension.
Construction is
underway.

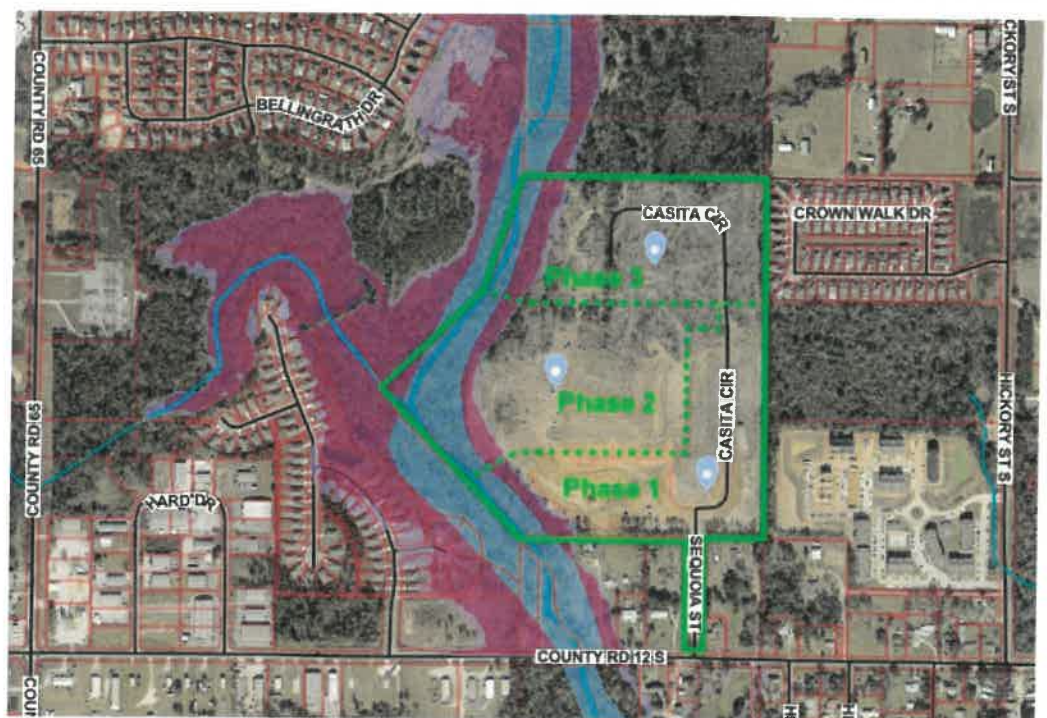
CURRENT ZONING:
R-1D

REQUESTED ZONING:
N/A

ADJACENT ZONING:
R1-D, PUD,
& Unzoned BC

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

EXISTING LAND USE:
vacant



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ZONING:

Miriam Boone - P1, 2 & 3 Preliminary Approval 4/21/21. This is their 1st extension request for 2 years. Phases 1 & 2 are currently under construction.

ENGINEERING:

Chad Christian - Not opposed.

ENVIRONMENTAL:

Angie Eckman - Not opposed.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.



PLANNING COMMISSION JOINT STAFF REPORT: March 2023

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STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Southwood at Arbor Walk, Phase 2

REQUEST: 2 year Extension

APPLICANT:
Emily Phillips w/
Dewberry

ACREAGE: 77.82 ac

PIN#(s): 10453

LOCATION: N of
CR12, W of S
Hickory St

PROJECT DESCRIPTION:
Received Preliminary
4/21/21. Requesting
first Extension.
Construction is
underway.

CURRENT ZONING:
R-1D

REQUESTED ZONING:
N/A

ADJACENT ZONING:
R1-D, PUD,
& Unzoned BC

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

EXISTING LAND USE:
vacant



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ZONING:

Miriam Boone - P1, 2 & 3 Preliminary Approval 4/21/21. This is their 1st extension request for 2 years. Phases 1 & 2 are currently under construction.

ENGINEERING:

Chad Christian - Not opposed.

ENVIRONMENTAL:

Angie Eckman - Not opposed.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.



PLANNING COMMISSION JOINT STAFF REPORT: March 2023

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STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Southwood at Arbor Walk, Phase 3

REQUEST: 2 year Extension

APPLICANT:
Emily Phillips w/
Dewberry

ACREAGE: 77.82 ac

PIN#(s): 10453

LOCATION: N of
CR12, W of S
Hickory St

**PROJECT
DESCRIPTION:**
Received Preliminary
4/21/21. Requesting
first Extension.

CURRENT ZONING:
R-1D

REQUESTED ZONING:
N/A

ADJACENT ZONING:
R1-D, PUD,
& Unzoned BC

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

EXISTING LAND USE:
vacant



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ZONING:

Miriam Boone - P1, 2 & 3 Preliminary Approval 4/21/21. This is their 1st extension request for 2 years. Phases 1 & 2 are currently under construction.

ENGINEERING:

Chad Christian - Not opposed.

ENVIRONMENTAL:

Angie Eckman - Not opposed.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.

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Dewberry Engineers Inc. | 251.990.9950
25353 Friendship Road | 251.990.9910 fax
Daphne, AL 36526 | www.dewberry.com

February 13, 2023

Miriam Boone
City Planner
City of Foley
120 S McKenzie Street
Foley, AL 36535

**RE: Southwood at Arbor Walk, Phases 1-3
Extension Requests**

Dear Ms. Boone,

On behalf of the owner/developer, we would like to request two-year extensions on the preliminary plat approvals for Southwood at Arbor Walk, Phases 1-3. All three phases will expire on 04/21/2023. Phases 1 and 2 are currently under construction. The project has been delayed due to inclement weather and difficulty obtaining materials.

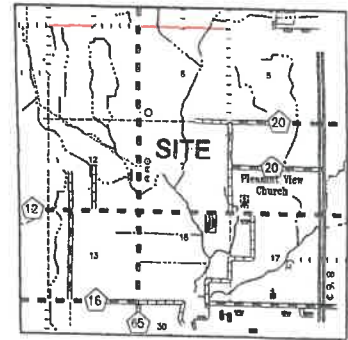
If you have any questions or comments, please contact us.

Sincerely,
Dewberry

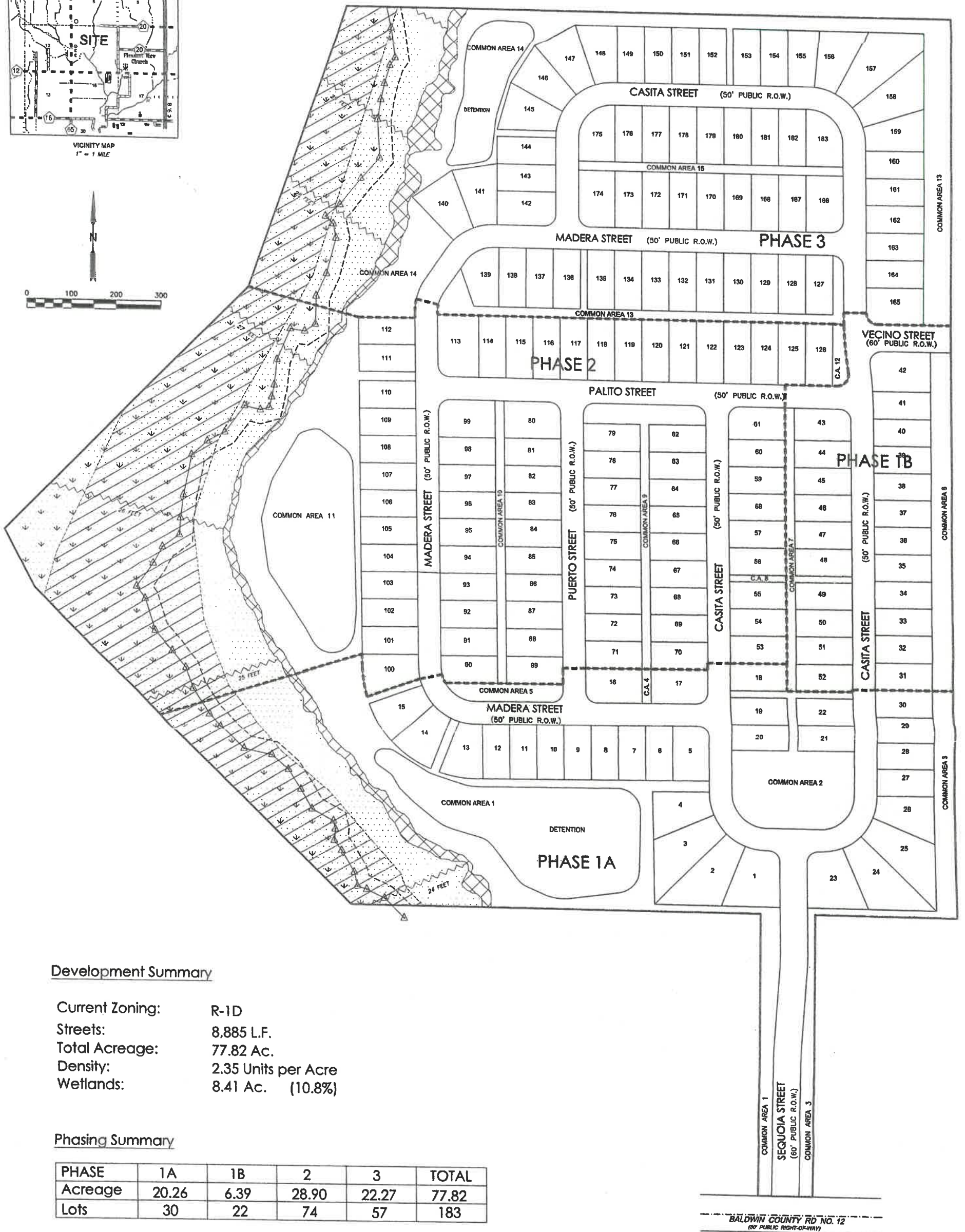
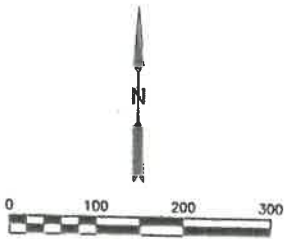
A handwritten signature in blue ink, appearing to read 'EM', located below the Dewberry logo.

Emily M. Phillips
Project Support Specialist

cc: File 50131670



VICINITY MAP
1" = 1 MILE



Development Summary

Current Zoning: R-1D
Streets: 8,885 L.F.
Total Acreage: 77.82 Ac.
Density: 2.35 Units per Acre
Wetlands: 8.41 Ac. (10.8%)

Phasing Summary

PHASE	1A	1B	2	3	TOTAL
Acreage	20.26	6.39	28.90	22.27	77.82
Lots	30	22	74	57	183

LEGEND:

- Zone X (Unshaded): Minimal flood hazard (outside 500-yr flood)
- Zone X (Shaded): Moderate flood hazard (between 100-yr and 500-yr flood)
- Zone A: Flood hazard (100-yr flood, or 1% annual chance)
- Zone AE(27'): Flood hazard, base flood elevation determined
- Floodway within Zone AE
- Wetlands

SOUTHWOOD
at Arbor Walk

MASTER PLAN
SEPTEMBER 28, 2021 - SHEET 1 OF 1

MASTER PLAN					
DESIGN	J.M.B.	DRAWN	C.K.H.	CHKD.	V.L.G.
ENG	J.M.B.	SURVEYOR	V.L.G.	PROJ MGR	J.M.B.
					SCALE 1"=100'
25353 Friendship Road, Daphne, AL 36516 251-990-9950 fax 251-929-9815					PROJ. NO. 50131670
					SHEET 1 of 1





PLANNING COMMISSION JOINT STAFF REPORT: March 2023

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STAFF RECOMMENDATION: Approve / Deny / Conditional (see comments)

PROJECT NAME: Robert's Cove, Ph 2 - last phase

REQUEST: 4 year Extension

APPLICANT:
David Dichiara / Engineering
Design Group LLC

ACREAGE: 242 ac total

PIN#(s):
36357 & 69307

LOCATION: SE corner of
CR12 & FBE

PROJECT DESCRIPTION:
567 total lots.
156 lots finaled in Ph 1.
411 remaining lots in Ph 2-5

