

**CITY OF FOLEY
PLANNING COMMISSION**

WORK SESSION

July 12, 2023

City Hall

Council Chambers

At 5:30 p.m.

&

MEETING

July 19, 2023

City Hall

Council Chambers

At 5:30 p.m.

**PLANNING COMMISSION
WORK SESSION AGENDA JULY 12, 2023
&
MEETING AGENDA JULY 19, 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 July 12, 2023 at 5:30 p.m. and a meeting on July 19, 2023 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

MINUTES:

Approval of the June 14, 2023 and June 21, 2023 meeting minutes.

AGENDA ITEMS:

1. Uhaul- Request for 1 year Preliminary Extension

The City of Foley Planning Commission has received a 1 year site plan extension request for UHaul. Property is located S. of Brinks Willis Rd. and E. of State Hwy. 59. Applicant is Goodwyn Mills Cawood.

Planning Commission Action:

2. Tony Loveless Duplex- Site Plan Review

The City of Foley Planning Commission has received a request for a site plan review for a duplex. Property is located at the NE corner of N. Alston St. and W. Walnut Ave. Applicant is Tony Loveless.

Planning Commission Action:

3. Phillip Long Duplex- Site Plan Review

The City of Foley Planning Commission has received a request for a site plan review for a duplex. Property is located W. of N. McKenzie St. and S. of W. Birch Ave. Applicant is Phillip Long.

Planning Commission Action:

4. Collins Aerospace- Site Plan Review

The City of Foley Planning Commission has received a request for a site plan review for Collins Aerospace. Property is located at 1300 W. Fern Ave. Applicant is Barton & Shumer Engineering, LLC.

Planning Commission Action:

5. Empower Rental Group- Site Plan Review

The City of Foley Planning Commission has received a request for a site plan review for Empower Rental Group. Property is located E. of the Foley Beach Express and S. of the Industrial Pkwy. Applicant is Jade Consulting.

Planning Commission Action:

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6. DSLH Homes (Gulf Coast) LLC- Request for PUD Modification

The City of Foley Planning Commission has received a request for a PUD Modification for Lakeview Gardens Phase 1 lot 77. Property is located at the SW corner of Putter Ln. and Chipper Ln. Applicant is DSLH Homes (Gulf Coast) LLC.

Planning Commission Action:

7. Foley BTR- Request for Minor/Exempt

The City of Foley Planning Commission has received a request for approval of the Foley BTR a minor/exempt subdivision which consists of 18.19 acres and 1 lot. Property is located at the SE corner of S. Hickory St. and County Rd. 20. Applicant is Jade Consulting.

Planning Commission Action:

8. * Freemans Resubdivision- Request for Minor/Exempt

The City of Foley Planning Commission has received a request for approval of the Freemans Resubdivision a minor/exempt subdivision which consists of 1.2 acres and 1 lot. Property is located N. of Waverly Ln. and S. of Simmons Dr. Applicant is Weygand Wilson Surveyors, LLC.

Planning Commission Action:

9. Creekside International Subdivision- Request for Minor

The City of Foley Planning Commission has received a request for approval of the Creekside International a minor subdivision which consists of 2.9 +/- acres and 1 lot. Property is S. of County Rd. 20 and W. of James Rd. Applicant is Creekside International Speedway, LLC.

Public Hearing:

Planning Commission Action:

10. Creekside International Speedway- Site Plan Review

The City of Foley Planning Commission has received a request for a site plan review for Creekside International Speedway. Property is located S. of County Rd. 20 and W. of James Rd. Applicant is Creekside International Speedway, LLC.

Planning Commission Action:

11. Underwood- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 19 +/- acres. Property is currently zoned AO (Agricultural Open Space). Proposed zoning is B-1A (Extended Business District). Property is located at the NW corner of Springsteen Ln. and US Hwy. 98. Applicant is Gary Underwood.

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Public Hearing:

Planning Commission Action:

12. Sherwood- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 8.71 +/- acres. Property is currently zoned B2 (Neighborhood Business District). Proposed zoning is R-1C (Residential Single Family). Property is located W. of S. Hickory St. on Ocala Dr. Applicant is the City of Foley.

Public Hearing:

Planning Commission Action:

13. Proposed Mills Community Park - Request for Minor

The City of Foley Planning Commission has received a request for approval of the proposed Mills Community Park a minor subdivision which consists of 33 +/- acres and 2 lot. Property is located at 17625 Breckner Rd. Applicant is the City of Foley.

Public Hearing:

Planning Commission Action:

WORK SESSION ONLY:

14. Presentation- Wayne Dyess

ADJOURN:

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The City of Foley Planning Commission held a work session on June 14, 2023 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present: Deborah Mixon, Larry Engel, Vera Quaites, Ralph Hellmich, Wes Abrams, Calvin Hare, Bill Swanson and Tommy Gebhart. Absent member was Phillip Hinesley. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Angie Eckman, Environmental Manager; Wayne Dyess, Executive Director of Infrastructure and Development; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

AGENDA ITEMS:

1. *Paxton Farms Phase 1- Request for 1 year Preliminary Extension

The City of Foley Planning Commission has received a 1 year preliminary extension request for Paxton Farms Phase 1. Property is located at the SW corner of County Rd. 12 and County Rd. 65. Applicant is Jade Consulting.

Mrs. Miriam Boone explained this is the first extension request for Phase 1 and staff is recommending approval.

2. Jon Stricklin/Paul Lartigue III Duplex Lot 5- Site Plan Review

The City of Foley Planning Commission has received a request for a site plan review for a duplex. Property is located S. of E. Michigan Ave. and E. of S. Poplar St. Applicant is New Era Construction.

Mrs. Boone explained agenda items 1 & 2 are the same duplex plans on two individual lots. She stated both items are meeting zoning requirements and staff is recommending approval.

3. Jon Stricklin/Paul Lartigue III Duplex Lot 6- Site Plan Review

The City of Foley Planning Commission has received a request for a site plan review for a duplex. Property is located S. of E. Michigan Ave. and E. of S. Poplar St. Applicant is New Era Construction.

Discussed with agenda item 1.

4. Tyler Higginbotham- Request to Rezone

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 3 +/- acres. Property is currently zoned B-3 (Local Business District). Proposed zoning is R-1R (Restricted Residential Single Family). Property is located N. of US Hwy. 98 and W. of Bender Rd. Applicant is Tyler Higginbotham.

Mrs. Boone explained the request is to rezone the property from B-3 to R-1R. She stated the requested zoning is matching the zoning of the neighboring property.

Mr. Tyler Higginbotham stated he is requesting the rezoning to build a residential home on the property.

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5. Next to Last, LLC- Request to Rezone

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 6 +/- acres. Property is currently zoned B-3 (Local Business District) and RV (Recreation Vehicle Park). Proposed zoning is RV (Recreational Vehicle Park). Property is located S. of County Rd. 20 and E. of James Rd. Applicant is Next to Last, LLC.

Mrs. Boone explained the RV Park had already received approval. She stated additional property was purchased and is being added to the development. She explained the total number of lots for the park is increasing from 38 lots to 44 lots.

Mr. Jim Brown stated he is making some adjustments to the previously approved layout which include relocating the clubhouse closer to County Rd. 20. He explained the park is going to be a very nice development.

6. Last Resort- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Last Resort which consists of 6.28 +/- acres and 44 lots. Property is located S. of County Rd. 20 and E. of James Rd. Applicant is Next to Last, LLC.

Mrs. Boone explained the subdivision is for the RV lots for agenda item #5.

7. Foley Professional Park Developer, Inc.- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 7 +/- acres. Property is currently zoned R-1A (Residential Single Family), B-1A (Extended Business District) and M-1 (Light Industrial District). Proposed zoning is PO (Preferred Office District). Property is located E. of N. McKenzie St. and S. of E. Peachtree Ave. Applicant is Foley Professional Park Developer, Inc.

Mrs. Boone explained the property is currently zoned R-1A, B-1A and M-1. She explained the requested zoning is PO.

Mr. Wayne Dyess stated he has been working with the applicant. He explained his understanding is there is interest in locating medical offices on the property.

Commissioner Hellmich stated he would like to make a recommendation that a portion of the current trees and vegetation be left in place on the property that is abutting the existing residential homes.

Mr. Dyess stated he has worked with the potential buyers on projects and does not feel they will have an issue with leaving a vegetated buffer. He explained the potential offices would be a fairly quiet use and operating between the hours of 8am to 5pm.

Commissioner Hellmich asked Mr. Dyess to reach out to the potential buyers regarding the requested vegetated buffer.

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Commissioner Engel stated he would like to see more than a 10' buffer even if the current residents have existing fences.

8. Old Town II, LLC- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 11 +/- acres. Property is currently zoned B-2 (Neighborhood Business District). Proposed zoning is R-1C (Residential Single Family). Property is located W. of S. Hickory St. and S. of Michigan Ave. Applicant is Old Town II, LLC.

Mrs. Boone stated the applicant is requesting to rezone from B-2 to R-1C. She explained the area is a part of Sherwood Subdivision. She stated the requested zone matches Sherwood and Pebble Creek Subdivision. She explained there are lots in the existing Sherwood Subdivision with residential homes that are zoned B-2. She stated at the time the homes were built residential use was allowed in a B-2 zone. She explained the Zoning Ordinance has changed and the residential use in the B-2 zone is now considered legal non-conforming. She explained the owners of the homes could potentially have issues if they decide to add onto their homes or sell the homes.

Commissioner Hellmich explained he feels the city could initiate the rezoning of the parcels. He stated he hopes there will be no issues with the road connectivity between the next phase and the existing portion of Sherwood.

Mr. Joe Rector stated the plan is to connect the roads in the new phase to the existing roads. He explained he understands there are repairs and culvert issues that are necessary and will be included in the plan for the next phase.

Mr. Dyess stated he feels the city can initiate a legislative amendment to the zoning map for the parcels that need to be rezoned from B-2 to R-1C.

9. OWA- PDD Modification

The City of Foley Planning Commission has received a request for a PDD modification to allow Helicopter Rides and a Helicopter Pad. Applicant is Brock Beall.

Mrs. Boone stated staff has been working with the applicant on the location of the helicopter pad. She explained due to the Navy and staff's request the pad was moved and will be located on the south side of the parcel.

Chairman Abrams stated he is concerned over the noise the helicopter may create for the residents in the area.

Commissioner Hellmich stated his understanding is they will be offering 2 flights a day each flight lasting 1 hour and operating after 10 am.

Mr. Dyess stated there can be some restriction placed on the approval to include the allowable noise level.

Applicant was not present at the meeting. Commissioners asked staff to reach out to the applicant regarding their questions and concerns.

Note: *Denotes property located in the Planning Jurisdiction

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10. Zoning Ordinance- Amendments

The City of Foley Planning Commission has received a request to recommend Zoning Ordinance Amendments to the Mayor and Council.

Mr. Wayne Dyess went over the proposed Foley Medical Overlay District (FMOD) with the Commissioners.

WORK SESSION ONLY:

11. Planning Jurisdiction Agreement- Discuss

Commissioner Hellmich stated the Planning Jurisdiction agreement will be expiring in July. He explained they are proposing a 6 month extension to allow time for more discussion. He stated there needs to be extensive discussion to work out some items before the city renews the agreement.

12. Presentation- Wayne Dyess

Mr. Dyess presented a training series.

ADJOURN:

Meeting adjourned at 6:30 p.m.

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The City of Foley Planning Commission held a meeting on June 21, 2023 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Wes Abrams, Calvin Hare, Phillip Hinesley, Bill Swanson and Tommy Gebhart. Absent members were: Vera Quaite, Ralph Hellmich and Larry Engel. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Angie Eckman, Environmental Manager; Wayne Dyess, Executive Director of Infrastructure and Development; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

MINUTES:

Approval of the May 10, 2023 and May 17, 2023 meeting minutes.

Commissioner Hinesley made a motion to approve the May 10, 2023 and May 17, 2023 meeting minutes. Commissioner Mixon seconded the motion. All members voted aye.

Motion to approve the May 10, 2023 and May 17, 2023 meeting minutes passes.

AGENDA ITEMS:

1. *Paxton Farms Phase 1- Request for 1 year Preliminary Extension

The City of Foley Planning Commission has received a 1 year preliminary extension request for Paxton Farms Phase 1. Property is located at the SW corner of County Rd. 12 and County Rd. 65. Applicant is Jade Consulting.

Planning Commission Action:

Mrs. Boone stated this is the first extension request and staff is recommending approval.

Commission Hare made a motion to approve the requested 1 year preliminary extension. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

Motion to approve the requested 1 year preliminary extension passes.

2. Jon Stricklin/Paul Lartigue III Duplex Lot 5- Site Plan Review

The City of Foley Planning Commission has received a request for a site plan review for a duplex. Property is located S. of E. Michigan Ave. and E. of S. Poplar St. Applicant is New Era Construction.

Planning Commission Action:

Mrs. Boone stated the request is meeting the form based zoning code requirements and staff is recommending approval.

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

Commissioner Swanson asked about the façade.

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Staff stated their understanding is that the façade of the duplex would be hardie plank.

All Commissioners voted aye.

Motion to approve the requested site plan passes.