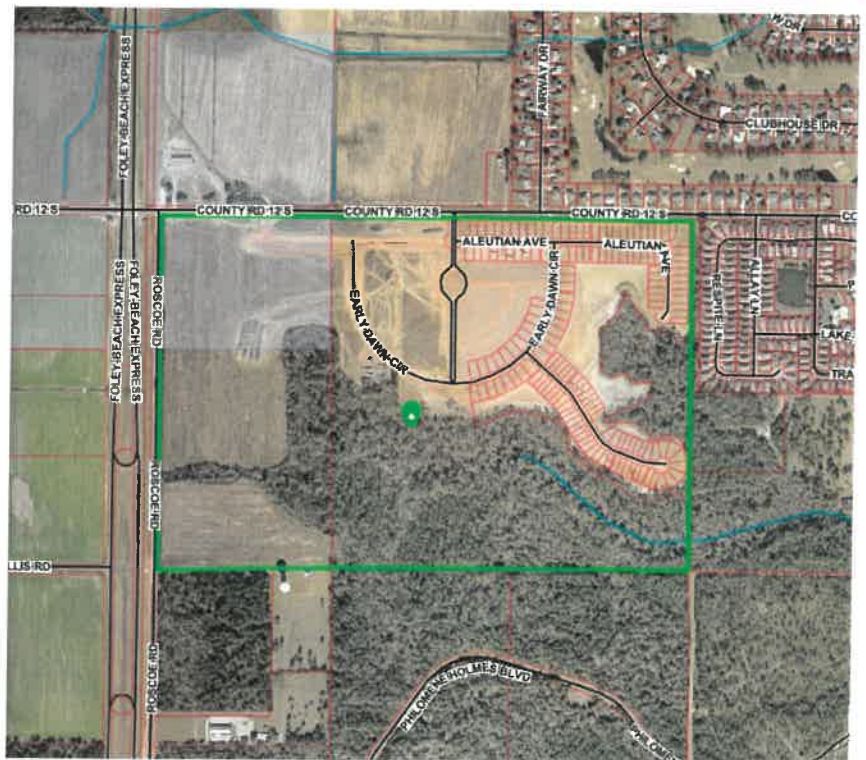
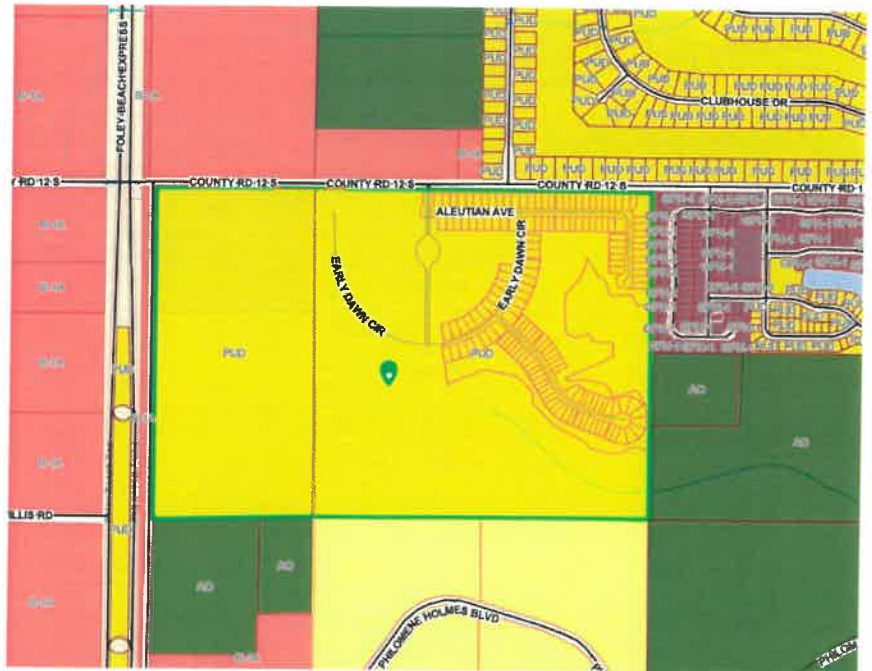
CURRENT ZONING: PUD

REQUESTED ZONING: n/a

ADJACENT ZONING: AO,
B1A, R-3 & GPH1

FUTURE LAND USE:
MXU, Mixed Use Commercial/
Residential & RM, Residential
Med. Density (4-7)

EXISTING LAND USE: vacant



ZONING:

Miriam Boone - This is their first request for an extension. Phase I final plat was recorded on 2/2/23. The request is for a 4 year extension for the remaining phases. The application states that Phase II is under construction & will be ready for final soon. I have communicated with the applicant who may modify the P2 timeframe to a shorter period but wants to discuss with PC at work session.

567 lots given preliminary approval on 4/21/21

156 lots given final approval & recorded on 2/2/23

411 lots remaining for future phases

Maybe a staggered time frame should be considered? Depending on the status of Phase II, maybe 1 year? I'll check with applicant to get a better time frame for each phase.

ENGINEERING:

Chad Christian - Not opposed to an extension.

ENVIRONMENTAL:

Angie Eckman - Not opposed to an extension.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.



22

February 17, 2023

City of Foley Planning and Zoning Department
120 South McKenzie Street
Foley, AL 36535

Attn: Melissa Ringler

Re: Preliminary Plat Approval Extension – Roberts Cove Planned Unit Development

Dear Mrs. Ringler,

It is our understanding that the preliminary plat approval for the remaining phases for Roberts Cove Planned Unit Development would expire on April 21, 2023. As you are aware the project is progressing along the timeline as discussed during the preliminary plat approval stage with the first phase already being completed and platted. The developer with his contractor is actively progressing with the next phase of construction and will be requesting final plat for phase 2 in the near future. The construction and platting of the remaining phases are planned to continue following each completed phase. We are requesting to be put on the March Planning Commission agenda in order to request an extension for the project approvals. Based on current project progress and on behalf of the developer, we would like to request a 4 year extension with the ability to request additional extensions should they become necessary.

If there are any other extensions necessary to be requested from the City for this project that have pending expirations, we would respectfully request that we be notified so that we can evaluate any need for extension.

Should you have any questions please don't hesitate to contact our office.

Sincerely,

A handwritten signature in dark ink, appearing to read "D. Dichiara", is written over a light blue horizontal line.

David Dichiara, PE

Engineering Design Group

CC: Steve Harbin, Development Director ; Forestar

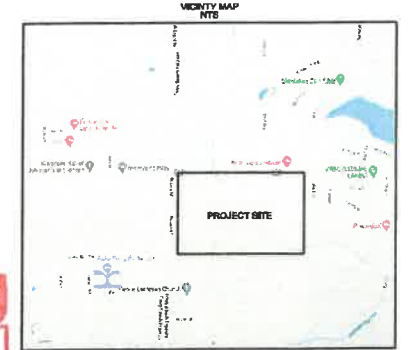
received
2-17-23 *WR*

[illegible]

EAF
DAD
F_DRH0005
PLOT LAYOUT.DGN
MARCH 24, 2021

21106 US HWY 98
FOLEY, AL 36535
TEL - (205) 403-9158
FAX - (205) 403-9175

C1.0





**PLANNING COMMISSION
JOINT STAFF REPORT:
March 2023**

24

STAFF RECOMMENDATION: Approve / Deny / Conditional (see comments)

PROJECT NAME: Bailey-Dillon Line Shift (in the ETJ)

REQUEST: Minor SD for Line Shift (would've been Exempt pre-Moratorium)

OWNER / APPLICANT:
Michele D Bailey;
John & Marilyn Dillon

ACREAGE: 22.71 ac

PIN#(s):
115385 & 64271

LOCATION: 11050 CR 65,
E of CR65, S of CR26

PROJECT DESCRIPTION:
Affecting 2 lots

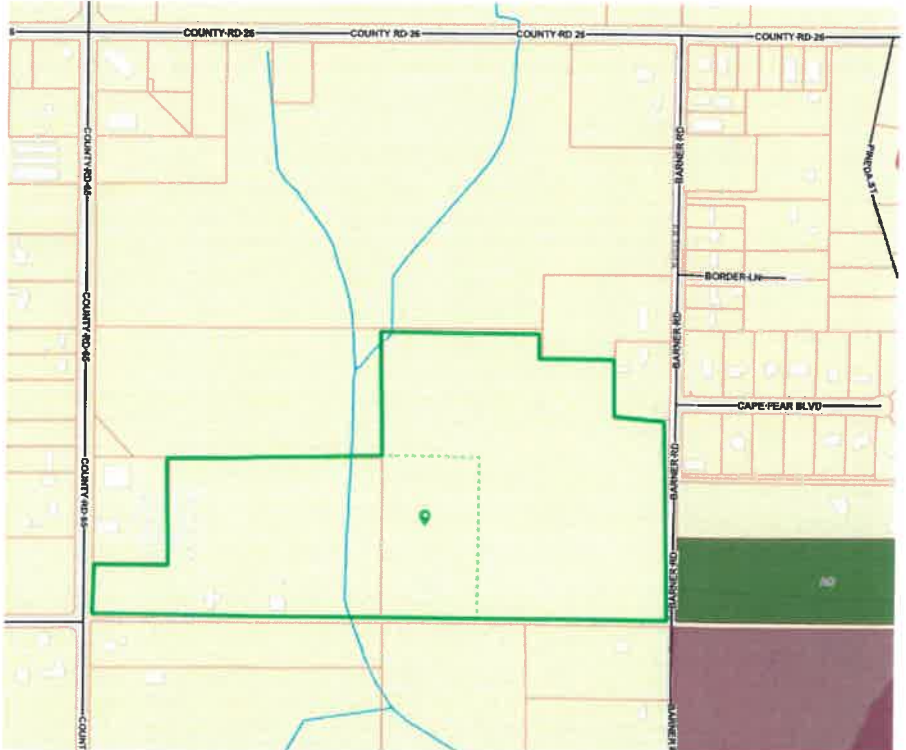
CURRENT ZONING:
Baldwin County Unzoned
District 34

REQUESTED ZONING:
N/A, remaining in ETJ

ADJACENT ZONING:
Baldwin County Unzoned
District 34

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

EXISTING LAND USE:
Residential/Agricultural



25

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

ZONING:

Miriam Boone - This is in unzoned BC, no City zoning applies.

ENGINEERING:

Chad Christian - Show existing septic tanks and disposal fields.

ENVIRONMENTAL:

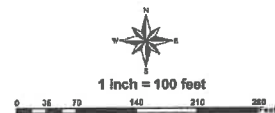
Angie Eckman - Not opposed.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.

[illegible]

Date _____

DILLON, JOHN KEITH ETUX MARILYN
PIN 288834
IN 893111
11278 BARNER RD
FOLEY, AL 36535

To POINT OF COMMENCEMENT
Purported SE corner of SW 1/4
of Section 31, T7S, R4E
(found 1/2 inch yellow capped rebar)

City Planning Commission Chairman

BAILEY-DILLON LINE SHIFT

RECEIVED
2/13/73

Sections 3
T7S R4E

JPA Project #781-2023

11050 County Rd 85
Foley, AL 36535

Field work: MDE/BCT
Drawn: MDE
Checked: MDE/BKP

Date: 1/27/2023
This document supersedes all
previously dated documents.

Sheet 1 of 1



PLANNING COMMISSION JOINT STAFF REPORT: March 2023

an

STAFF RECOMMENDATION: Approve / Deny / Conditional (see comments)

PROJECT NAME: Pedro Subdivision

REQUEST: Minor/Exempt

APPLICANT:
Weygand Wilson
Surveying LLC

ACREAGE: ± 10ac

PIN#(s): 360862

LOCATION: S of Breckner Rd,
E of Bodenhamer Rd

PROJECT DESCRIPTION:
2 lots, family split

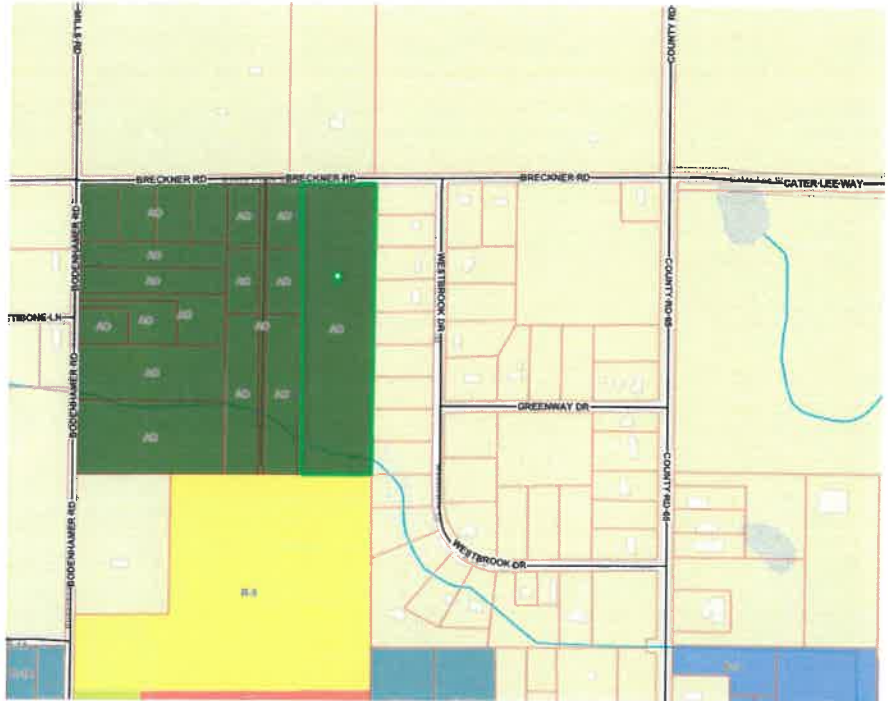
CURRENT ZONING:
AO

REQUESTED ZONING:
n/a

ADJACENT ZONING:
AO to west, R-3 to south,
Unzoned BC Dist 18 to
north and east

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

EXISTING LAND USE:
vacant



28

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

ZONING:

Miriam Boone - Each lot meets/exceeds the AO requirement of a minimum 1 acre lot.

ENGINEERING:

Chad Christian - How will sewer be provided?

ENVIRONMENTAL:

Angie Eckman - Not opposed.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.

29

STATE OF ALABAMA)
BALDWIN COUNTY)

THE UNDERSIGNED, TRENT WILSON, PROFESSIONAL LAND SURVEYOR, STATE OF ALABAMA, ANTONIO FIGUEROA GOMEZ, AND CLAUDIA JANET DE LA CRUZ GARCIA, OWNERS, 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 PEDRO SUBDIVISION, BELOW DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA SHOWN BELOW AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND SHOWING THE EASEMENTS, STREETS, ALLEYS AND PUBLIC GROUNDS AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAME OF THE STREETS, SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS AS HEREON SHOWN.

NOTE: BY APPROVAL OF THIS SUBDIVISION PLAT THE CITY OF FOLEY ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THE PLAT, AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS THE ____ DAY OF _____, 2022.

BY: TRENT WILSON P. L.S. #34764 BY: PEDRO FIGUEROA GOMEZ (OWNER) BY: CLAUDIA JANET DE LA CRUZ GARCIA (OWNER)

STATE OF ALABAMA)
BALDWIN COUNTY)

I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT PEDRO FIGUEROA GOMEZ, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, EXECUTED SAME VOLUNTARILY AND WITH FULL AUTHORITY THEREFOR.

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

BY: NOTARY PUBLIC - COMMISSION EXP: _____

STATE OF ALABAMA)
BALDWIN COUNTY)

I, _____, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT CLAUDIA JANET DE LA CRUZ GARCIA, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS OWNER, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE, THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, EXECUTED SAME VOLUNTARILY AND WITH FULL AUTHORITY THEREFOR.

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

BY: NOTARY PUBLIC - COMMISSION EXP: _____

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

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

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

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

CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF RIVIERA UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WATER SERVICES AS INSTALLED AND REPRESENTED ON THIS PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE, BALDWIN COUNTY, ALABAMA, SIGNED THIS ____ DAY OF _____, 2022.

REPRESENTATIVE

CERTIFICATION OF APPROVAL BY BALDWIN COUNTY HEALTH DEPARTMENT

THE LOT(S) ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE BALDWIN COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CERTAIN CONDITIONS PERTAINING TO THE ONSITE WASTEWATER TREATMENT SYSTEM(S) THAT COULD RESTRICT THE USE OF THE LOT(S) OR OBLIGATE OWNERS TO SIGNIFICANT MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON, SIGNED THIS THE ____ DAY OF _____, 2022.

AUTHORIZED SIGNATURE

FLOOD STATEMENT

THIS PROPERTY WAS SCALED ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP NUMBER 01003C0815M EFFECTIVE 4/19/2019, AND FOUND TO BE IN ZONE "X".

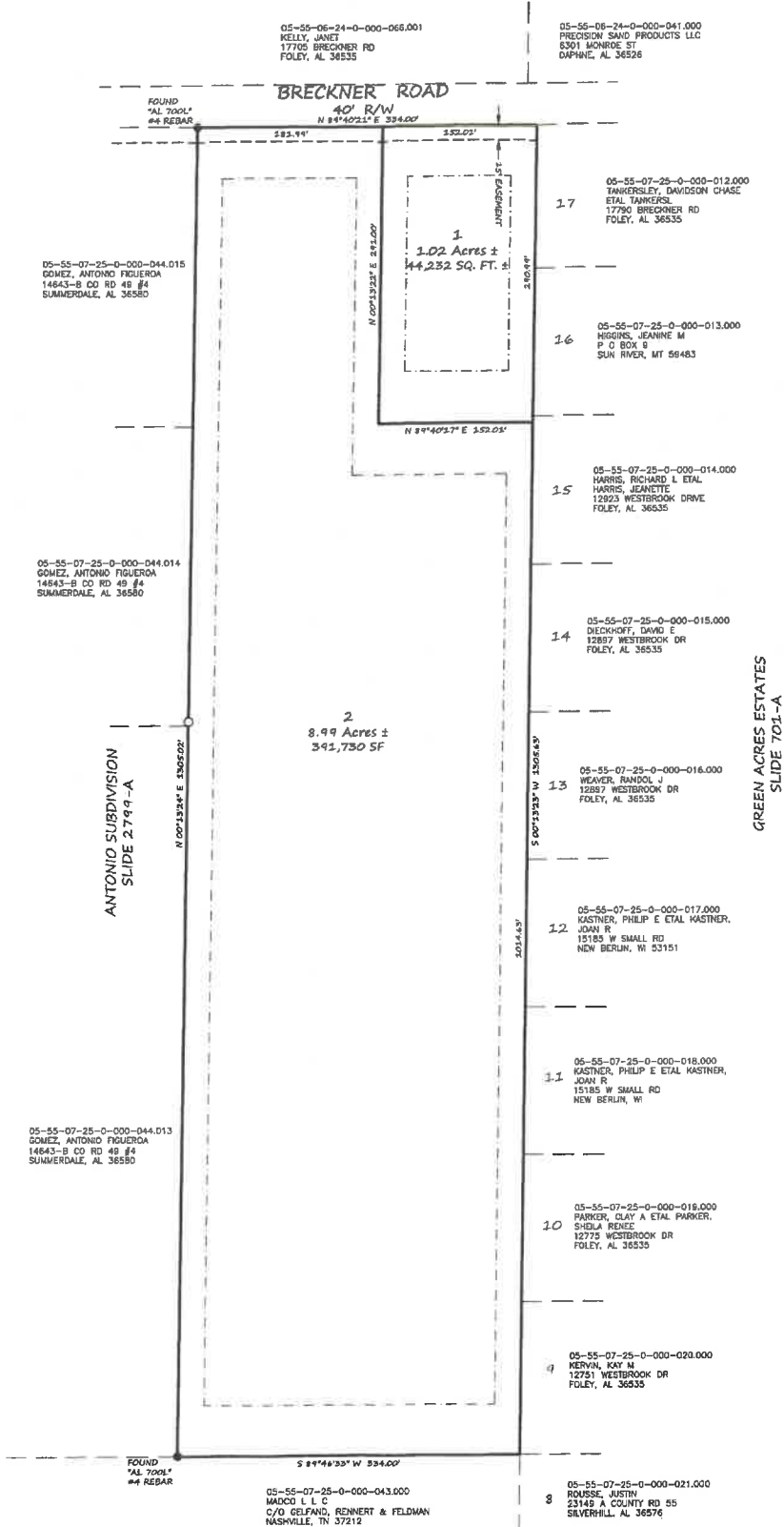
WETLAND NOTICE

BY APPROVAL OF THIS PLAT, THE PLANNING COMMISSION OF THE CITY OF FOLEY, THE DEVELOPER, THE ENGINEER, AND THE SURVEYOR MAKES NO REPRESENTATION OR WARRANTY, EITHER EXPRESSED OR IMPLIED, THAT ANY LOT DELINEATED ON THIS PLAT WHICH MAY BE ENCUMBERED BY ANY WETLANDS IS OR WILL BE SUITABLE FOR IMPROVEMENT OR OTHER DEVELOPMENT. PURCHASERS ARE ON NOTICE THAT IMPROVEMENT OF PROPERTY ENCUMBERED BY WETLANDS WILL REQUIRE SEPARATE PERMITTING BY FEDERAL AND/OR STATE AUTHORITIES UNDER SUCH LAW AND REGULATIONS GOVERNING WETLANDS AS MAY BE IN EFFECT FROM TIME TO TIME.

LEGAL DESCRIPTION:

LOT 3, SURVEY FOR EQUITY TRUST COMPANY AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA IN INSTRUMENT 1513037.

NOTES:
1. BEARINGS ARE BASED ON GEODETIC NORTH AS OBTAINED BY GPS OBSERVATION.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.



PEDRO SUBDIVISION
A FAMILY SUBDIVISION

RE-DIVISION OF LOT 3
EQUITY TRUST COMPANY
INSTRUMENT 1513037

CITY OF FOLEY
BALDWIN COUNTY - ALABAMA

BEING SITUATED IN
SECTION 25, TOWNSHIP 7 SOUTH, RANGE 3 EAST,
BALDWIN COUNTY, AL



SCALE: 1"=80'



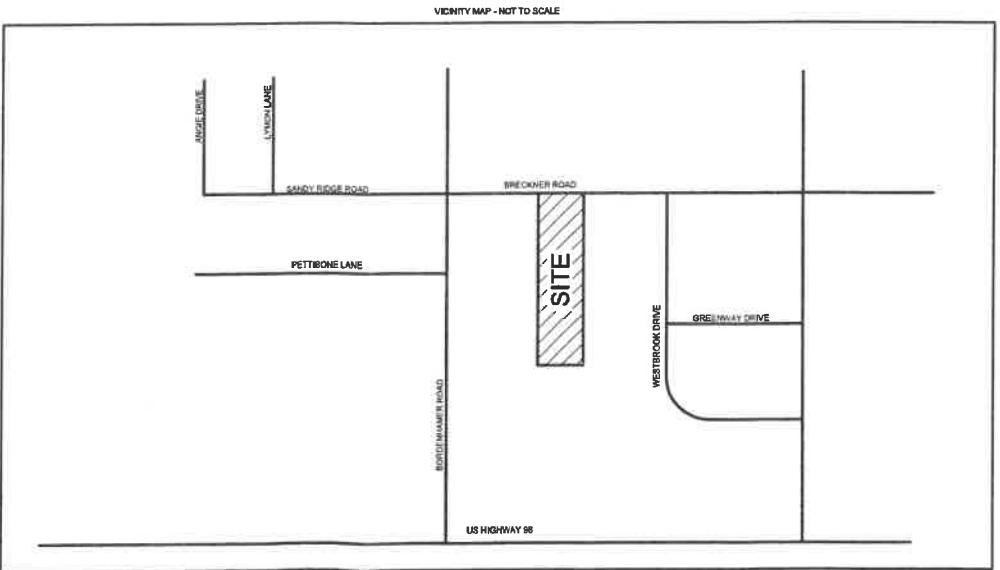
SITE DATA:

BUILDING SETBACKS:
FRONT: 50'
REAR: 50'
SIDE: 25'

CURRENT ZONING: AO
NUMBER OF LOTS: 2
SITE ACRES: 10.00 ACRES
SMALLEST LOT SIZE: 1.002 ACRES
LARGEST LOT SIZE: 8.99 ACRES

WEYGAND
WILSON
SURVEYORS

Trent Wilson, PLS #34764
Weygand Wilson Surveying LLC
225 E. 20th Ave., Suite 12
Gulf Shores, AL 36542
Phone: (251) 476-1555



RECEIVED
01/06/23



**PLANNING COMMISSION
JOINT STAFF REPORT:
March 2023**

30

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: HossCat's Place (in the ETJ)

REQUEST: Minor SD

OWNER / APPLICANT:
Scott Johnston

ACREAGE: 8.8 ac

PIN#(s): 41308

LOCATION: SW corner of
Charolais Rd & CR65

PROJECT DESCRIPTION:
Creating 2 lots to separate
residential and commercial
uses.