3. Jon Stricklin/Paul Lartigue III Duplex Lot 6- Site Plan Review

The City of Foley Planning Commission has received a request for a site plan review for a duplex. Property is located S. of E. Michigan Ave. and E. of S. Poplar St. Applicant is New Era Construction.

Planning Commission Action:

Mrs. Boone stated staff is recommending approval of the site plan.

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

Motion to approve the requested site plan passes.

4. Tyler Higginbotham- Request to Rezone

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 3 +/- acres. Property is currently zoned B-3 (Local Business District). Proposed zoning is R-1R (Restricted Residential Single Family). Property is located N. of US Hwy. 98 and W. of Bender Rd. Applicant is Tyler Higginbotham.

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 recommend the requested rezoning to the Mayor and Council. Commissioner Hare seconded the motion. All Commissioners voted aye.

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

5. Next to Last, LLC- Request to Rezone

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 6 +/- acres. Property is currently zoned B-3 (Local Business District) and RV (Recreation Vehicle Park). Proposed zoning is RV (Recreational Vehicle Park). Property is located S. of County Rd. 20 and E. of James Rd. Applicant is Next to Last, LLC.

Public Hearing:

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

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Planning Commission Action:

Mrs. Boone stated staff is recommending approval of the rezoning.

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

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

6. Last Resort- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Last Resort which consists of 6.28 +/- acres and 44 lots. Property is located S. of County Rd. 20 and E. of James Rd. Applicant is Next to Last, LLC.

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 Gebhart made a motion to approve the requested preliminary. Commissioner Hare seconded the motion. All members voted aye.

Motion to approve the requested preliminary passes.

7. Foley Professional Park Developer, Inc.- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 7 +/- acres. Property is currently zoned R-1A (Residential Single Family), B-1A (Extended Business District) and M-1 (Light Industrial District). Proposed zoning is PO (Preferred Office District). Property is located E. of N. McKenzie St. and S. of E. Peachtree Ave. Applicant is Foley Professional Park Developer, Inc.

Public Hearing:

Mr. Harry Bruhn resident of 113 Washington Blvd. stated he has concerns regarding a buffer between any potential buildings on the property and his home.

Mrs. Boone explained it is her understanding the property would be used as an extension of the current medical park in the area. She stated at the work session meeting a natural buffer requirement was discussed.

Ms. Lisa Daniels resident of 115 Washington Ave. stated she is concerned about the potential height of the buildings.

Staff stated the allowable maximum height is 50' and 3 stories in a PO zone.

Mrs. Boone stated the minutes will reflect the neighboring property owners' concerns.

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Planning Commission Action:

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

Commissioner Hinesley asked if a condition can be placed on the recommendation to limit the height of the buildings.

Mrs. Boone stated a height restriction cannot be placed on the recommendation due to the requested zone being PO. She explained Wayne Dyess is in communication with the owners and is making them aware of the neighboring residents' concerns.

Commissioner Mixon seconded the motion. All Commissioners voted aye.

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

8. Old Town II, LLC- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 11 +/- acres. Property is currently zoned B-2 (Neighborhood Business District). Proposed zoning is R-1C (Residential Single Family). Property is located W. of S. Hickory St. and S. of Michigan Ave. Applicant is Old Town II, LLC.

Public Hearing:

Mrs. Ginger Harrelson owner of Beach Ball Properties explained she operates a commercial laundry for her vacation rentals on Fielding Dr. She stated there is a lot of commercial activity currently located on Fielding Dr. She stated she is not opposed to the request but is concerned about possible complaints from future residents in the area. She asked that her concerns be noted in the record.

Mrs. Boone explained there was previously an approved preliminary plat for the area. She stated it is her understanding there are new owners of the property.

Mrs. Darrelyn Dunmore stated she lives on Ocala Dr. She explained her concern is how the new portion of the subdivision will fit into the current Sherwood Subdivision. She stated there are currently 19 properties located in Sherwood that are still zoned B2. She explained they would like the city to consider changing the existing zoning of the 19 residential properties from B-2 to R-1C.

Chairman Abrams stated the issue of the rezoning of the 19 residential lots was discussed at the work session. He explained if the rezoning is done as one unit the direction for that action will have to come from the Mayor.

Mrs. Boone explained at the time the lots were platted residential use was allowed in a B-2 zone. She stated the Zoning Ordinance has changed and does not currently allow a standalone residential use. She explained the request for the rezoning has been discussed and she will get confirmation on the path that needs to be taken.

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Mrs. Carolin Ridout resident of 2542 Ocala Dr. asked if there was a way to restrict the elevation of the future homes to match the existing homes. She stated several of the homes backing up to this area have pools in their backyards. She asked what is going to be done in regards to the roads and infrastructure to assist the residents with the traffic on Hickory St.

Mr. Chad Christian stated a full traffic study will be done which will determine if any improvements will be required.

Mr. Joe Rector with Mullins stated Baldwin County has jurisdiction over Hickory St. and are looking at doing improvements in the area.

Mr. Scott Ridout resident of 2542 Ocala Dr. stated he has concerns over construction vehicles using the current roads.

Mr. Joe Rector stated there will be a construction entrance which will not affect the existing roads within the subdivision.

A resident asked when the construction would start.

Mr. Rector stated the rezoning is the first step in the process. He explained construction plans will have to be done and approved. He stated the construction may not begin for another year.

A resident asked about the builder and size of the proposed homes.

Commissioner Abrams stated the Commission has no control over the builder or size of homes.

Mr. Rector stated the proposed lot sizes are consistent with the current lots within Sherwood.

Ms. Michelle Waldrop resident of 2566 Ocala Dr. stated there is currently a lot of wildlife in the area. She stated the deer, raccoon, rabbits and owl will have nothing and these animals need somewhere to go.

A resident asked if there would be a buffer left between the existing homes and the property being rezoned when it is developed.

Mrs. Boone stated there is currently a common area behind the current homes.

Planning Commission Action:

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

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

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9. OWA- PDD Modification

The City of Foley Planning Commission has received a request for a PDD modification to allow Helicopter Rides and a Helicopter Pad. Applicant is Brock Beall.

Planning Commission Action:

Mrs. Boone stated Commissioner had questioned at a previous meeting how many flights will be offered a day.

Mr. Brock Beall stated he anticipates anywhere from 25 to 30 flights a day. He explained they will be offering several flight options which will include a 3 minute flight as well as a flight to Fort Morgan, Perdido Beach and to the Pirates Cove area. He stated they are flexible with the paths and have worked with the Navy on the proposed flight path plans. He explained they currently are operating out of the Foley Airport.

Commissioners expressed concern over noise possibly interfering with the church and subdivisions located in the area and discussed a possible operating start and ending time.

Mr. Beall explained an EMS helicopter is approximately 125 decibel and the helicopter he will be using is approximately 79 decibel. He stated the helicopter he flies will be much quieter than an EMS helicopter. He explained there will be no noise heard on land once the Helicopter is at 500' and the noise decreases when the speed is lowered as the helicopter approaches the landing area.

Commissioner Hare made a motion to approve the requested PDD modification with the restriction that flight operating hours will be no earlier than 10:00 a.m. and no later than sunset Monday-Saturday and no flights will operate before 12:30 p.m. and not later than sunset on Sundays. Commissioner Gebhart seconded the motion.

Mr. Beall stated they will be offering use of the helipad to emergency services as a landing zone.

All Commissioners voted aye.

Motion to approve the requested PDD modification with the restriction that flight operating hours will be no earlier than 10:00 a.m. and no later than sunset Monday-Saturday and no flights will operate before 12:30 p.m. and not later than sunset on Sundays passes.

10. Zoning Ordinance- Amendments

The City of Foley Planning Commission has received a request to recommend Zoning Ordinance Amendments to the Mayor and Council.

Public Hearing:

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

Planning Commission Action:

Note: *Denotes property located in the Planning Jurisdiction

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Commissioner Gebhart made a motion to recommend the requested zoning ordinance amendments to the Mayor and Council. Commissioner Swanson seconded the motion. All Commissioners voted aye.

Motion to approve the requested zoning ordinance amendments to the Mayor and Council passes.

11. Planning Jurisdiction Agreement

Planning Commission Action:

Chairman Abrams made a motion to approve a 6 month extension for the Planning Jurisdiction Agreement. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to approve a 6 month extension for the Planning Jurisdiction Agreement passes.

ADJOURN:

Chairman Abrams adjourned the meeting at 6:23 p.m.



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

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STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: U-Haul

REQUEST:
Site Plan Extension

OWNER / APPLICANT:
U-Haul/ Goodwyn Mills
Cawood

ACREAGE: 3.81 ac

PIN#(s):
10012 & 20917

LOCATION:
S of Brinks Willis Rd,
E of State Hwy 59

PROJECT DESCRIPTION:
Site Plan Extension-
The land disturbance
package will be
submitted this week.

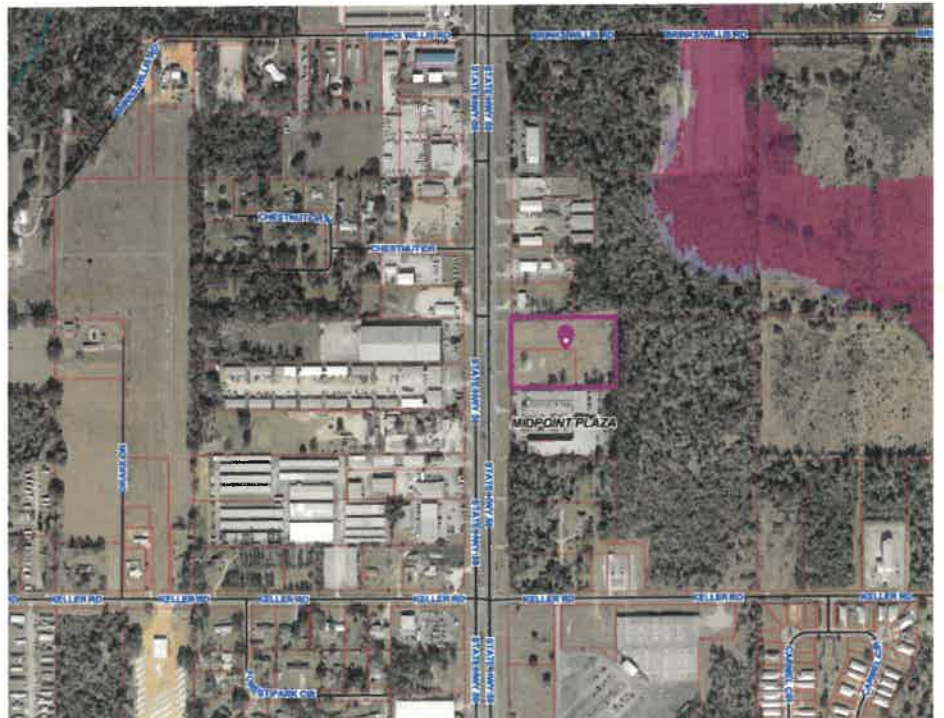
CURRENT ZONING:
B-1A

REQUESTED ZONING:
N/A

ADJACENT ZONING:
B-1A on all sides

FUTURE LAND USE:
RCC, Retail/Commercial
Concentration

EXISTING LAND USE:
U-Haul parking



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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 - The request is for a 1-year extension to their site plan. The LDP will be submitted this week.

ENGINEERING:

Chad Christian - Engineering is not opposed.

ENVIRONMENTAL:

Angie Eckman - Not opposed.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.



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June 22, 2023

City of Foley Planning Commission

Goodwyn Mills Cawood

RE: UHaul Site Plan

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

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

www.gmcnetwork.com

Please accept this letter as a formal request for an extension of the site plan application due to expire on July 20, 2023. Said extension will be for one year from the current date of expiration. Also please note the Land Disturbance Package will be submitted this week.
Thank you for you help on this matter.

Sincerely,

GOODWYN MILLS CAWOOD, LLC

A handwritten signature in black ink that reads 'Amanda Thompson'.