CURRENT ZONING:
Unzoned BC Dist 18

REQUESTED ZONING:
n/a

ADJACENT ZONING:
Unzoned BC & R-1A

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

EXISTING LAND USE:
Boat/RV Storage to west &
Residential to east



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

ZONING:

Miriam Boone - This is located in unzoned BC, no City zoning applies.

ENGINEERING:

Chad Christian - Recommend approval.

ENVIRONMENTAL:

Angie Eckman - Not opposed.

FIRE:

Brad Hall - Structures are already in existence on proposed Lot 2, so not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.

ALABAMA
LICENSED
No. 26647
PROFESSIONAL
LAND
SURVEYOR
LAURENCE H. ZANDER

(not valid without original signature)

E-MAIL: SURVEY-SERVICES@OUTLOOK.COM

(not valid without original signature,

SCOTT JOHNSTON

SCOTT JOHNSTON

HOSSCAT'S PLACE SUBDIVISION

ADDRESS: 11873 COUNTY ROAD 65, FOLEY, AL 36535

Host Number:			
--------------	--	--	--

(not valid without original signature)

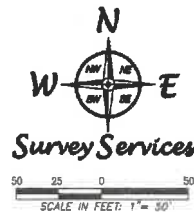
10. SOURCE OF INFORMATION USED IN PREPARATION OF THIS PL
DEEDS OF RECORD

Alabama license # 25647

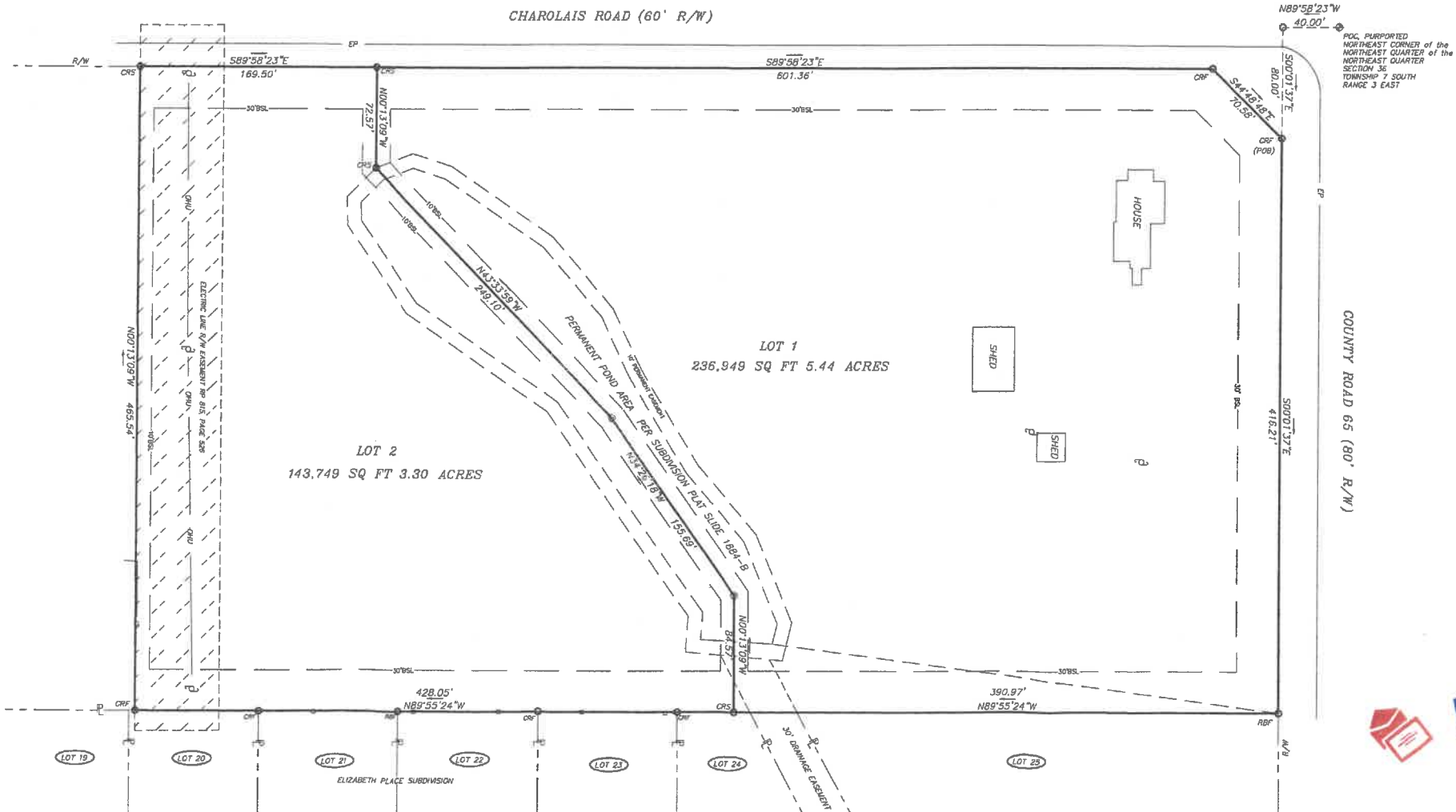
Witness

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 the ____ day of ____, 2023.

Planning Director

[illegible]

ELECTRIC SERVICE: RIVERA UTILITIES
ELECTRIC SERVICE: BALDWIN EMC
TELEPHONE SERVICE: CENTURY LINK





PLANNING COMMISSION JOINT STAFF REPORT: March 2023

33

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Lot 1A, 1B & 7 of Resubdivision of Lot 1 of the Replat of Woerner's Two Lots

REQUEST: Minor SD

OWNER / APPLICANT:
Woerner Land, LLC

ACREAGE: 60.14 ac

PIN#(s): 2608

LOCATION: E of S
McKenzie St & S of CR20

PROJECT DESCRIPTION:
3 Lots

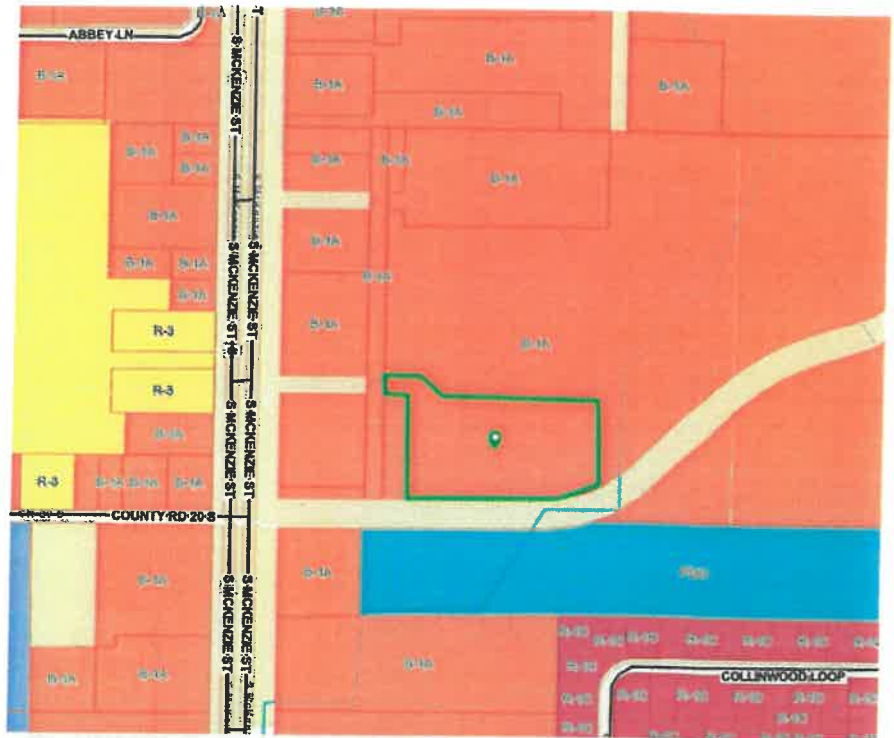
CURRENT ZONING:
B-1A (Extended Business
District)

REQUESTED ZONING:
N/A

ADJACENT ZONING:
B-1A & PDD

FUTURE LAND USE:
RCC, Retail/Commercial
Concentration

EXISTING LAND USE:
vacant



34

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

ZONING:

Miriam Boone - All 3 lots meet/exceed the B1A requirements.

ENGINEERING:

Chad Christian - Recommend approval.

ENVIRONMENTAL:

Angie Eckman - Recommend approval.

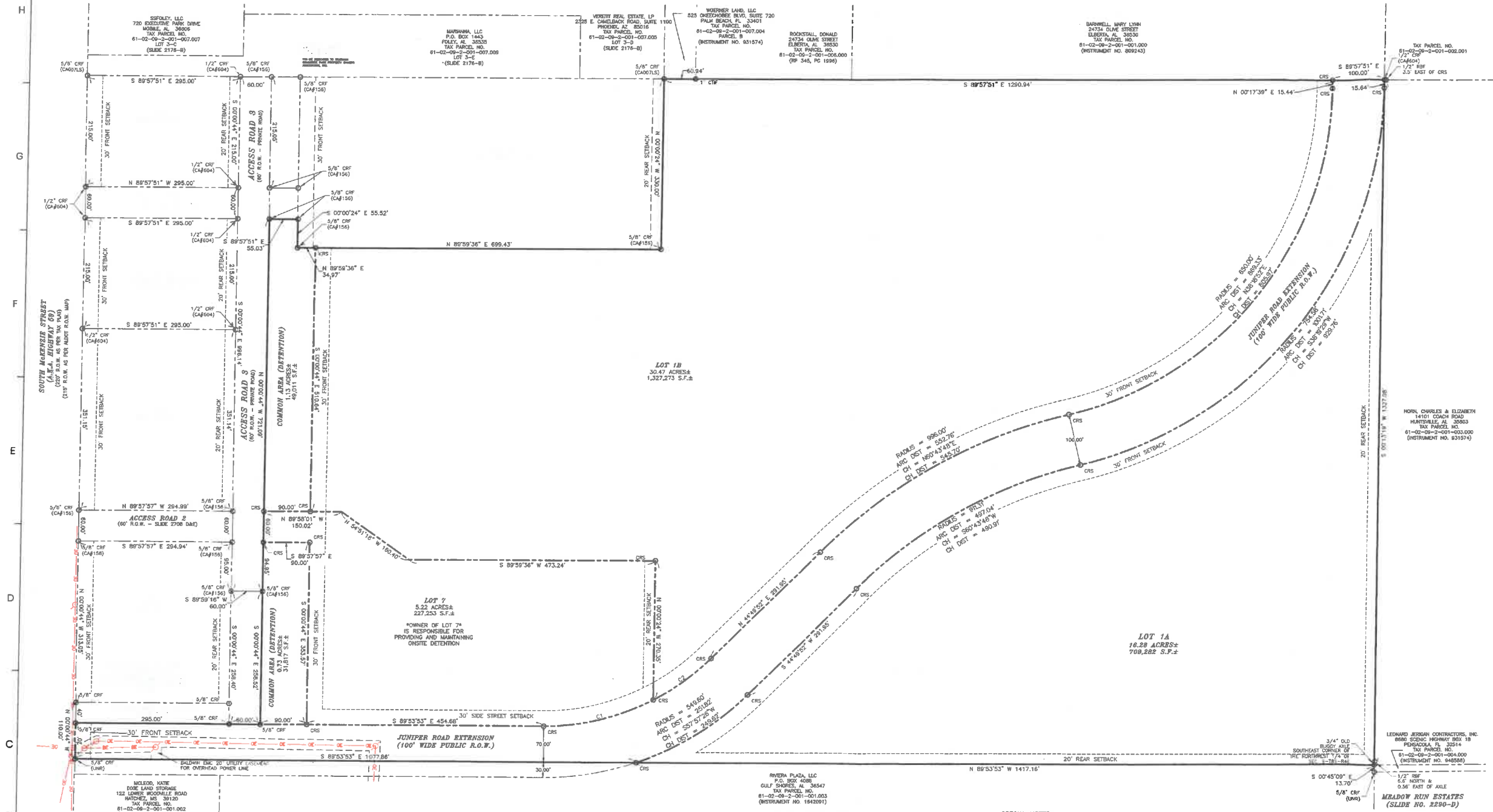
FIRE:

Brad Hall - Not opposed.

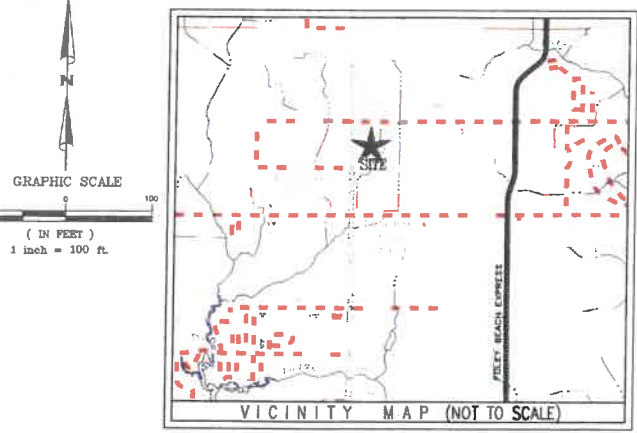
BUILDING/FLOODPLAIN:

Chuck Lay - Recommend approval.

THE RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOT 1 OF THE
RESUBDIVISION OF LOT 1 OF THE REPLAT OF WOERNER'S TWO LOTS



- LEGEND**
- P.O.B. POINT OF BEGINNING
- (A) ACTUAL
 - (R) RECORD DEED (INSTRUMENT NO. 831574)
 - (R1) RECORD DEED (INSTRUMENT NO. 806243)
 - (R2) RECORD DEED (PG 345, PG 1998)
 - (P) PLAT DIMENSION FROM SLIDE 2176-B
 - (OT) OPEN TOP IRON PIPE FOUND
 - (TF) IRON PIN FOUND
 - (CTF) CRAMP TOP IRON PIPE FOUND
 - (CRF) CAPPED REBAR FOUND
 - (RBF) 1/2" REBAR FOUND
 - (CRS) 5/8" CAPPED REBAR SET STAMPED CA#1196
 - (CWF) CONCRETE MONUMENT FOUND
 - (CMF) CONCRETE MONUMENT SET
 - (LSF) LICENSED PROFESSIONAL SURVEYOR'S NUMBER
 - (CAF) CERTIFICATE OF AUTHORIZATION NUMBER
 - (DST) DISTURBED
 - (RPT) REFERENCE CORNER SET ON LINE
 - (UNR) UNRECOVERABLE
 - (INT) INSTRUMENT NUMBER
 - (SECT) SECTION
 - (T) TOWNSHIP
 - (R) RANGE
 - (CP) POWER POLE
 - (GW) GUY WIRE
 - (R/W) RIGHT-OF-WAY
 - (R.O.W.) RIGHT-OF-WAY
 - (F) FIRE HYDRANT
 - (S) SIGN
 - (TP) TELEPHONE PEDESTAL
 - (EM) ELECTRIC METER BOX
 - (AC) AIR CONDITIONER
 - (JCB) JUNCTION BOX (VAULT)
 - (RCP) RCP REINFORCED CONCRETE PIPE
 - (BN) INVERT
 - (ELEV) ELEVATION
- TELEPHONE BOX (VAULT)
- WATER METER
- SANITARY SEWER VALVE
- WATER VALVE
- GAS VALVE
- TRANSFORMER BOX
- (L) LIGHT POLE
- (C) CABLE TV BOX
- (EB) ELECTRIC BOX
- (EP) ELECTRIC PANEL
- (ICV) IRRIGATION CONTROL VALVE
- (SMH) SANITARY SEWER MANHOLE
- (SDM) STORM DRAIN MANHOLE
- (TSM) TELEPHONE MANHOLE
- (SC) SEWER CLEANOUT
- (GTP) GREASE TRAP
- (FT) FLAG POLE
- (GLS) GAS LINE SIGN MARKER
- (TSM) TELEPHONE SIGN MARKER
- (WM) WATERLINE MARKER
- (FOL) FIBER OPTIC LINE MARKER
- (EX) EXCEPTION
- (FOL) UNDERGROUND FIBER OPTIC LINE
- (OE) OVERHEAD ELECTRIC
- (BE) BURIED ELECTRIC LINE
- (UP) UNDERGROUND TELEPHONE LINE
- (US) UNDERGROUND SEWER LINE
- (UW) UNDERGROUND WATERLINE
- (UG) UNDERGROUND GAS LINE
- (UT) UNDERGROUND TELEVISION
- (SGE) SPOT GRADE ELEVATIONS
- (CMP) CORRUGATED METAL PIPE
- (RCP) RCP REINFORCED CONCRETE PIPE
- (CPP) CORRUGATED PLASTIC PIPE
- *ALL LOT CORNERS ARE 5/8" REBAR SET WITH CAPS STAMPED CA#1196 UNLESS OTHERWISE STATED.



OWNER/DEVELOPER
WOERNER LAND, LLC
275 SW 3RD AVENUE
SOUTH BAY, FL 33483

SURVEYOR
STUART L. SMITH
AL LICENSE NO. 27403

SITE DATA
TAX PARCEL NO. 61-02-09-2-001-007.001
(INSTRUMENT NO. 1842091)

TOTAL SITE AREA = 80.14 ACRES± (INCLUDES JUNIPER ROAD R.O.W.)
TOTAL NUMBER OF LOTS = 3 (LOTS 1A, 1B & 7)
SMALLEST LOT = 5.22 ACRES± (227,253 S.F.±)
LARGEST LOT = 30.47 ACRES± (1,327,273 S.F.±)
COMMON AREA (DETENTION) = 1.86 ACRES± (80,828 S.F.±)

CITY OF FOLEY ZONING
B-2 NEIGHBORHOOD BUSINESS DISTRICT

ZONING REQUIREMENTS

- 30' FRONT SETBACK
- 20' REAR SETBACK
- ZERO SIDE SETBACK
- 30' SETBACK ALONG SIDE ABUTTING STREET
- 50' MAXIMUM HEIGHT REQUIREMENT
- MAXIMUM BUILDING AREA IS 30%

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD	DISTANCE
C1	447.69'	218.11'	N76°08'41"E 215.96'	
C2	447.69'	136.41'	N53°27'30"E 135.89'	

SPECIAL NOTES:

- ALL COMMON AREA (DETENTION) PARCELS ARE OWNED AND RESERVED BY THE DEVELOPER UNTIL SUCH TIME THE DEVELOPER DEDICATES OR CONVEYS ALL RIGHTS, ASSIGNMENTS AND MAINTENANCE OBLIGATIONS TO THE WOERNER COMMERCIAL PARK PROPERTY OWNER'S ASSOCIATION, INC. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
- THERE IS DEDICATED HERewith A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHTS-OF-WAY
- UNDERGROUND POWER - A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.

UTILITIES

- POWER - BALDWIN EMC
- SEWER - RIVERA UTILITIES
- WATER - RIVERA UTILITIES
- PHONE - BRIGHTSPEED

GENERAL SURVEYOR'S NOTES

1. 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.
2. ALDOTT R.O.W. MAP IS REFERENCED FROM PROJECT NO. S-434-4 & S-0222(102 & 103)
3. 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.
4. FIELD WORK FOR THIS SURVEY WAS COMPLETED IN NOVEMBER 2020.
5. 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. BEARINGS AND DISTANCES SHOWN ARE ACTUAL AND MATCH THE PLATTED DIMENSIONS REFERENCED TO EACH RECORDED SLIDE.
6. THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 01003C08314 WITH A REVISED 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.
7. THIS IS A BOUNDARY SURVEY.
8. THE SURVEYED PROPERTY LIES WITHIN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 4 EAST.

LEGAL DESCRIPTION
LOT 1 OF THE RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOT 1 OF THE REPLAT OF WOERNER'S TWO LOTS, AS SHOWN ON PLAT THEREOF RECORDED ON SLIDE 2858 A & B IN THE OFFICE OF THE JUDGE OF PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.


SURVEYOR'S CERTIFICATION

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

STUART L. SMITH, PLS
ALABAMA LICENSE NUMBER 27403

DATE _____

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



GOODWIN MILLS CAYWOOD, LLC

2701 1st Avenue S
Birmingham, AL 35233
T 205.879.4462
GMCNETWORK.COM

PRELIMINARY/FINAL PLAT

LOT 1A, 1B & 7
OF THE RESUBDIVISION OF LOT 1

PRELIMINARY/FINAL PLAT

Sheet 1 of 2

ISSUE DATE _____

DRAWN BY: _____

CHECKED BY: _____



THE RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF
LOT 1 OF THE RESUBDIVISION OF LOT 1 OF THE REPLAT
OF WOERNER'S TWO LOTS

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__

WOERNER LAND, LLC
BY WOERNER MANAGEMENT, INC., ITS MANAGER
BY _____
LESTER J. WOERNER, ITS PRESIDENT

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 (SUBDIVISION NAME), 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 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 (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)

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 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)



2038 Main Street
Daphne, AL 36526
T 251.626.2626
GMCNETWORK.COM

ISSUE DATE	DRAWN BY	CHECKED BY

PRELIMINARY/FINAL PLAT

FOLEY, AL

GMC Project #
CMOB220107

LOT 1A, 1B & 7
OF THE RESUBDIVISION OF LOT 1

PRELIMINARY/FINAL PLAT

Sheet 2 of 2



PLANNING COMMISSION JOINT STAFF REPORT: March 2023

37

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

PROJECT NAME: A Resubdivision of Lot 5 Little Woerner Subdivision

REQUEST: Minor Subdivision

APPLICANT:
Weygand Wilson Surveying,
LLC

ACREAGE: 25.29 ac

PIN#(s): 26102

LOCATION: SW corner of
Mifflin Rd & James Rd

PROJECT DESCRIPTION:
2 lot Minor SD for commercial
lot on Mifflin Rd

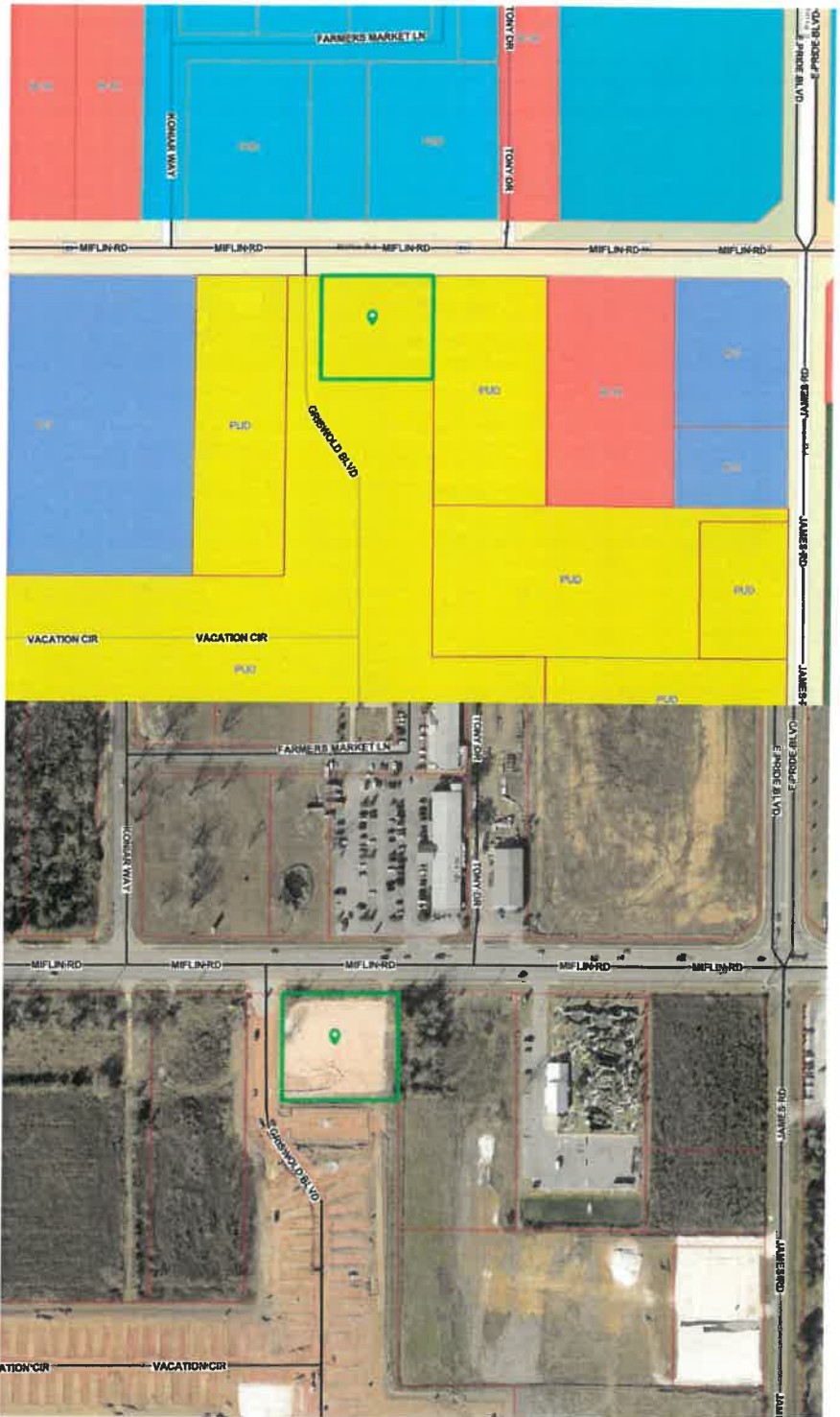
CURRENT ZONING: PUD

REQUESTED ZONING: n/a

ADJACENT ZONING:
PUD & PDD

FUTURE LAND USE:
MXU, Mixed Use
Commercial/Residential

EXISTING LAND USE:
vacant



38

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

ZONING:

Miriam Boone - I think the naming convention is misleading. This is for a minor 2 lot subdivision, not a PUD revision. The lot is sufficient for the PUD.