Amanda Thompson, P.E.
Project Manager



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Goodwyn Mills Cawood

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

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

www.gmcnetwork.com

NARRATIVE REPORT

DATE: June 20, 2022

PROPERTY OWNER: AMERCO Real Estate Company

APPLICANT: U-Haul of Southern Alabama – Chad Rome

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

CASE NUMBER: _____

REQUEST: Site Plan Approval

PROJECT ADDRESS: 8220 Highway 59, Foley, AL 36535

DESCRIPTION OF REQUEST:

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

EXISTING CONDITIONS:

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

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

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

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

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

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



RECEIVED
06/20/22 AC

Building Communities

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

PROPOSED SELF-STORAGE DEVELOPMENT DESCRIPTION:

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

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

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

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

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

SUSTAINABILITY:

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

THE U-HAUL STORE:

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

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

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

COMMUNITY BENEFITS:

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

SIGNIFICANT POLICIES:

Hours of Operation:

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

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

SECURITY FEATURES:

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

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

TRAFFIC STUDY:

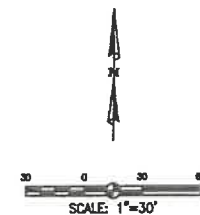
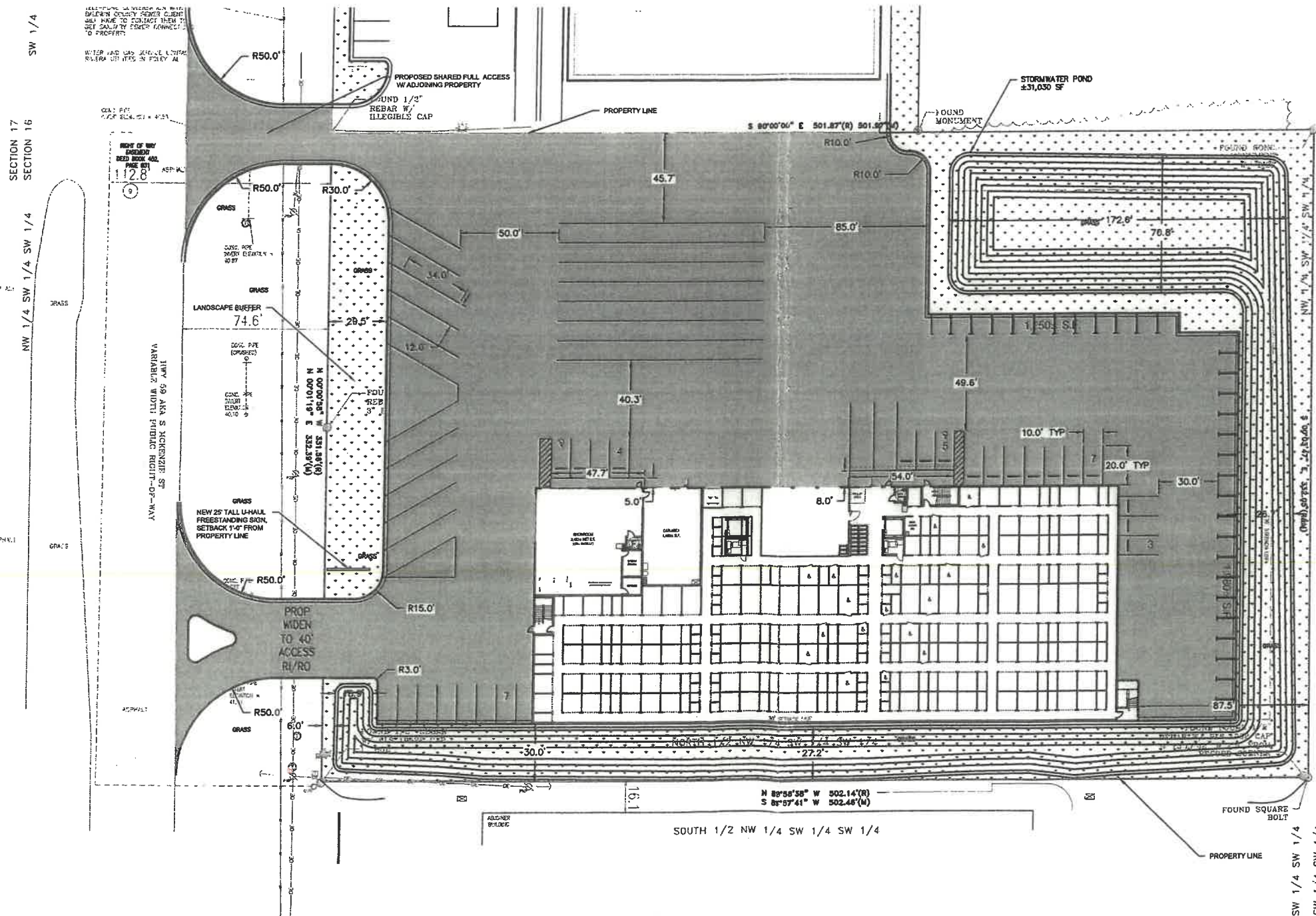
- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing, and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary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

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

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

LEGEND

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



23
GMC

2860 East Chase Lane Suite 200
Montgomery, AL 36117
T 334.271.3200

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

U-HAUL OF FOLEY
FOLEY, AL

ABCi Project #
GMC Project CMOB220022

SITE PLAN

C-101
3 of 10



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

24

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Tony Loveless Duplex

REQUEST: Site Plan Approval

OWNER / APPLICANT:
Tony Loveless

ACREAGE: 11,680 sf

PIN#(s): 33090

LOCATION:
NE corner of N Alston &
W Walnut

PROJECT DESCRIPTION:
Duplex

CURRENT ZONING:
R-2

REQUESTED ZONING:
n/a

ADJACENT ZONING:
R-2

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

25

ZONING:

Miriam Boone - Staff review shows it appears to meet zoning requirements

ENGINEERING:

Chad Christian - LDP does not apply to duplexes.

ENVIRONMENTAL:

Angie Eckman - Will need an E&S Permit.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.

To: The City of Foley Community Development and Planning Commission

Re: Duplex site plan approval

26

Please accept this letter as request for site plan approval for the attached referenced new construction duplex located at 122 W. Walnut Avenue in Foley. PPIM 33090.

Based on the City of Foley requirements the following information is provided for your review:

Survey: Attached

Site plan: Attached

Duplex occupancy: Each unit is 3 bedrooms, 2 1/2 baths

Living space: 3,672 Total SQ FT heated and cooled

Building height: 25' 8"

Setbacks: 30', 30', 56' and 10' (see attached)

Parking spaces: 3 per unit (total 6)

Total lot area: 11,680 sq ft

Landscaping: 1,200 sq ft, required 1,168 sq ft

Architectural Details: 3 different facade recesses, Porch columns with base and crown molding, 26% transparency on facade

Building facade: 3 different facade recesses

Transparency: 26% of front covered in windows exceeding the 20% requirement

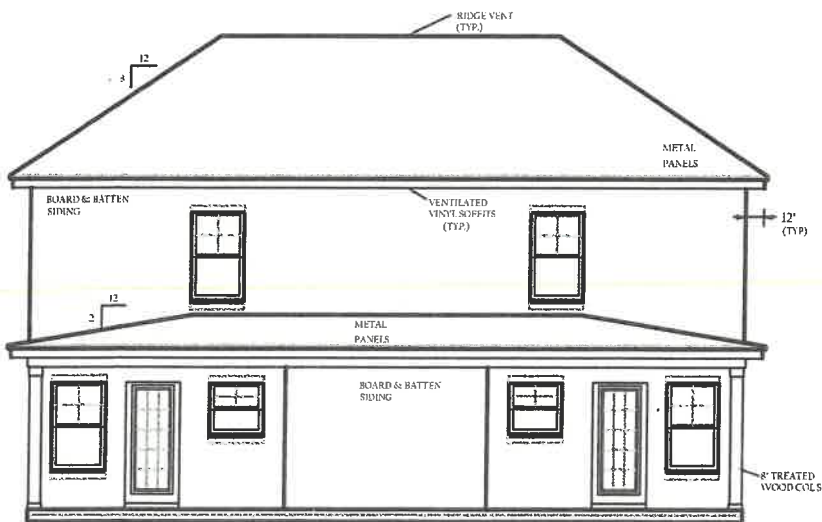
Thank you for looking at my submission and let me know if anything else is required.



27



FRONT ELEVATION



REAR ELEVATION

FRONT ELEVATION
SURFACE AREA 288.30 SQ FT
GLASS AREA 75.50 SQ FT

TOTALS

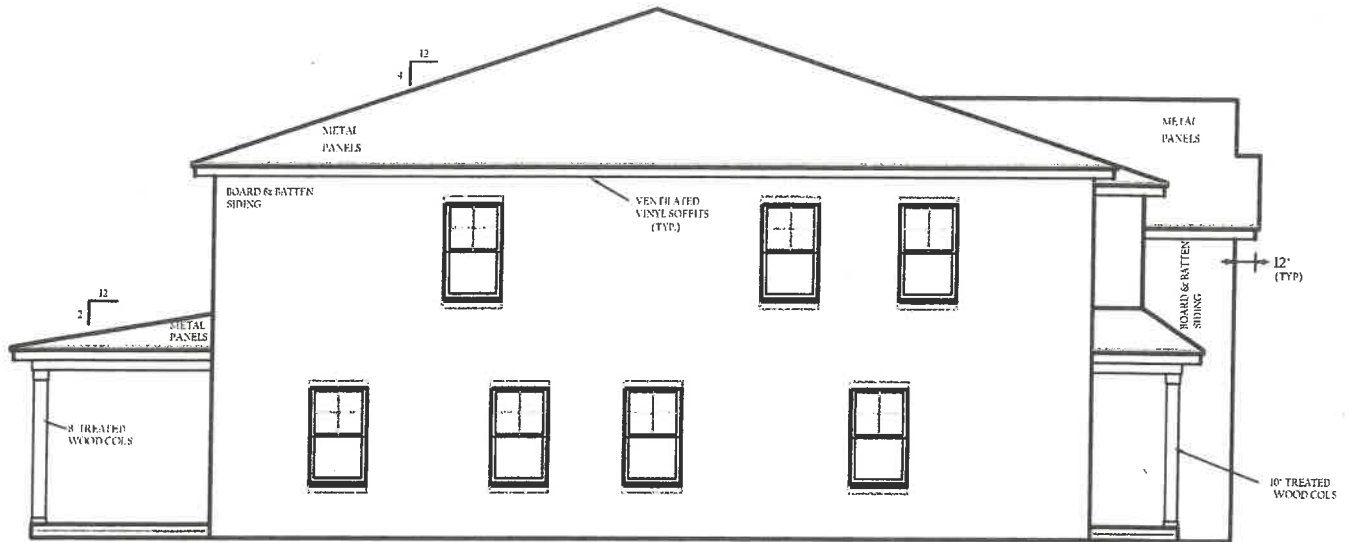
FIRST FLOOR - 1853 SQ FT HEATED
SECOND FLOOR - 1819 SQ FT HEATED
PORCHES & STORAGE - 450 SQ FT UNHEATED

6/13/23
RECEIVED

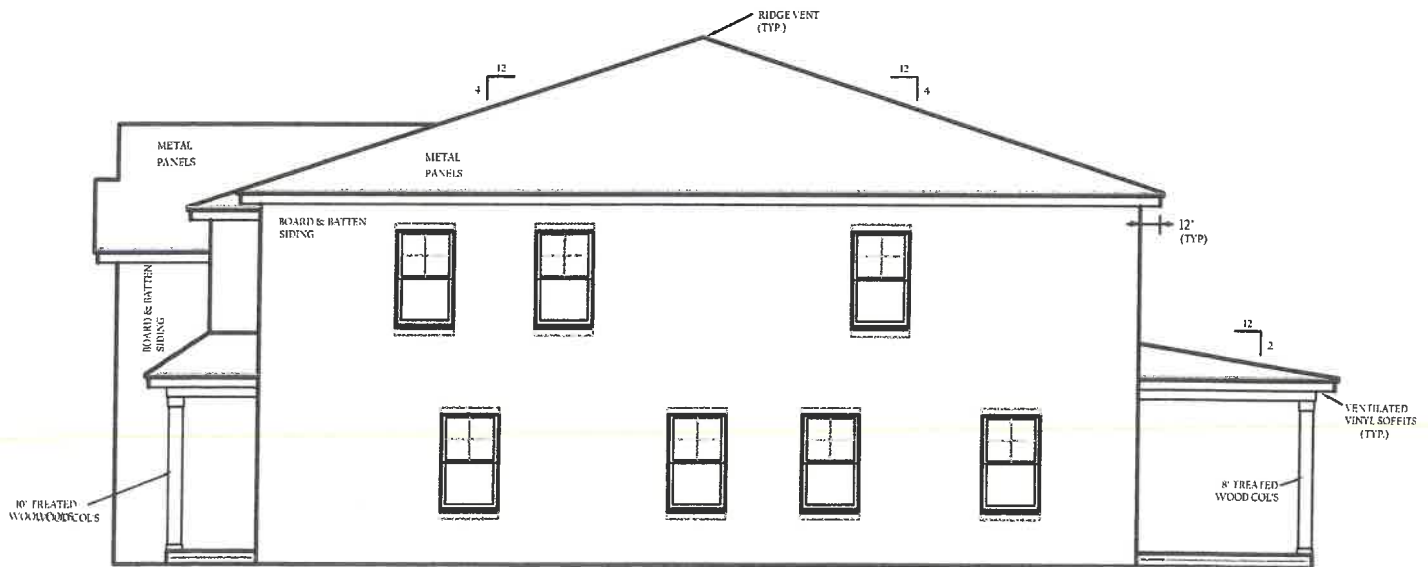
PLAN F

8' 0" CROWN HEIGHT

38



LEFT ELEVATION



RIGHT ELEVATION

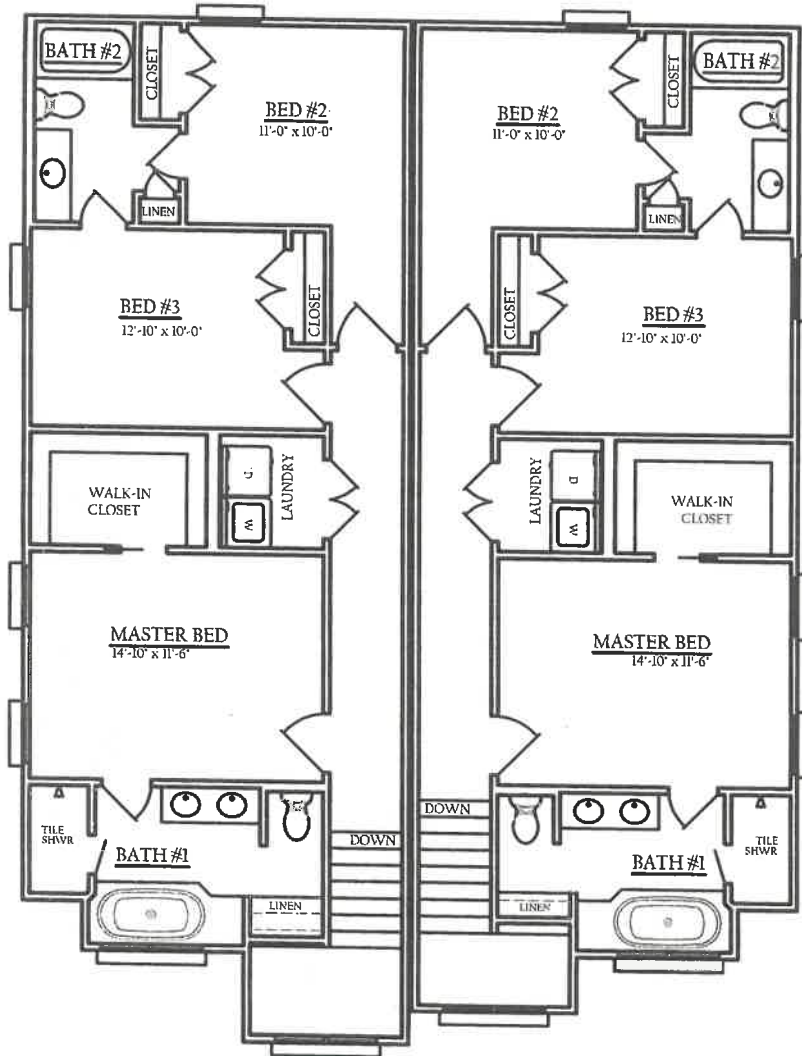
TOTALS

FIRST FLOOR - 1853 SQ FT HEATED
 SECOND FLOOR - 1819 SQ FT HEATED
 PORCHES & STORAGE - 450 SQ FT UNHEATED

6/13/23
 RECEIVED

29

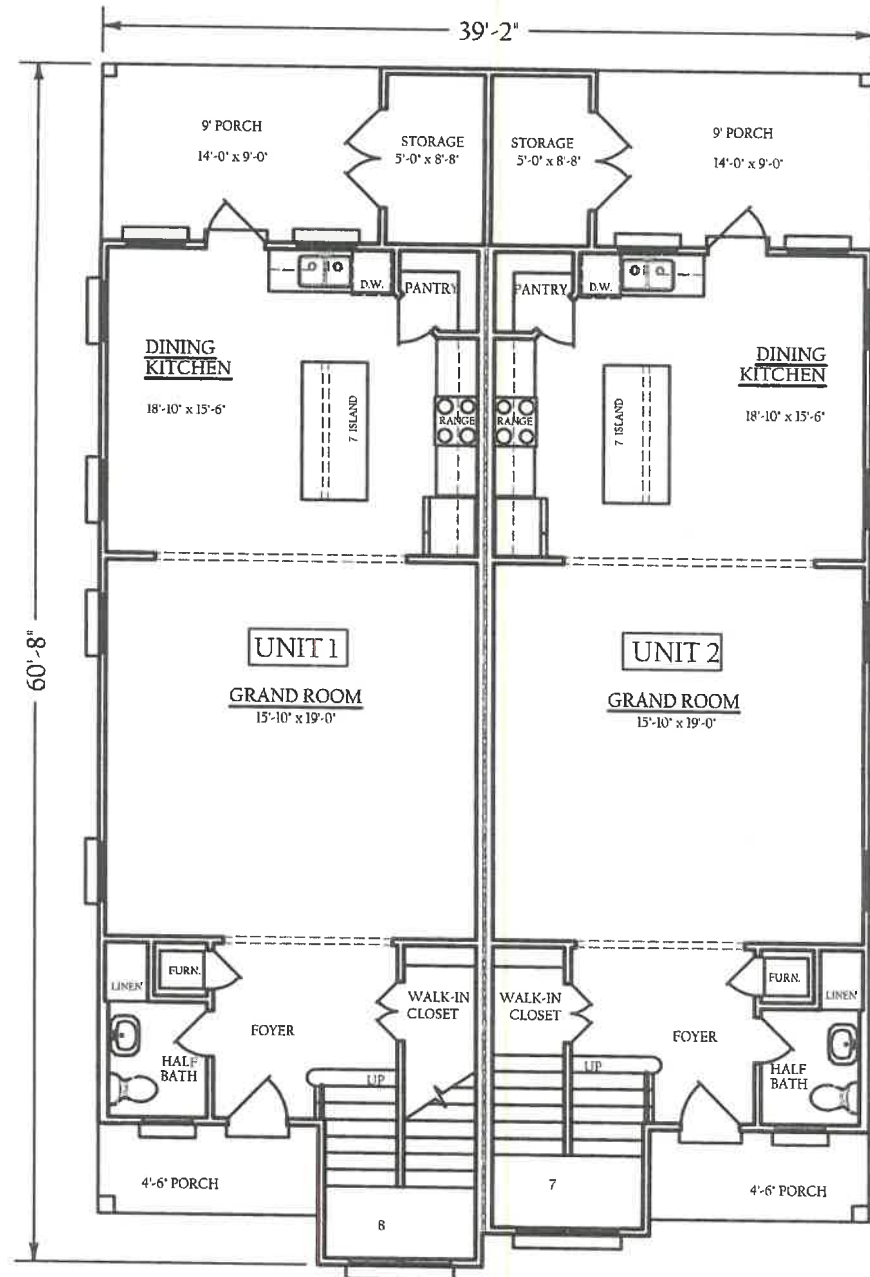
PRELIMINARY ONLY



SECOND
FLOOR PLAN

EACH UNIT

FIRST FLOOR -	934	SQ FT HEATED
SECOND FLOOR -	914	SQ FT HEATED
PORCHES & STORAGE -	225	SQ FT UNHEATED



FIRST
FLOOR PLAN

PLAN F

8'-0" CEILING HEIGHT

6/13/2023
RECEIVED

By visiting a house to build, and
through understanding it is established:

house construction

plan number

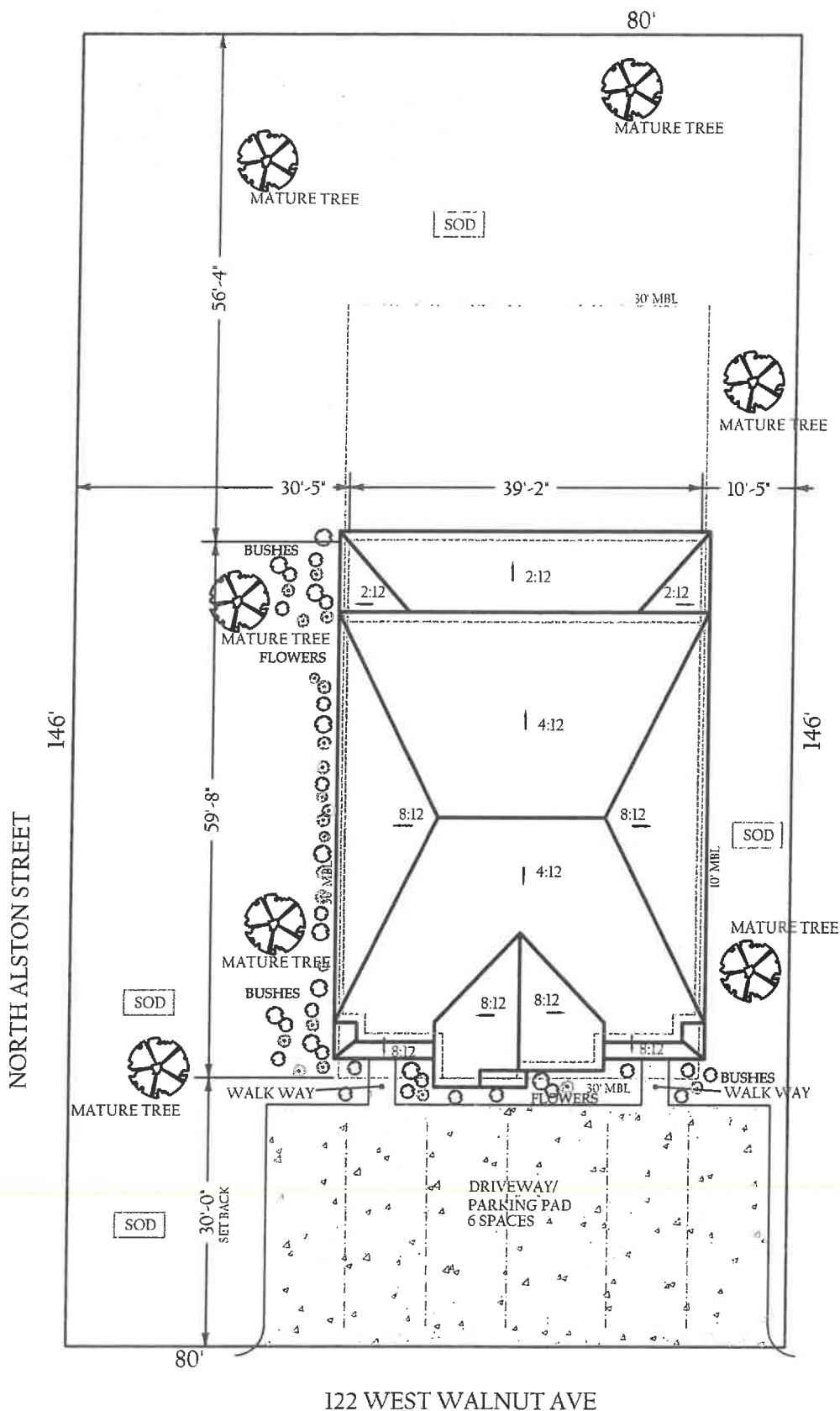
TOTALS

FIRST FLOOR -	1853	SQ FT HEATED
SECOND FLOOR -	1819	SQ FT HEATED
PORCHES & STORAGE -	450	SQ FT UNHEATED

PLAN F

8' 0" CEILING HEIGHT
UNLESS OTHERWISE NOTED

30



122 WEST WALNUT AVE
BALDWIN COUNTY
FOLEY, AL

CITY WATER & SEWER
SLOPE LOT 6' 1st 10' FROM HOUSE
LOT GRADING AS PER BUILDING CODE

LOT AREA - 11,680 SQ FT
FOUNDATION AREA - 2,295 SQ FT
PROPOSED FRONT & SIDE YARD
LANDSCAPING = 1,170 SQ FT

plan number

23-380

By Design inc

bydesigndrafting.org

By wisdom a house is built, and
through understanding it is established;
through knowledge its rooms are
filled with rare and beautiful treasures.

6/13/23
RECEIVED AC



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

31

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Phillip Long W Birch Duplex

REQUEST: Site Plan Approval

OWNER / APPLICANT:
L & W Properties, LLC

ACREAGE: .34 ac

PIN#(s): 102806

LOCATION:
W of N McKenzie &
S of W Birch

PROJECT DESCRIPTION:
Duplex

CURRENT ZONING:
R-2

REQUESTED ZONING:
n/a

ADJACENT ZONING:
B-1A to N & E,
R-2 to S & W

FUTURE LAND USE:
RCC, Retail/Commercial
Concentration

EXISTING LAND USE:
Vacant



32

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

ZONING:

Miriam Boone - Staff review shows it appears to meet zoning requirements

ENGINEERING:

Chad Christian - LDP does not apply to duplexes.

ENVIRONMENTAL:

Angie Eckman - Will need an E&S Permit.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.

To: City of Foley Community Development and Planning Commission

Re: Duplex site plan approval

Please accept this letter as request for site plan approval for the attached referenced new construction duplex located on Birch Ave in Foley.

The proposed duplex lot is directly behind Arrow Exterminating on Birch Ave. PPIN 102806 (Request for 911 address has been made and site map is included.)

Based on City of Foley requirements the following information is provided for your review:

Site Plan – See attached

Survey – See attached

Duplex Occupancy - 10

2100 Square feet heated and cooled living space

Building Height – 22'4"

Setbacks — See attached

Parking spaces per unit (total 6)

Total lot area 14,600

Front yard landscaping requirement 10% of total lot area =1,460 Sf. Proposed 2,716 sf landscaping in front yard.