ENGINEERING:

Chad Christian - Review name and label of lots on plat. Pending these corrections, recommend approval.

ENVIRONMENTAL:

Angie Eckman - Not opposed.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.

GRAND RIVIERA PHASE 1
A RESUBDIVISION OF LOT 5
LITTLE WOERNER SUBDIVISION

FOLEY, BALDWIN COUNTY, ALABAMA
SECTION 9, TOWNSHIP 8 SOUTH, RANGE 4 EAST
DATE OF PLAT: February 14, 2023

Slide 2723-D

SCALE: 1"=60'

WEGYAND
ILSON
SURVEYORS

Trent Wilson PLS #34764
Weygand Wilson Surveying LLC
229 E. 20th Ave., Suite 12
Gulf Shores, AL 36542
Phone: (251) 975-7566

Owner:
Alabama Armada LLC
PO Box 4088
Gulf Shores, AL 36547

05-61-02-09-0-001-002.004
Wheeler UP INC
PO Box 4088
Gulf Shores, AL 36547

05-61-02-09-0-001-002.005
Ronald Hoover
343 Olympic Drive
Rockport, TX 78382

LOT 143
24.08 Acres ±
1,048,749 SF

LOT 144
53,000 SF

State of Alabama)
Baldwin County)

The undersigned, Trent Wilson, Professional Land Surveyor, State of Alabama, and Edwin J. Spence as president of Grilled Oysters, Inc. being the manager of Alabama Armada LLC, owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a correct plat or map of the land shown therein and known or to be known as Grand Riviera Phase 1, below described property situated in Baldwin County, Alabama:

Legal Description:
Lot 5 according to A RESUBDIVISION OF LITTLE WOERNER SUBDIVISION as recorded in Slide 2723-D in the Office of the Judge of Probate of Baldwin County, Alabama.

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

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

By: _____
Edwin J. Spence
President of Grilled Oysters, Inc.
Manager of Alabama Armada, LLC (Owner)

State of Alabama)
Baldwin County)

I, _____, as Notary Public in and for said County and State, do hereby certify that Edwin J. Spence as president of Grilled Oysters, Inc. being the manager of Alabama Armada LLC, 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 Water Utility

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

Authorized Representative

Certificate of approval by the Sewer Utility

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

Authorized Representative

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

Certificate of approval by Baldwin County E-911 Addressing Board

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

Authorized Representative

SITE DATA

ZONING: PUD
TOTAL AREA: 25.29 ACRES
NUMBER OF LOTS: 2
SMALLEST LOT: 53,000 SQ. FT.
LARGEST LOT: 1,048,749 SQ. FT.

05-61-02-09-0-001-002.015
Alabama Armada LLC
PO Box 4088
Gulf Shores, AL 36547

FOUND
"CA 1165"
#4 REBAR

05-61-02-09-0-001-002.016
Alabama Armada LLC
PO Box 4088
Gulf Shores, AL 36547

FOUND
"CA 1165"
#4 REBAR

FOUND
"HIRE 2380"
#4 REBAR

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 0100300031M EFFECTIVE 4/19/2019 AND FOUND TO BE IN ZONE X.
THE RESPONSIBILITY OF THE CITY OF FOLEY

Received
01/03/23
Revised



**PLANNING COMMISSION
JOINT STAFF REPORT:
March 2023**

40

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: **Darby Subdivision**

REQUEST: **Minor SD**

OWNER / APPLICANT:
The City of Foley

ACREAGE: 23 ac

PIN#(s): 334478

LOCATION: E of FBE,
S of Ind Pkwy

PROJECT DESCRIPTION:
2 lots

CURRENT ZONING:
PID (Planned Industrial
District)

REQUESTED ZONING:
n/a

ADJACENT ZONING:
Unzoned BC Dist 34,
City of Foley M-1 & PID

FUTURE LAND USE:
IN, Industrial District

EXISTING LAND USE:
Vacant/Parking



41

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

ZONING:

Miriam Boone - The lot meets the M1 zoning designation. The 50' access road will need to be named for addressing purposes for Lot 3A.

ENGINEERING:

Chad Christian - Recommend approval.

ENVIRONMENTAL:

Angie Eckman - Recommend approval.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.

NOTES:

1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
2. THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. HOWEVER, THERE MAY EXIST UNDERGROUND UTILITIES OR BURIED PIPES WHICH WERE NOT LOCATED OR OF WHICH THE SURVEYOR HAS NO KNOWLEDGE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED BECAUSE THE UNDERGROUND UTILITIES WERE NOT PHYSICALLY LOCATED.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTEM GRID AZIMUTH (ALABAMA WEST ZONE) (NAD 83) AND WERE DETERMINED USING GPS OBSERVATION.
4. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR ALABAMA (COMMUNITY PANEL 01003C819M, EFFECTIVE DATE APRIL 19, 2019), THIS SITE LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
5. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
SIGNED THIS _____ DAY OF _____, 2023.

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF FOLEY FARMERS MARKET A RESUBDIVISION OF PARCEL 1 WILSON-PECAN PROPERTY MINOR SUBDIVISION, FOLEY, ALABAMA IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION THIS THE _____ DAY OF _____, 2023.

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: THIS THE _____ DAY OF _____, 2023.

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: THIS THE _____ DAY OF _____, 2023.

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY BALDWIN ELECTRIC (ELECTRIC)

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN ELECTRIC, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA: THIS THE _____ DAY OF _____, 2023.

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: THIS THE _____ DAY OF _____, 2023.

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY E-911 GIS/ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE MAP WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 2023.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY

CERTIFY THAT _____ WHOS NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY,

GIVEN UNDER MY HAND AND OFFICIAL SEAL

THIS _____ DAY OF _____, 2023.

SIGNATURE OF NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY

CERTIFY THAT _____ WHOS NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY,

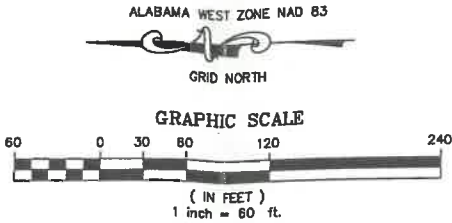
GIVEN UNDER MY HAND AND OFFICIAL SEAL

THIS _____ DAY OF _____, 2023.

SIGNATURE OF NOTARY PUBLIC

OWNER
THE CITY OF FOLEY PUBLIC FACILITIES
COOPERATIVE DISTRICT,
AN ALABAMA PUBLIC CORPORATION

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

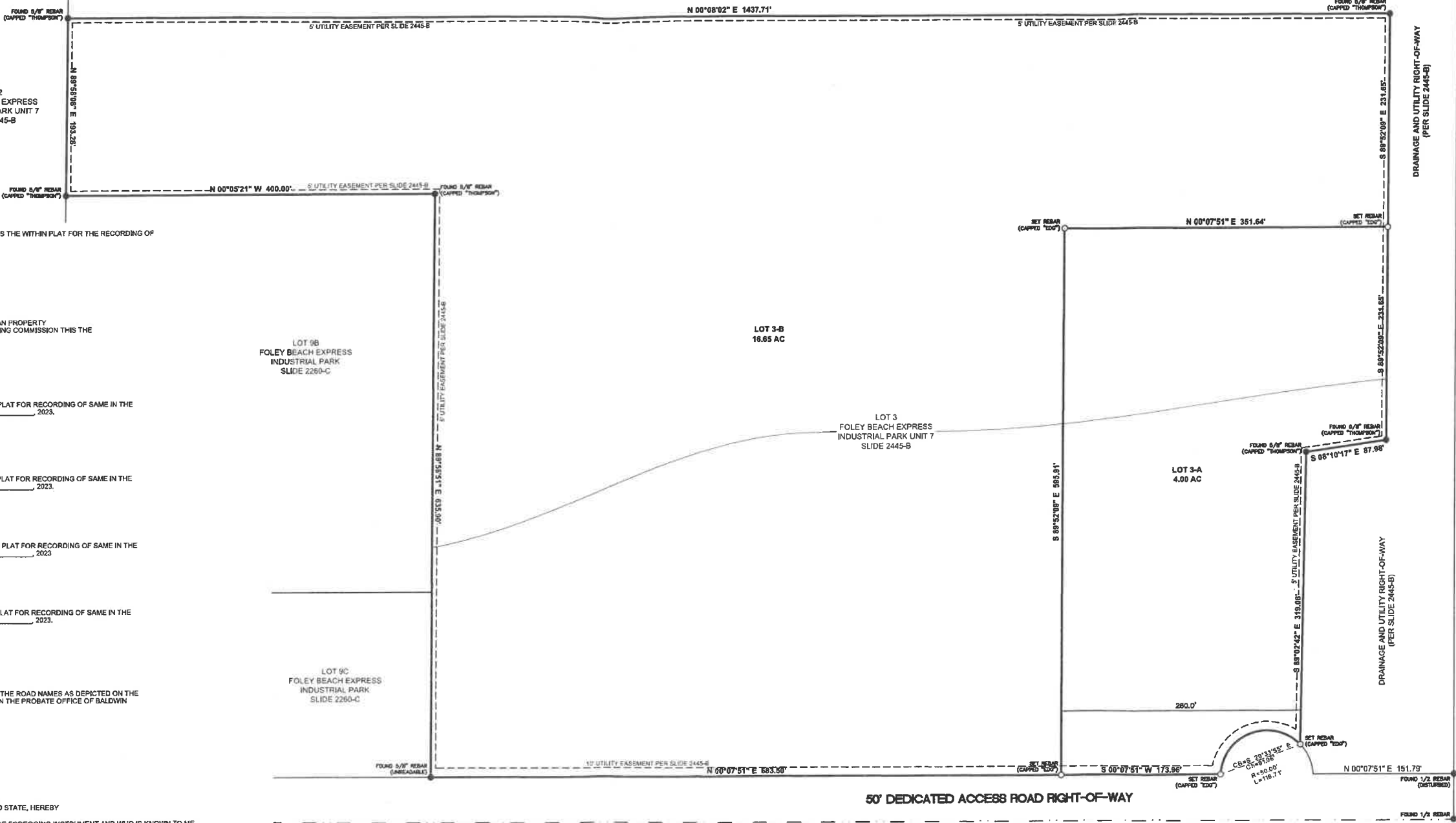


SITE DATA
TOTAL ACREAGE = 20.65 AC
NUMBER OF LOTS = 2

RESURVEY OF LOT 3
OF FOLEY BEACH EXPRESS
INDUSTRIAL PARK UNIT 7

SITUATED IN SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 4 EAST,
BALDWIN COUNTY, ALABAMA

THE PURPOSE OF THIS RESURVEY IS TO CREATE 2 LOTS FROM 1 LOT



FOLEY BEACH EXPRESS
R.O.W. VARIES

DESCRIPTION OF RECORD:

LOT 3, OF FOLEY BEACH EXPRESS INDUSTRIAL PARK, UNIT 7, AS RECORDED ON SLIDE 2445-B OF THE PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

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

SURVEYOR:

B.C. JOHNSON DATE: February 20, 2023
ALABAMA LICENSE NO. 23004

DATE	
REVISIONS	
CHECKED BY: BCJ	PROJECT: RESURVEY OF LOT 3 OF FOLEY BEACH EXPRESS INDUSTRIAL PARK UNIT 7
CHECKED BY: JAT	PROJECT NO.: F-FOLE0009
DATE: FEB. 12, 2023	DATE: FEB. 12, 2023
SCALE: 1" = 60'	SCALE: 1" = 60'
TITLE: RESURVEY	
PROJECT: RESURVEY OF LOT 3 OF FOLEY BEACH EXPRESS INDUSTRIAL PARK UNIT 7	
TITLE: RESURVEY	
1000 E. LAUREL AVENUE FOLEY, AL 36535 TEL - (251) 943-8960 FAX - (205) 403-9175	
EDG ENGINEERING DESIGN GROUP, LLC CREATING THE FUTURE TODAY (205) 943-8960	
SHEET NO. 1 OF 1	



**PLANNING COMMISSION
JOINT STAFF REPORT:
March 2023**

43

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: **Riverside at Arbor Walk Ph3**

REQUEST: **Rezoning**

APPLICANT:
Emily Phillips w/ Dewberry

ACREAGE: ±1.26 ac

PIN#(s): 383288

LOCATION: E of CR65, S
of Pencarro Blvd

PROJECT DESCRIPTION:
cleaning up zoning on
former separate parcel

CURRENT ZONING:
M-1

REQUESTED ZONING:
R-1D (to match remainder
of development)

ADJACENT ZONING:
Unzoned BC Dist 34, M-1,
B-2, R-1D, R-2

FUTURE LAND USE: IN,
Industrial District

EXISTING LAND USE:
vacant



44

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

ZONING:

Miriam Boone - This is an unusual situation. As you can see from the map above, a small portion of this phase is zoned M1 - Light Industrial District. The applicants were advised at preliminary that this small portion of the Riverside at Arbor Walk Phase 3 Subdivision would need to be rezoned. It received preliminary approval on 3/20/19 & there were several extenuating circumstances - staff changes at Dewberry, COVID, etc. so this never took place. In general we are not zoning any more property R1D but in this instance it is only a couple of lots that will be affected & then the entire subdivision will be in compliance for the final plat. PC approved a 6 month extension at the February 2023 meeting.

ENGINEERING:

Chad Christian - Not opposed.

ENVIRONMENTAL:

Angie Eckman - Not opposed.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.



PLANNING COMMISSION JOINT STAFF REPORT: March 2023

46

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: **Foley Crossings (in the ETJ)**

REQUEST: **Preliminary SD**

OWNER / APPLICANT:
Hunter Smith/Smith
Clark & Associates LLC

ACREAGE: 66.18 ac

PIN#(s): 396811

LOCATION: NE corner
of CR65 & CR26

PROJECT DESCRIPTION:
18 lots

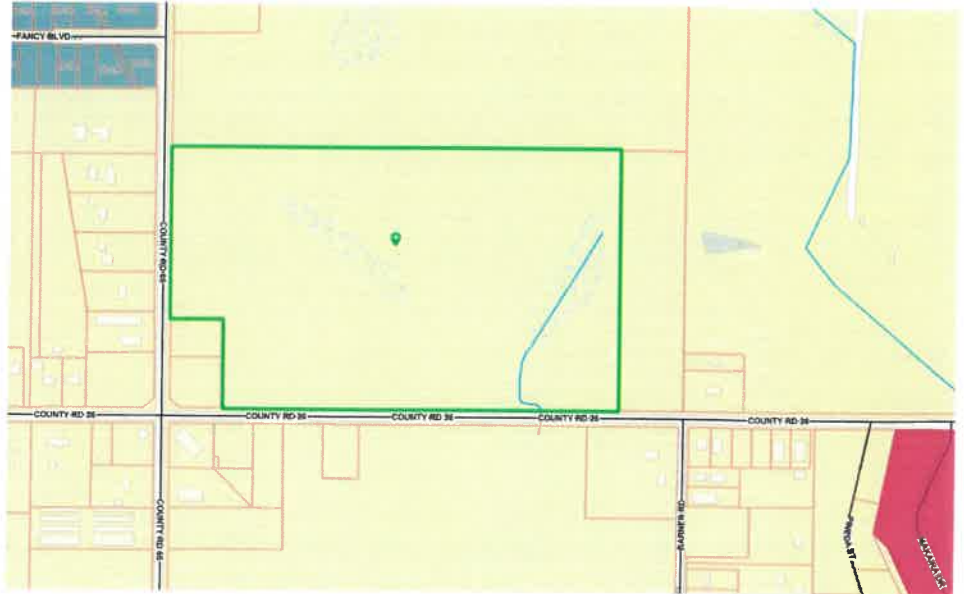
CURRENT ZONING:
Unzoned BC Dist 34

REQUESTED ZONING:
N/A

ADJACENT ZONING:
Unzoned BC Dist 34 &
18

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

EXISTING LAND USE:
vacant



47

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

ZONING:

Miriam Boone - This is in unzoned BC so no city zoning applies.

ENGINEERING:

Chad Christian - Recommend approval.

ENVIRONMENTAL:

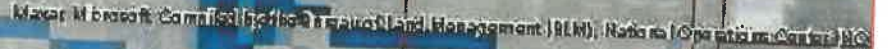
Angie Eckman - Recommend approval.

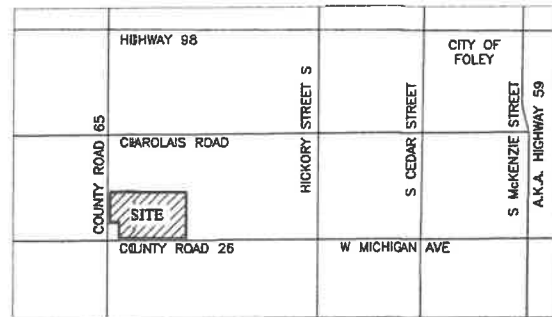
FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.





FOLEY CROSSINGS A Preliminary Subdivision Plat Baldwin County



VICINITY MAP
NOT TO SCALE

05-55-07-36-0-000-001.004
PIN: 213338
STYRON, DAVID M ETAL
STYRON, DANA L
PO BOX 73
FOLEY, AL 36536

05-55-07-36-0-000-014.000
PIN: 71755
FALK, ROGER C ETUX IV G
11725 CO RD 65 SOUTH
FOLEY, AL 36535

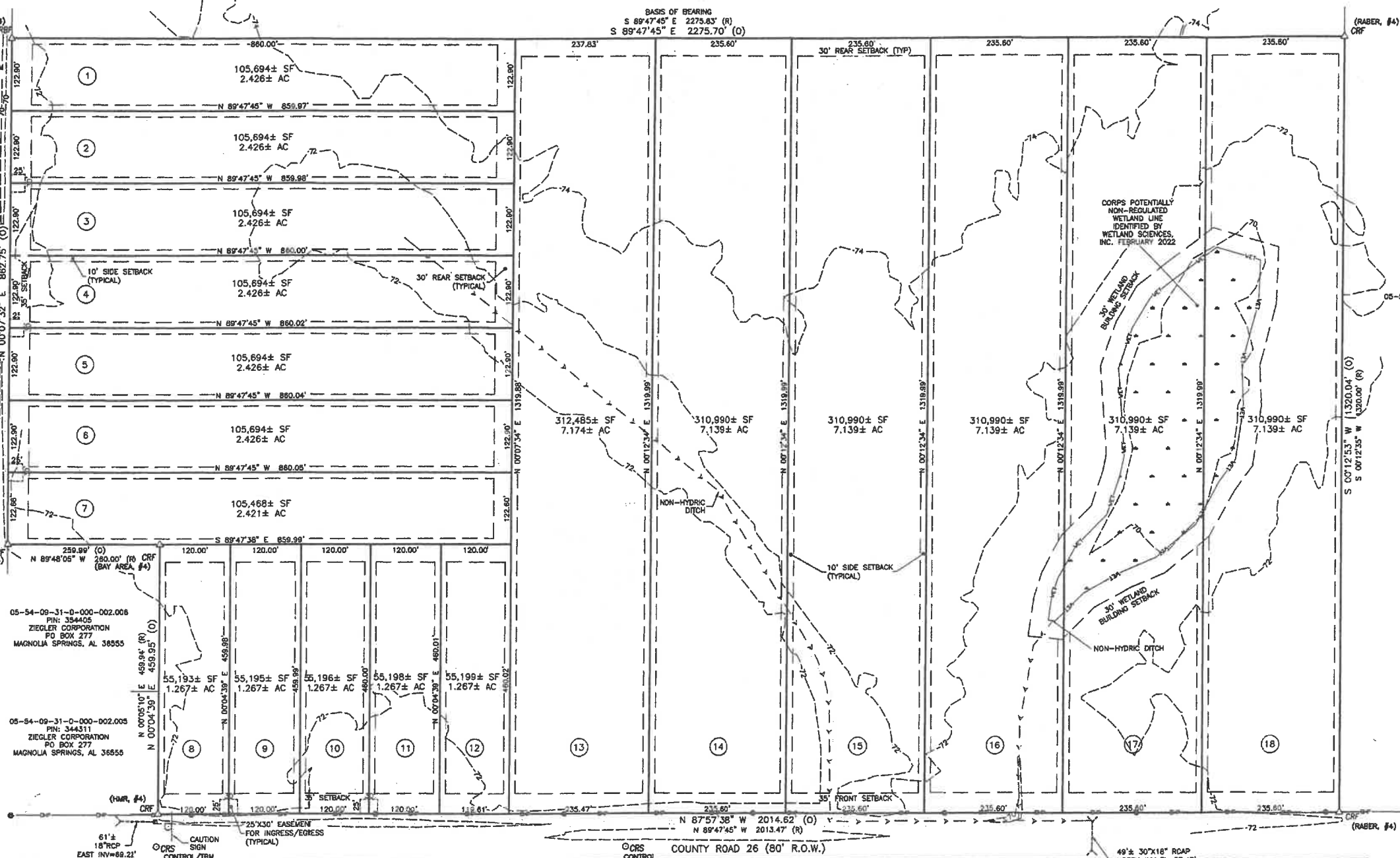
05-55-07-36-0-000-014.001
PIN: 118093
SKELTON, ROBERT ETAL
SKELTON, LISA
8933 TAYLORWOOD LN
TUSCALOOSA, AL 35405

05-55-07-36-0-000-014.002
PIN: 118092
LANTIS, WILLIAM M ETAL
LANTIS, MELINDA L
11651 CO RD 65
FOLEY, AL 36535

05-55-07-36-0-000-014.003
PIN: 118091
ADAM, JUAN CARLOS ETAL
CASTRO, YESSENIA
1789 INDIAN HILLS RD
PELHAM, AL 35124

05-55-07-36-0-000-014.004
PIN: 118094
TERRA CUIO LLC
17644 CHAROLAIS RD
FOLEY, AL 36535

05-55-07-36-0-000-015.000
PIN: 84834
UTILITIES BOARD OF THE CITY
OF FOLEY
PO BOX 2050
FOLEY, AL 36536



- LEGEND
- △ CRF CAPPED IRON ROD FOUND
 - △ CRP CRIMPED TOP PIPE FOUND
 - △ OTT OPEN TOP IRON PIPE FOUND
 - △ RBF REBAR IRON FOUND
 - △ RFF IRON PIN FOUND
 - CRS CAPPED IRON ROD SET
 - (R) RECORD
 - (W) OBSERVED
 - R.O.W. RIGHT OF WAY
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - CHAIN LINK FENCE
 - WIRE FENCE
 - LIGHT POLE
 - POWER POLE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER VALVE
 - ELECTRICAL TRANSFORMER
 - GAS METER
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - TELEPHONE PEDESTAL

SITE DATA

05-54-09-31-0-000-002.009
PIN: 398811
TOTAL AREA - 2,880,814 SF (66,186 AC)
BALDWIN COUNTY ZONING DISTRICT 34
ZONING - BALDWIN COUNTY UNZONED
NUMBER OF LOTS - 18
SMALLEST LOT - 55,193 SF
ALL LOTS HAVE COUNTY ROAD FRONTAGE
NO COMMON AREAS

BUILDING SETBACKS
FRONT - 35 FT
(75 FT FROM THE CENTERLINE OF COUNTY ROADS 26 & 65,
EACH WITH 80 FT RIGHT OF WAY)