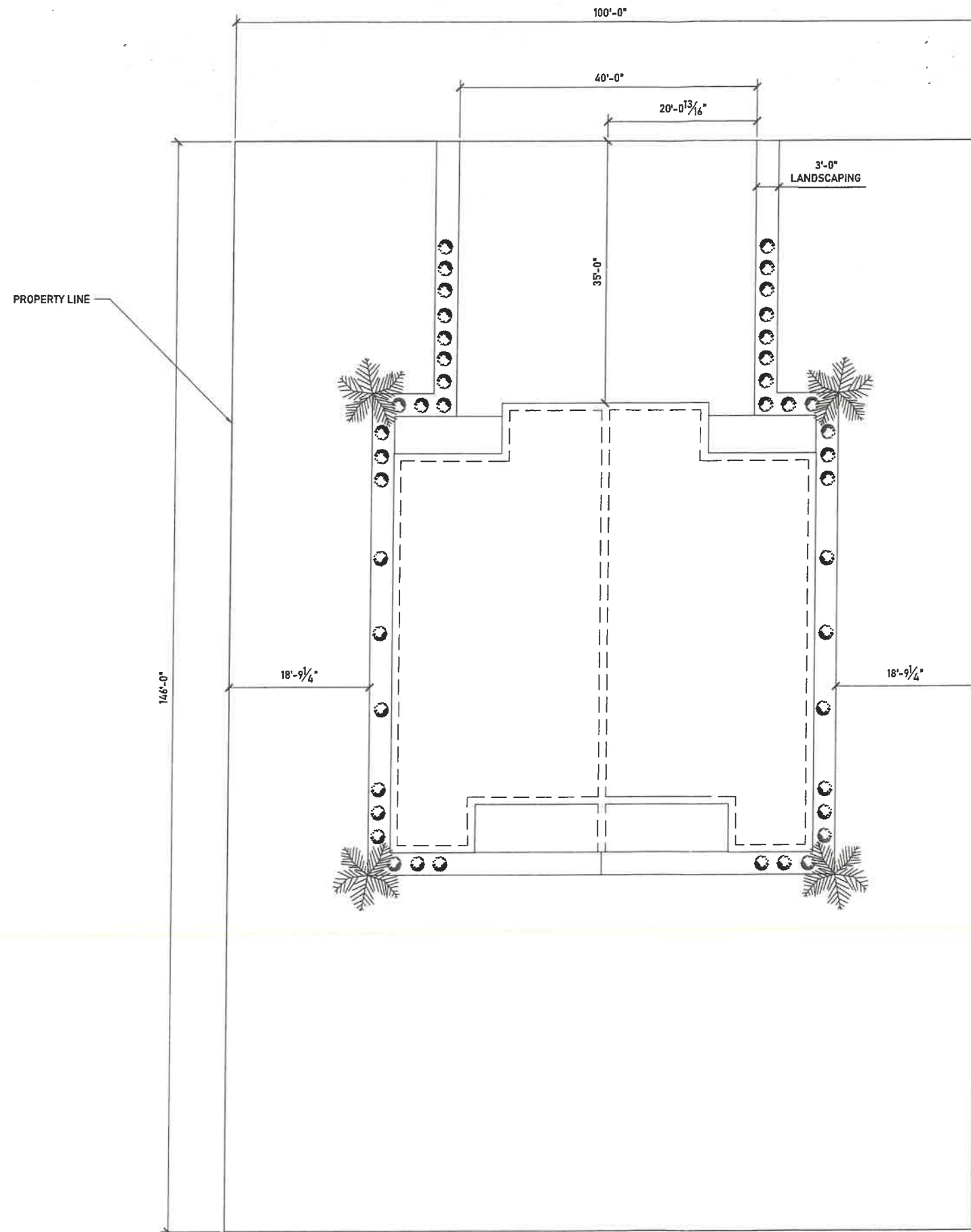
Architectural Detail- Building will be cottage style with

Hardie Board and Batton with Metal roof. — Front porch is recessed

Transparency — 22% of building width in front covered in windows exceeding the 20% requirement

Please let me know if any additional information is required.





BIRCH AVENUE
SCALE : 1/8" = 1'-0"

PARCEL ID :
5404174000009009

Notes:

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3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, SERVICE ENGINEER'S AND COASTAL ALABAMA COMMUNITY COLLEGE DRAWINGS AND SPECIFICATIONS.

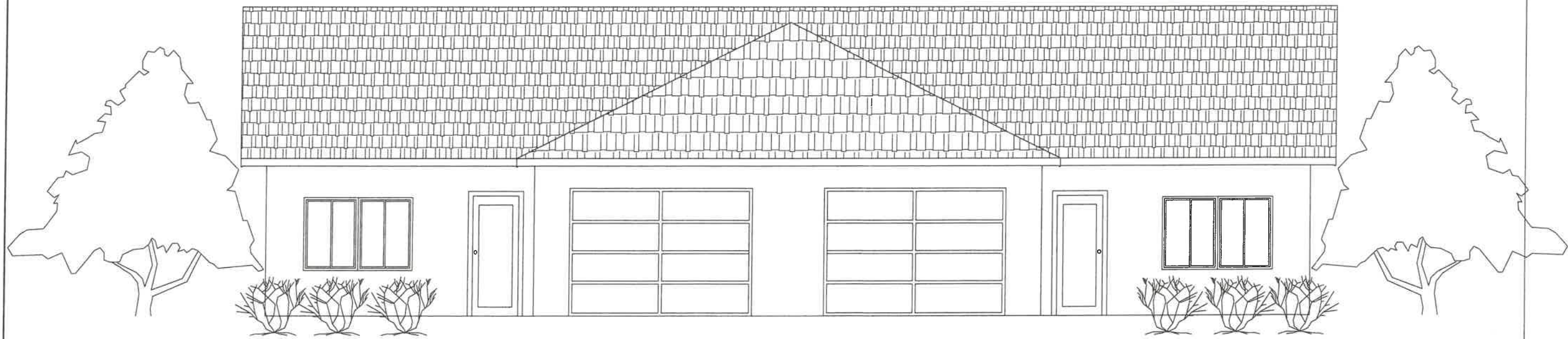
34

A	INITIAL RELEASE	ME	2022
REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FOR REVIEW		

COASTAL ALABAMA
COMMUNITY COLLEGE
1900 Hwy. 31 South
Bay Minette, AL 36507
800-381-3722
www.coastalalabama.edu

CLIENT: CACC-ENG. GRAPHICS
1900 HWY. 31 SOUTH BLDG. B
BAY MINETTE, AL 36507
DDT-132 ARCHITECTURAL DRAFTING
ARCHITECT: EMMA LONG
egl0039@student.coastalalabama.edu

SITE:	BIRCH AVENUE FOLEY, AL.		
TITLE:	5404174000009009		
SCALE AT A1:	DATE:	DRAWN:	CHECKED:
AS NOTED	2023	USER	LONG
PROJECT NO:	DRAWING NO:	REVISION:	
DDT132	P1.0	A	



BIRCH AVENUE
SCALE : 3/8" = 1'-0"



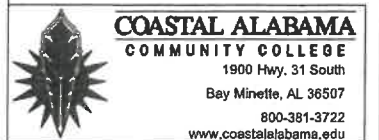
PARCEL ID :
5404174000009009

Notes:

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35

A	INITIAL RELEASE	ME	2022
REV:	DESCRIPTION:	BY:	DATE:
STATUS: FOR REVIEW			

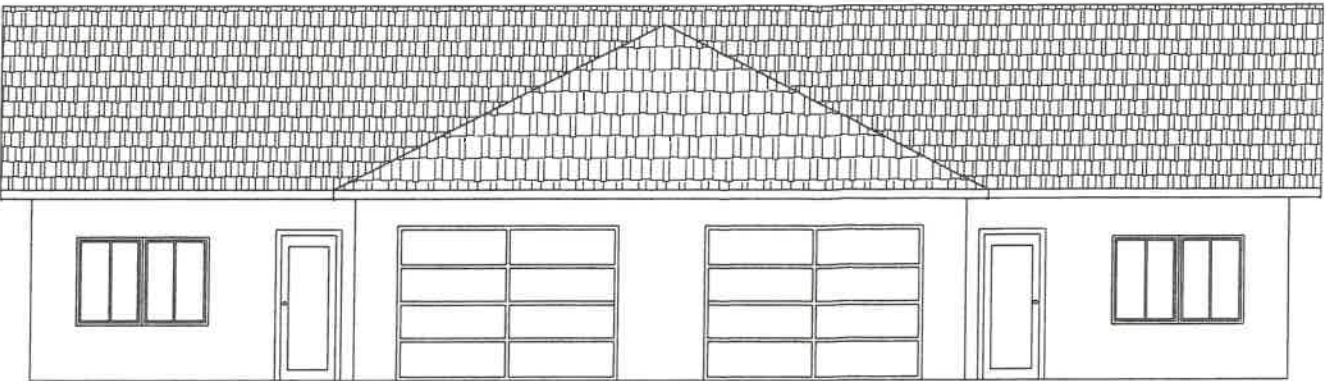


CLIENT:	CACC-ENG. GRAPHICS 1900 HWY. 31 SOUTH BLDG. B BAY MINETTE, AL 36507 DDT-132 ARCHITECTURAL DRAFTING
ARCHITECT:	EMMA LONG egl0039@student.coastalalabama.edu

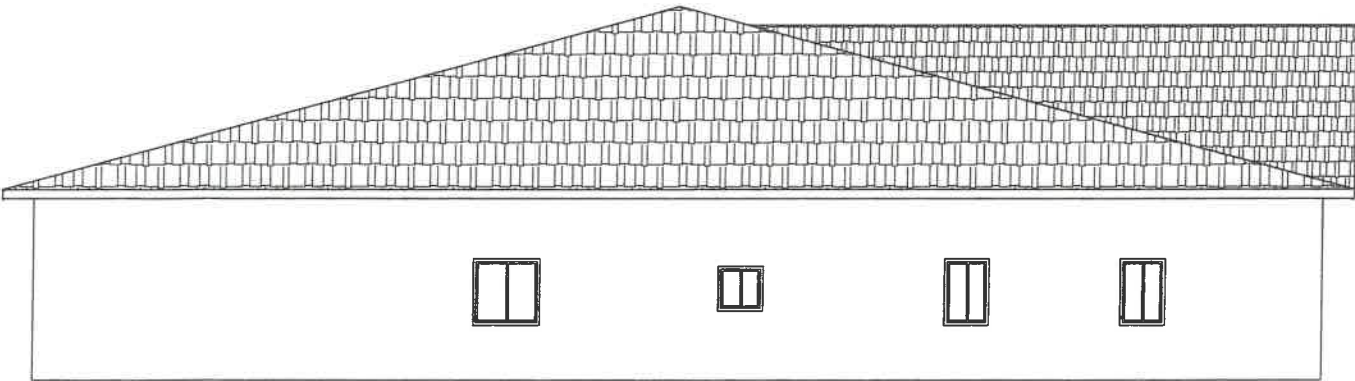
SITE:	BIRCH AVENUE FOLEY, AL.
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TITLE:	5404174000009009
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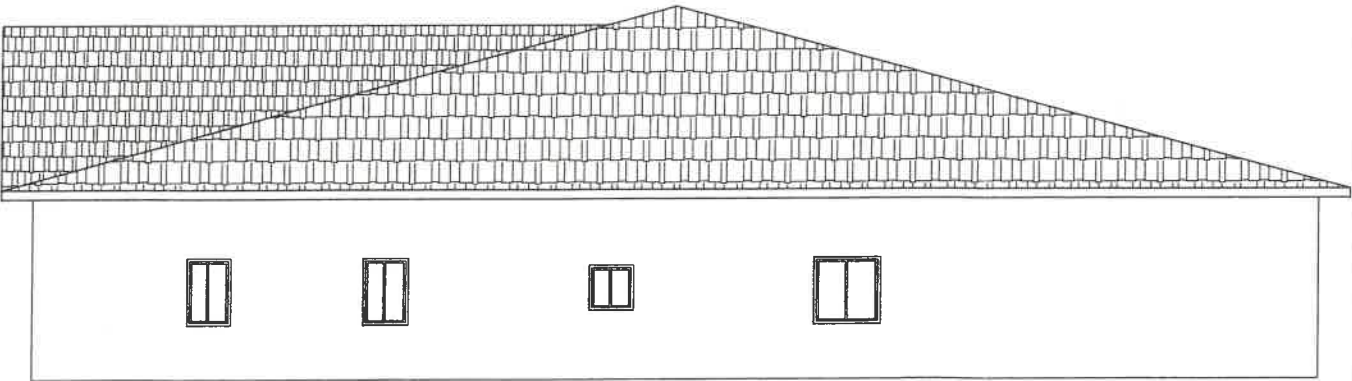
SCALE AT A1:	DATE:	DRAWN:	CHECKED:
AS NOTED	2023	USER	LONG
PROJECT NO:	DRAWING NO:	REVISION:	
DDT132	P1.0	A	



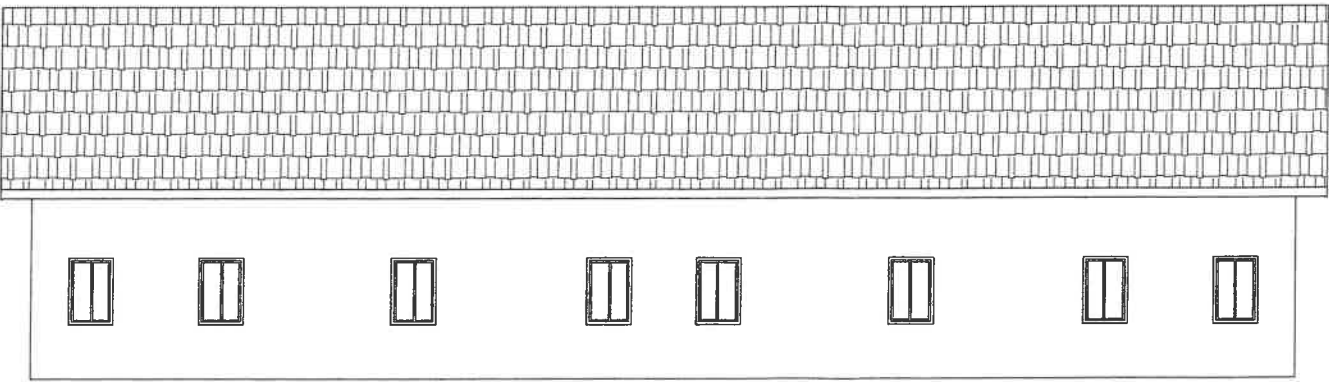
FRONT ELEVATION
SCALE : 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE : 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE : 1/4" = 1'-0"



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

Notes:

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3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, SERVICE ENGINEER'S AND COASTAL ALABAMA COMMUNITY COLLEGE DRAWINGS AND SPECIFICATIONS.

36

A	INITIAL RELEASE	ME	2022
REV:	DESCRIPTION:	BY:	DATE:
STATUS: FOR REVIEW			

COASTAL ALABAMA
COMMUNITY COLLEGE
1900 Hwy. 31 South
Bay Minette, AL 36507
800-381-3722
www.coastalalabama.edu

CLIENT: CACC-ENG. GRAPHICS
1900 HWY. 31 SOUTH BLDG. B
BAY MINETTE, AL 36507
DDT-132 ARCHITECTURAL DRAFTING

ARCHITECT: STUDENT NAME HERE
STUDENT STREET
STUDENT STATE
STUDENT EMAIL

SITE: SITE STREET
CITY, STATE

TITLE: DRAWING TITLE

SCALE AT A1: AS NOTED	DATE: 2022	DRAWN: USER	CHECKED: LONG
PROJECT NO: DDT132	DRAWING NO: P1.0	REVISION: A	

6/13/23
RECEIVED



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

37

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: **Collins Aerospace**

REQUEST: **Site Plan Review**

OWNER / APPLICANT:
Rohr Industries

ACREAGE: 80 ac

PIN#(s): 1799

LOCATION:
1300 W Fern Ave

PROJECT DESCRIPTION:
95,000 sf addition on the
west end of existing
building

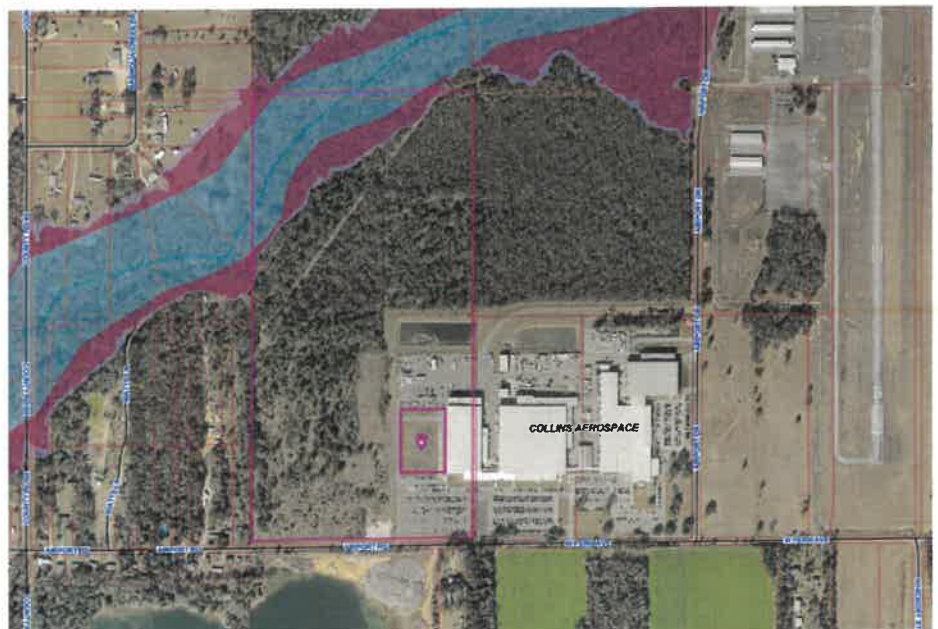
CURRENT ZONING:
M-1

REQUESTED ZONING:
n/a

ADJACENT ZONING:
M-1, AO &
Unzoned BC Dist 18

FUTURE LAND USE:
IN - Industrial

EXISTING LAND USE:
vacant



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

38

ZONING:

Miriam Boone - This site plan appears to meet the zoning requirements.

ENGINEERING:

Chad Christian - Engineering is not opposed to the Zoning conceptual plan.
LDP will be required for construction.

ENVIRONMENTAL:

Angie Eckman - Not opposed.

FIRE:

Brad Hall - Fire is not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.

COLLINS AEROSPACE
1300 West Fern Avenue
Fern, Alabama

39

PROJECT NARRATIVE

Site Conditions:

This project is located on the north side of West Fern Avenue (AKA Airport Road) west of the Foley Municipal Airport. The property is over 80 acres and is currently developed with a manufacturing/assembly use. The property is zoned M-1 (Industrial) with properties to the west zoned A-O (within the City limits) and unzoned (County). There is over 800 feet of undeveloped property to the west and over 1,200 feet of undeveloped property to the north. The site has two wet ponds along the northern limits of the existing developed area that receive the storm water runoff from the existing improvements. A 30 foot wide right-of-way bisects a portion of the property that is currently developed.

Proposed Development:

This project consists of the construction of a 95,000 square foot addition to the existing building. The proposed addition will be located within the existing limits of the current development. The existing structure slopes toward the east and the addition will create a ridgeline with a slope toward the west.

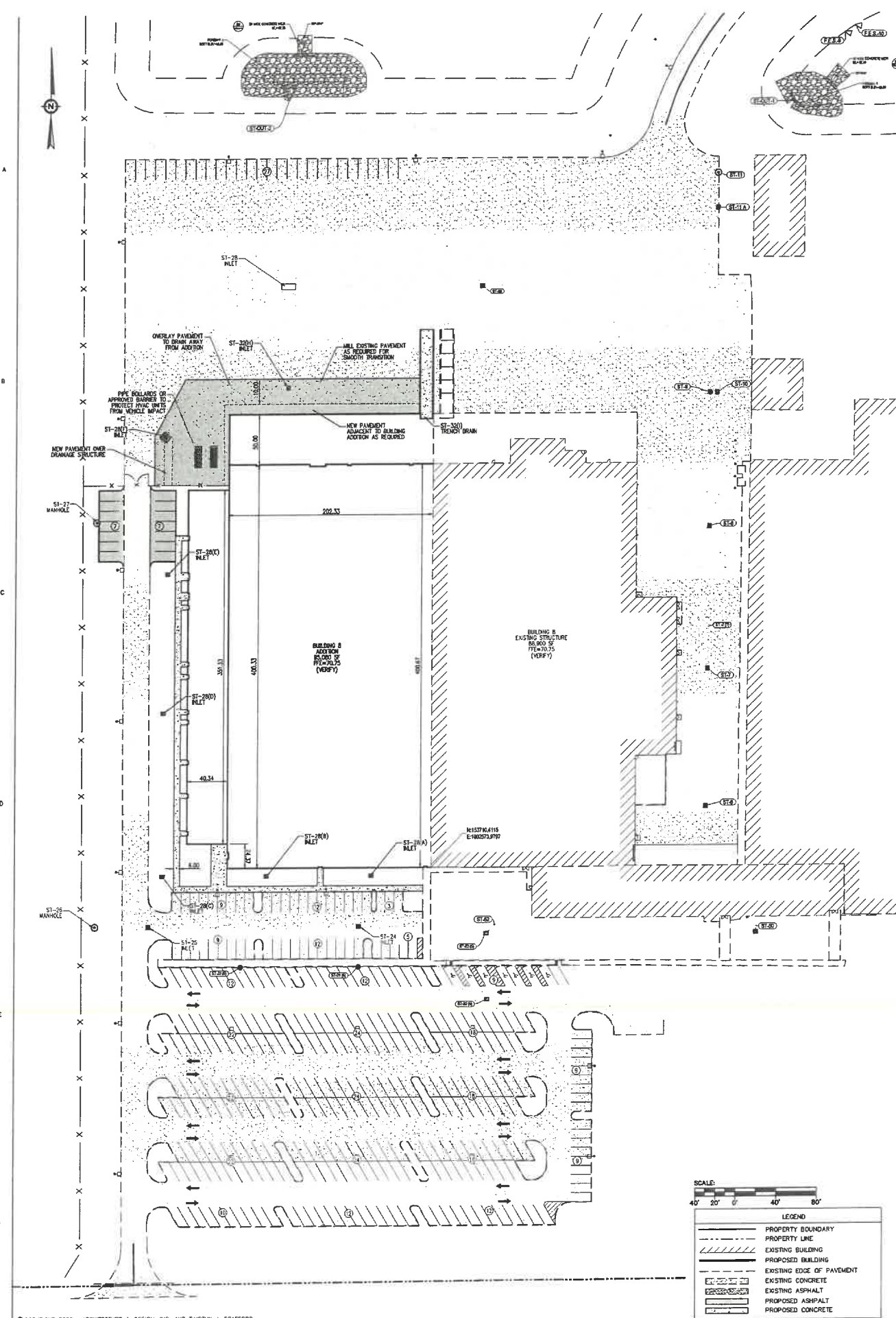
Additional parking will be provided to meet the required one (1) space for every 500 square feet for a manufacturing use. The previous project provided an excess of parking with a total of 340 spaces and the proposed addition will require 368 for a required increase of 28 spaces. Thirteen (13) spaces will be consumed by the addition and a total of 41 new spaces will be provided.

Storm water runoff from the addition will be collected and routed to the existing drainage and detention system. An analysis of the existing system will be performed to determine if the existing drainage system has the capacity for the additional impervious areas and improvements will be included in the project if the system is deficient.

The site is bisected by a 30 foot wide right-of-way east of the proposed project. A request to vacate the right-of-way will be made to eliminate any future conflicts. The location of the right-of-way does not conflict with the proposed addition.

The construction phase for this project is anticipated to start in summer/fall of 2023.





SITE DATA:
PROPERTY AREA: 3,518,043 SF (80.8+ AC)
ZONING: M-1 (INDUSTRIAL)
BUILDING HEIGHT: 17'-5" (MATCH EXISTING)
SETBACKS:
APPROACH ROAD (aka WEST FERN AVE) = 75 FT
SIDE = 35 FT
REAR = 35 FT
BUILDING SIZE:
EXISTING: 88,900 SF
ADDITION: 95,080 SF
TOTAL FLOOR AREA: 283,980 SF
OPEN/LANDSCAPE AREA: 3,007,892 SF
USE: INDUSTRIAL/MANUFACTURING
PARKING:
1 SPACE / 500 SF @ 183,980 SF = 368 EACH
TOTAL PROVIDED = 368 EACH

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REVISIONS					
No.	Date	Description	No.	Date	Description

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ITS REPRODUCTIONS
ARE THE PROPERTY
OF ARCHITECTURE
& DESIGN, INC. AND
MAY NOT BE USED IN
ANY WAY WITHOUT
WRITTEN PERMISSION
- DO NOT COPY -

UTC Aerospace Systems
ADDITION TO MANUFACTURING BUILDING 8
1300 WEST FERN AVENUE, FOLEY, ALABAMA 36535



**ARCHITECTURE
& DESIGN, INCORPORATED**

1263 LAKE CIRCLE WEST
PHONE (251) 533-1667

MOBILE, ALABAMA 36693
EMAIL: adi@adimobile.net

62-623
RECEIVED AL



**BARTON & SHUMER
ENGINEERING, LLC**
STRUCTURAL & CIVIL ENGINEERS

3213 MIDTOWN PARK SOUTH
MOBILE, AL 36606
251-219-4542
www.bartoneng.com

Sheet Title:	Project No.
	2023-05
	Date
	10 MAY 2023
	Sheet No.



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

41

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Empower Rental Group

REQUEST: Site Plan Review

OWNER / APPLICANT:
Jade Consulting

ACREAGE: 4 ac

PIN#(s): part of 33478
(re-subdivision was
executed in Feb 2023)

LOCATION: E of FBE,
S of Industrial Pkwy

PROJECT DESCRIPTION:
Rental facility for heavy
machinery/equipment

CURRENT ZONING:
PID

REQUESTED ZONING:
n/a

ADJACENT ZONING:
PID, M-1, & unzoned
BC Dist 34

FUTURE LAND USE:
IN - Industrial

EXISTING LAND USE:
vacant



42

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

ZONING:

Miriam Boone - The site plan appears to meet the zoning requirements.

ENGINEERING:

Chad Christian - Engineering is not opposed to the Zoning conceptual plan.
LDP has been submitted and is under review.