DRAINAGE/UTILITY EASEMENTS
EXTERNAL REAR AND SIDE BOUNDARY LOT LINES: 15 FT
INTERIOR REAR AND SIDE LOT LINES: 10 FT

UTILITY PROVIDERS
RIVERA UTILITIES - WATER, GAS, ELECTRIC
CENTURYLINK - COMMUNICATIONS
SANITARY SEWER - SEWING SYSTEMS

OWNER
SMITH, JANET L ETAL SMITH, PAUL L
PO BOX 1492
ORANGE BEACH, AL 36561

BALDWIN COUNTY
ALABAMA

BEGINNING AT A REBAR AND CAP SITUATED AT THE SOUTHWEST CORNER OF LOT 1, THOMPSON SUBDIVISION, PHASE 2 (BEING A PART OF LOT 3, GIVENS SUBDIVISION), AS RECORDED ON SLIDE 261-C IN THE PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA, SAID REBAR AND CAP REPRESENTING A POINT ON THE NORTH RIGHT OF WAY LINE OF BALDWIN COUNTY ROAD NO. 26, RUN NORTH 89 DEGREES 47 MINUTES 45 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF BALDWIN COUNTY ROAD NO. 26, A DISTANCE OF 2,013.47 FEET TO A REBAR AND CAP REPRESENTING THE SOUTHWEST CORNER OF MICHIGAN SQUARE SUBDIVISION, PHASE 2, AS RECORDED ON SLIDE 2504-F IN THE PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA; RUN THENCE NORTH 00 DEGREES 05 MINUTES 10 SECONDS EAST, ALONG THE EAST LINE OF SAID MICHIGAN SQUARE SUBDIVISION, PHASE 2, A DISTANCE OF 459.94 FEET TO A REBAR AND CAP REPRESENTING THE NORTHEAST CORNER OF SAID MICHIGAN SQUARE SUBDIVISION, PHASE 2; RUN THENCE 89 DEGREES 48 MINUTES 05 SECONDS WEST, ALONG THE NORTH LINE OF SAID MICHIGAN SQUARE SUBDIVISION, PHASE 2, A DISTANCE OF 250.00 FEET TO A REBAR AND CAP REPRESENTING A POINT ON THE EAST RIGHT OF WAY LINE OF BALDWIN COUNTY ROAD NO. 65; RUN THENCE NORTH 00 DEGREES 07 MINUTES 05 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE OF BALDWIN COUNTY ROAD NO. 65, A DISTANCE OF 860.00 FEET TO A REBAR AND CAP; RUN THENCE SOUTH 89 DEGREES 47 MINUTES 45 SECONDS EAST, A DISTANCE OF 2,275.83 FEET TO A REBAR AND CAP REPRESENTING THE NORTHWEST CORNER OF THE AFOREMENTIONED THOMPSON SUBDIVISION, PHASE 2; RUN THENCE SOUTH 00 DEGREES 12 MINUTES 35 SECONDS WEST, ALONG THE WEST LINE OF SAID THOMPSON SUBDIVISION, PHASE 2, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING; CONTAINING 66.186 ACRES MORE OR LESS.

05-54-09-31-0-000-003.003
PIN: 202569
ZIEGLER CORPORATION
PO BOX 277
MAGNOLIA SPRINGS, AL 36555

05-54-09-31-0-000-003.005
PIN: 235369
ROMANSTINE, STEPHEN
ETAL ROMANSTINE, DAW
2018 HOGAN DR
GULF SHORES, AL 36542

05-54-09-31-0-000-003.006
PIN: 258958
CAMPELL, LARRY
12159 HOME PORT DR
MAUREPAS, IA 70449

05-54-09-31-0-000-003.007
PIN: 738
DILLON, LLOYD A (X INT)
ETUX, THERESA Y
11475 BARNER RD
FOLEY, AL 36535

05-54-09-31-0-000-003.008
PIN: 728
DILLON, LLOYD A (X INT)
ETUX, THERESA Y
11475 BARNER RD
FOLEY, AL 36535

05-54-09-31-0-000-003.001
PIN: 120739
DILLON, LLOYD A (X INT)
ETUX, THERESA Y
11475 BARNER RD
FOLEY, AL 36535

05-54-09-31-0-000-004.002
PIN: 120739
DILLON, LLOYD A (X INT)
ETUX, THERESA Y
11475 BARNER RD
FOLEY, AL 36535

NOTES:

1. TYPE OF SURVEY: BOUNDARY FOR SUBDIVISION - PRELIMINARY
2. RECORD DIMENSIONS BASED ON THAT INFORMATION RECORDED AS INSTRUMENT NO. 1971581 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.
3. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE OR PROVIDED BY THE CLIENT'S CONFERENCE. SETBACK LINES ESTABLISHED BY SURVEY, ORDINANCE OR RESTRICTIVE COVENANTS ARE NOT SHOWN.
4. THIS DRAWING IS THE PROPERTY OF SMITH, CLARK & ASSOCIATES. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NONTRANSFERABLE TO ANY OTHER PARTY, IT MAY NOT BE USED WITHOUT PRIOR CONSENT FROM SMITH, CLARK & ASSOCIATES.
5. THIS DRAWING IS TO SCALE WHEN PRINTED ON 24X36 PAPER IN LANDSCAPE VIEW WITH NO SCALING.
6. THE PROPERTY SHOWN HEREON IS IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD AS SCALED FROM THE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NUMBER 01003026144, COUNTY OF BALDWIN, PURSUANT TO MAP DATED APRIL 19, 2019.

DRAWN	CHECKED	APPROVED
TS	DW	DC
DATE	SCALE	
7/28/22	1"=100'	
DRAWING NUMBER	SHEET	
22-321	163/163	

FOLEY CROSSINGS SUBDIVISION
AN 18-LOT RESIDENTIAL SUBDIVISION
COUNTY ROAD 65 @ COUNTY ROAD 26
BALDWIN COUNTY - FOLEY, ALABAMA

SMITH
CLARK
ASSOCIATES
Land Surveyors

Physical Address: 11111 U.S. Hwy 31, Suite A, Spanish Fort, AL 36527 (251) 626-6484

Mailing Address: 36941 N. Hwy 31, Suite G, Box 258, Spanish Fort, AL 36527

RECEIVED
10/19/22



PLANNING COMMISSION JOINT STAFF REPORT: March 2023

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STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: **Wolf Creek PUD / Creek Ridge LLC**

REQUEST: **Prezoning to PUD**

OWNER / APPLICANT:
Creek Ridge LLC /
Chris Lieb, Lieb Eng.

ACREAGE: 43.44 ac

PIN#(s): 45501,
72378, 45500

LOCATION: N of CR12, E
& W of Clarke Ridge Rd

PROJECT DESCRIPTION:
Seeking PreZoning of
PUD while initiating
Annexation

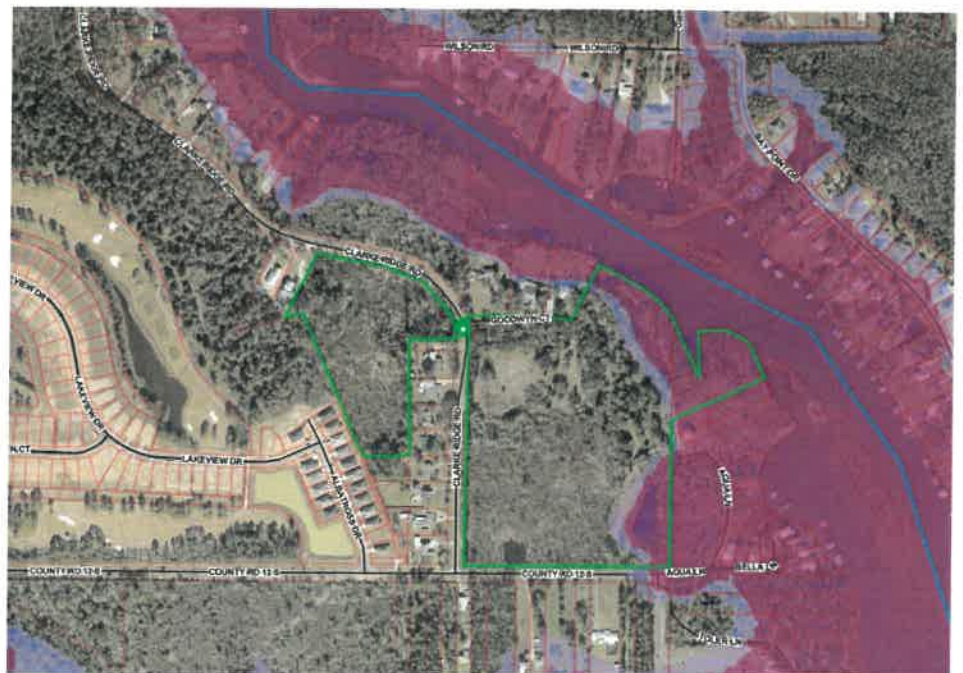
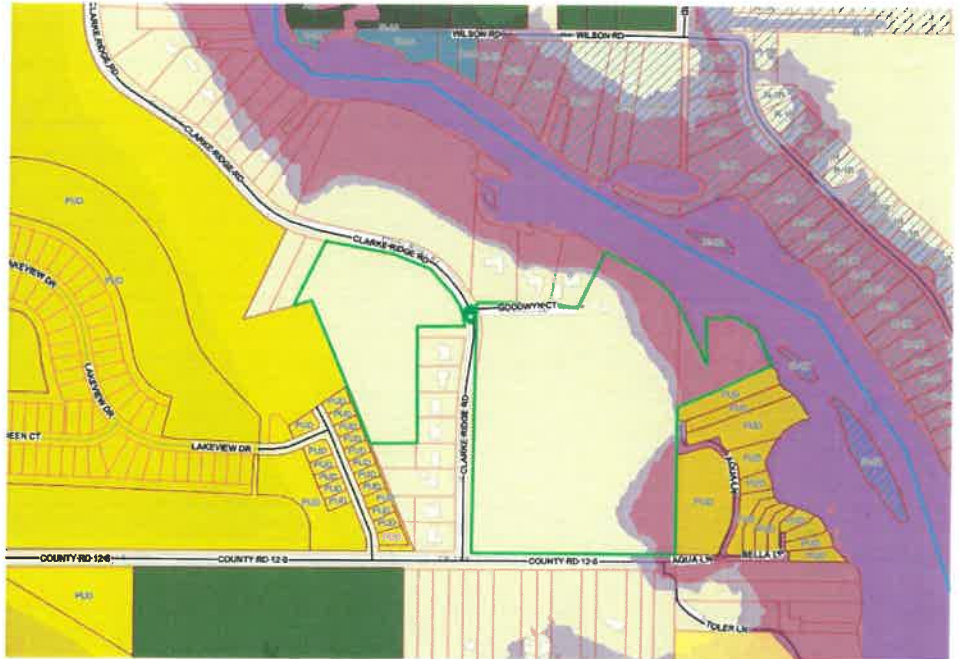
CURRENT ZONING:
RA in Baldwin County
Dist 30

REQUESTED ZONING:
City of Foley PUD

ADJACENT ZONING:
BC Dist 30 RSF-1 & RA,
City of Foley PUD

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

EXISTING LAND USE:
vacant



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

ZONING:

Miriam Boone -

USE	SFR
DENSITY	1.5 per acre
OPEN SPACE	23.37% (SUPPOSED TO BE 25%)
SMALLEST LOT	.5 acres
FRONT SETBACK	30'
REAR SETBACK	30'
SIDE YARD	10'
AMENITIES	Pier, boat docks, walking trail, recreation, boat/rv storage

ENGINEERING:

Chad Christian - Not opposed. Sewer availability form incomplete.

ENVIRONMENTAL:

Angie Eckman - Not opposed.

FIRE:


Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed. Separate the flood zone from the buildable area.



REVISIONS			
A	ISSUED FOR REVIEW	02/20/2023	

 LIEB ENGINEERING COMPANY 1290 MAIN STREET, SUITE E DAPHNE, AL 36526 PH: (251) 978-9779		NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER. ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204 ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938	
JOB NUMBER	2022-079	DRAWN BY: JLG	DATE: 10/26/2022
CHECKED BY: C.JL	APPROVED BY: C.JL	SCALE: 1"=100'	ENGR: C.JL

WOLF CREEK SUBDIVISION	
PUD PLAN	
FOLEY, AL	
OWNER: CREEK RIDGE, LLC	
SHEET NUMBER	1 OF 2