ENVIRONMENTAL:

Angie Eckman - Not opposed

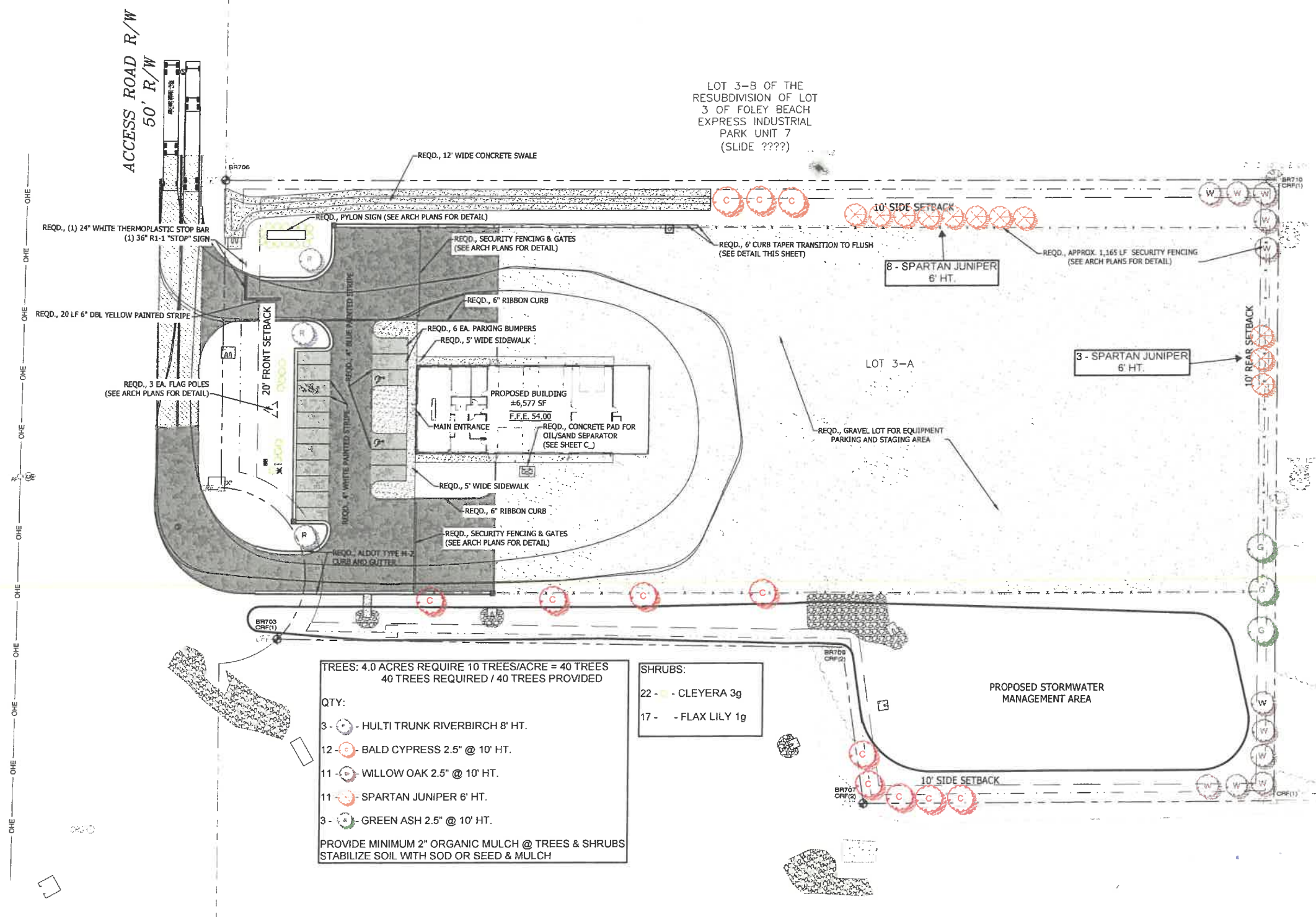
FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.

CURB TRANSITION DETAIL:



LEGEND

- BENCHMARK
- EXISTING AXLE FOUND
- CONCRETE MONUMENT FOUND
- OPEN TOP IRON PIPE FOUND
- CAPPED ROD FOUND
- CAPPED ROD SET
- RIGHT-OF-WAY
- CENTERLINE
- EXIST. PROPERTY LINE
- PROPERTY LINE (ADJACENT)
- EXIST. EASEMENT LINE
- EXIST. OVERHEAD UTILITY AND UTILITY POLE
- EXIST. GUY WIRE AND UTILITY POLE
- EXIST. WATER LINE
- EXIST. SANITARY SEWER LINE
- EXIST. GAS LINE
- EXIST. UNDER GROUND CABLE LINE
- EXIST. FIBER OPTIC CABLE LINE
- EXIST. TELEPHONE LINE
- EXIST. FENCE LINE
- EXIST. PIPE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE
- PROPOSED 24" CONCRETE CURB & GUTTER
- PROPOSED 6" CONCRETE CURB
- PROPOSED GAS METER
- EXIST. POWER POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRICAL BOX
- EXIST. WATER METER
- EXIST. WATER VALVE
- EXIST. WATER WELL
- EXIST. FIRE HYDRANT
- EXIST. SANITARY SEWER MANHOLE
- EXIST. GAS VALVE
- EXIST. FIBER OPTIC CABLE BOX
- EXIST. FIBER OPTIC CABLE POST
- EXIST. FIBER OPTIC CABLE MANHOLE
- EXIST. TELEPHONE BOX
- EXIST. STORM SEWER MANHOLE
- EXIST. ASPHALT PAVING
- EXIST. CONCRETE
- EXIST. GRAVEL
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED MEDIUM DUTY ASPHALT
- PROPOSED LIGHT DUTY CONCRETE (BROOM FINISH)
- PROPOSED HEAVY DUTY CONCRETE (BROOM FINISH)

TREES: 4.0 ACRES REQUIRE 10 TREES/ACRE = 40 TREES
40 TREES REQUIRED / 40 TREES PROVIDED

QTY:

- 3 - HULTI TRUNK RIVERBIRCH 8' HT.
- 12 - BALD CYPRESS 2.5" @ 10' HT.
- 11 - WILLOW OAK 2.5" @ 10' HT.
- 11 - SPARTAN JUNIPER 6' HT.
- 3 - GREEN ASH 2.5" @ 10' HT.

PROVIDE MINIMUM 2" ORGANIC MULCH @ TREES & SHRUBS
STABILIZE SOIL WITH SOD OR SEED & MULCH

SHRUBS:

- 22 - CLEYERA 3g
- 17 - FLAX LILY 1g

NOTES TO CONTRACTOR:

1. EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THE BUILDING INDICATED IN THESE DRAWINGS MATCHES THE ARCHITECTS LATEST BUILDING AND FOUNDATION PLAN. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONFIRM THE AGREEMENT BETWEEN THE BUILDING FOOTPRINT SHOWN IN THESE PLANS AND THE ARCHITECTS BUILDING FOOTPRINT AND FOUNDATION PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ANY EXISTING SLOPES AND INFRASTRUCTURES ON THE SITE (I.E. PONDS, INLETS, ETC.).
3. CONTRACTOR TO VIDEO ALL EXISTING SEWER AND DRAIN LINES TO ENSURE THEY ARE CLEAR AND IN PROPER WORKING ORDER. PROVIDE VIDEO TO THE OWNER.
4. AFTER THE STORM DRAIN SYSTEM IS COMPLETED THE CONTRACTOR SHALL VIDEO THE SYSTEM AND SUBMIT VIDEO TO THE OWNER FOR REVIEW.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
6. ALL EARTHWORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH GEOTECHNICAL RECOMMENDATIONS.
7. ALL CONDUIT LOCATIONS FOR POWER, TELEPHONE, AND CABLE SHALL BE COORDINATED WITH ARCHITECTURAL PLANS AND LOCAL UTILITY PROVIDERS.

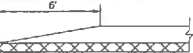
PROPOSED JOINT LAYOUT:

- PROPOSED CONTRACTION JOINT
----- PROPOSED EXPANSION JOINT

PARKING STRIPING NOTE:

PARKING STRIPES ON CONCRETE SHOULD ALWAYS BE YELLOW AND PARKING STRIPES ON ASPHALT SHOULD ALWAYS BE WHITE UNLESS OTHERWISE SPECIFIED IN THE CONSTRUCTION DOCUMENTS.

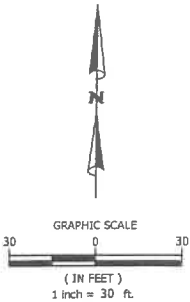
CURB TRANSITION DETAIL:



SITE DATA TABLE

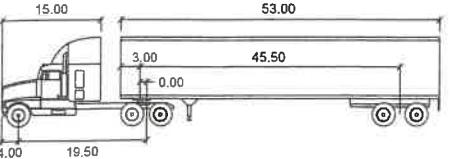
STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FOLEY		
TAX PARCEL ID:	05-54-07-35-0-000-001.019	
PARCEL SIZE:	APPROX. 4.00 ACRES	
EXISTING ZONING:	PLANNED INDUSTRIAL DISTRICT	
BUILDING SETBACKS		
FRONT:	20'	
SIDE:	10'	
REAR:	10'	
LANDSCAPE BUFFERS		
FRONT:	N/A	
SIDE:	N/A	
REAR:	N/A	
PARKING STANDARDS		
	REQUIRED:	PROVIDED:
VEHICLE PARKING:	1 SPACE/ 400 SF 6,577 SF/ 400 SF = 17 SPACES	17 SPACES (INC. 2 H/C)

LOT 3-B OF THE
RESUBDIVISION OF LOT
3 OF FOLEY BEACH
EXPRESS INDUSTRIAL
PARK UNIT 7
(SLIDE ????)



LEGEND

- BENCHMARK
- EXISTING AXLE FOUND
- CONCRETE MONUMENT FOUND
- OPEN TOP IRON PIPE FOUND
- CAPPED ROD FOUND
- CAPPED ROD SET
- RIGHT-OF-WAY
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- EXIST. WATER VALVE
- EXIST. WATER WELL
- EXIST. FIRE HYDRANT
- EXIST. SANITARY SEWER MANHOLE
- EXIST. GAS VALVE
- EXIST. FIBER OPTIC CABLE BOX
- EXIST. FIBER OPTIC CABLE POST
- EXIST. FIBER OPTIC CABLE MANHOLE
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- EXIST. ASPHALT PAVING
- EXIST. CONCRETE
- EXIST. GRAVEL
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED MEDIUM DUTY ASPHALT
- PROPOSED LIGHT DUTY CONCRETE (BROOM FINISH)
- PROPOSED MEDIUM DUTY CONCRETE (BROOM FINISH)



WB-67	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Tractor Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

JADE
CONSULTING

208 Greco Rd. North, Ste. C
Fayetteville, Alabama 36522
P.O. Box 1929
Fayetteville, Alabama 36533
Phone: (251) 241-3443
jadesengineering.com
(251) 241-3157-E

PRELIMINARY PLANS ONLY
NOT FOR CONSTRUCTION

NO.	REVISION	DATE	APPR.

SITE PLAN
ERG
EMPOWER
RENTAL GROUP

JOB NO: 23-1865.20
SCALE: 1" = 30'
DATE: JUNE 2023
DRAFTER: TVML
SHEET:

C2

45
H2A

WWW.H2A00P.COM

ISSUED FOR CONSTRUCTION

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EXTERIOR ELEVATIONS

PLUJ DZIEKOWO

DATE/TIME

ISSUES / REVISIONS	DESCRIPTION
--------------------	-------------

ISSUES / REVISIONS	DESCRIPTION
--------------------	-------------

FOR COMPLETION

DATE 04/09/2023

PROJECT NO: 2023-0008

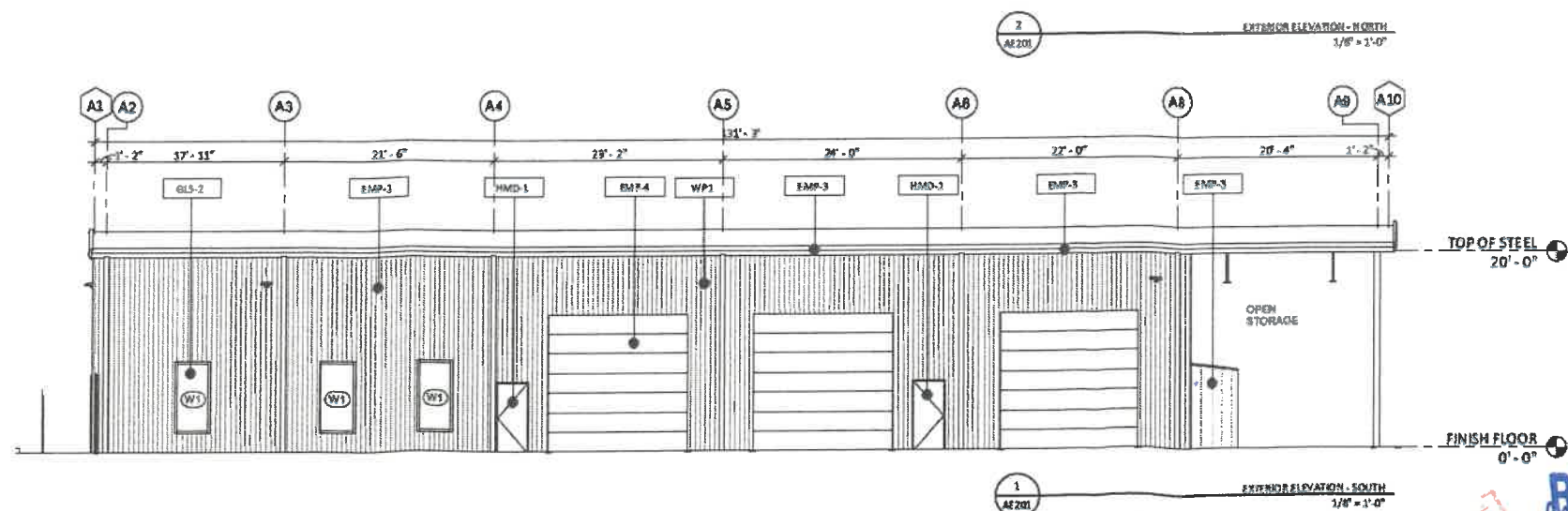
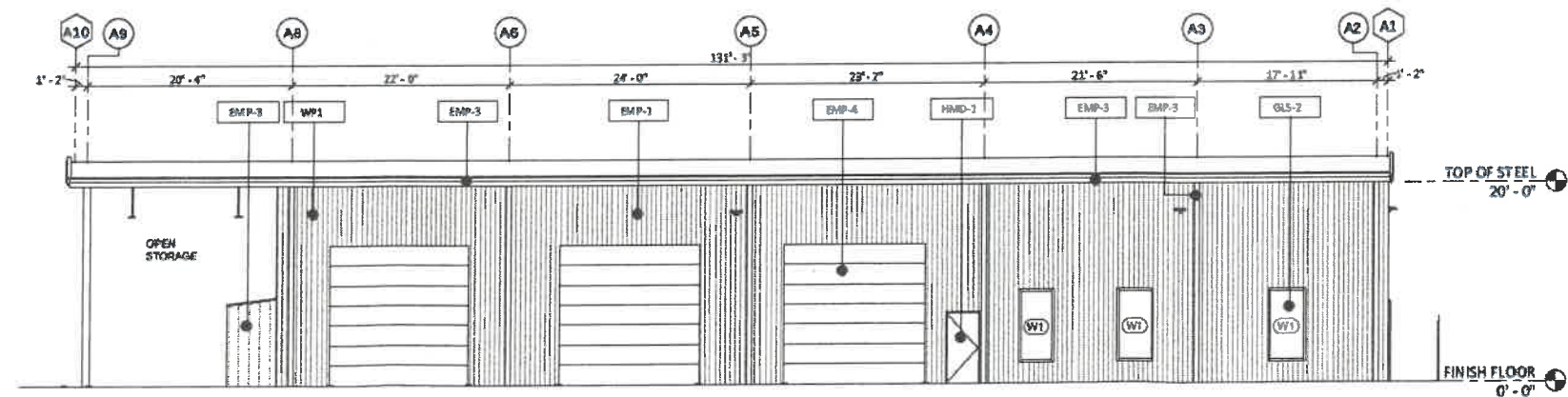
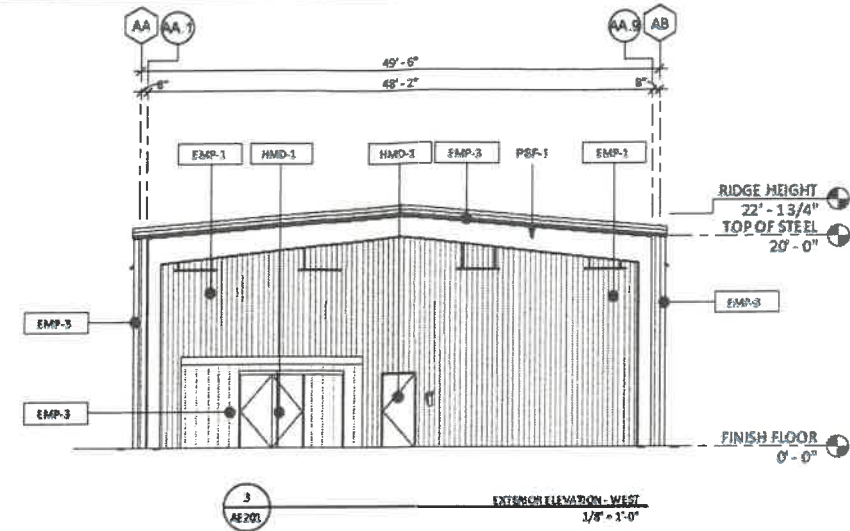
DATE 06/09/23

CAUSE $1/8'' = 1'-0''$

DRAWN BY: **JM/JB**

PREPARED BY: PH

AE201



PRINT DATE: 08/07/12 **FILE NAME:** 0808-0901 New Cognitive Psychology.docx

OVERALL PLAN - FINISH FLOOR

111414 FOLEY-BEACH EXPRESS, FOLEY AL 36535

2010-2011

2017/12/29 / 22:12:23

ISSUES

FOR CONSTRUCTION

NO	DATE
	08/08/2023

PROJECT NO: 2023-0008

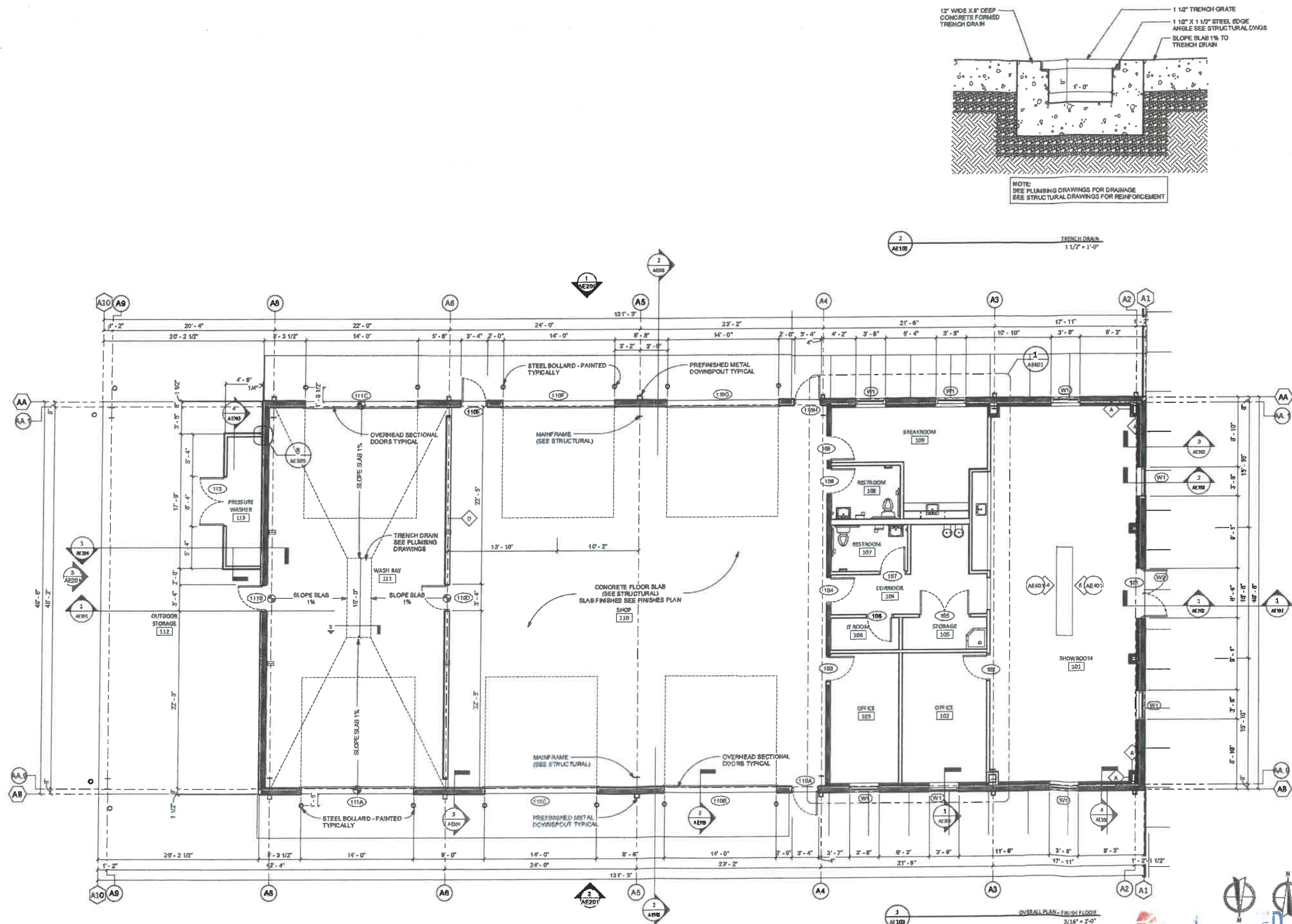
DATE: 06/09/23

SCALE: As indicated

DATE: 11/18/18

CHARGED BY: PH

AE103





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

47

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Lakeview Gardens Ph1 Lot 77

REQUEST: PUD Modification for setback variance

OWNER / APPLICANT:
DSLH Homes

ACREAGE: ±15,600 sf

PIN#(s): 383043

LOCATION: SW corner of
Putter Ln & Chipper Ln

PROJECT DESCRIPTION:
Seeking variance to
reduce rear setback (SW
property line) from 30 ft
to 13 ft to make lot
buildable.

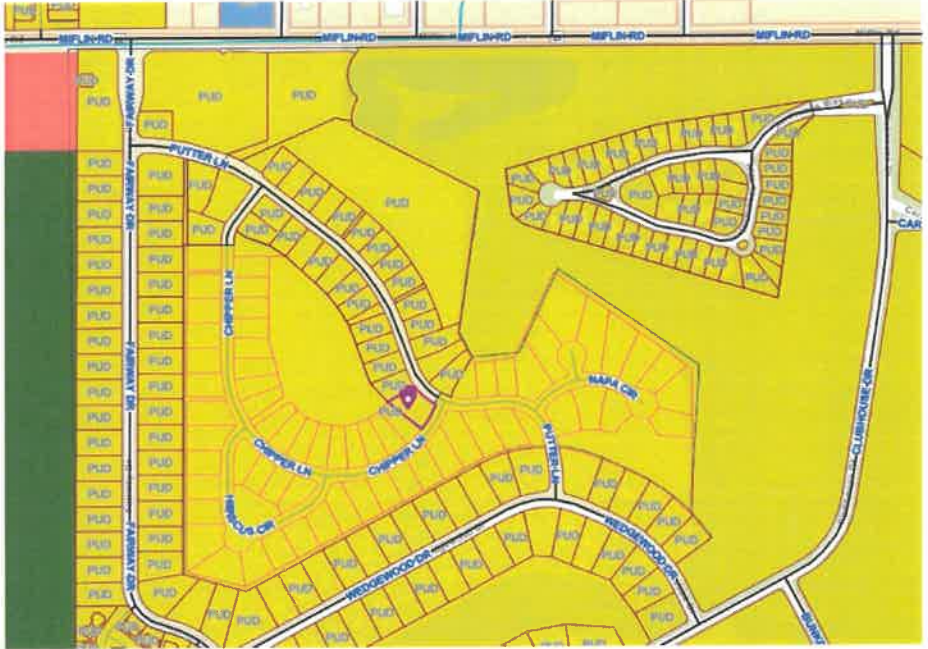
CURRENT ZONING:
PUD

REQUESTED ZONING:
N/A

ADJACENT ZONING:
PUD

FUTURE LAND USE:
RM- Residential Medium
Density

EXISTING LAND USE:
vacant residential



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

48

ZONING:

Miriam Boone - The general PUD rear setback is 15'. The rear setbacks for Lakeview Gardens PI were set at 30'. DSLD is requesting a 17' setback for Lot 77 only. This lot faces Putter Lane & Chipper Lane, Putter being the front yard. This would still meet the Zoning Ordinance requirements.

ENGINEERING:

Chad Christian - Engineering is not opposed.

ENVIRONMENTAL:

Angie Eckman - Not opposed.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.



**CITY OF FOLEY, ALABAMA
APPLICATION FOR
PUD MODIFICATION**

49

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, CORPORATION OWNERSHIP INFORMATION, AND AGENT AUTHORIZATION IF REQUIRED):
N/A - Lot 77 Lakewood Gardens, phase 1
ppin 383043
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
N/A
3. APPROXIMATE SIZE OF PROPERTY:
4. PRESENT ZONING OF PROPERTY:
PUD
5. REQUESTED ZONING:
PUD
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
Currently, there is a 30' rear setback for the property.
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
Requesting to reduce rear setback to 13' +/-
8. IF EXTENSIVE MODIFICATIONS ARE BEING REQUESTED, ENSURE ACCURACY OF THE FOLLOWING ITEMS THAT ARE REQUIRED AT THE TIME OF ZONING: PRELIMINARY TRAFFIC ANALYSIS, OFFICIAL UTILITY COMMITMENT LETTERS, DRAWING, AND WRITTEN NARRATIVE.

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

DATE: 6/14/2023

DSLH Homes (Gulf Coast), LLC
PROPERTY OWNER/APPLICANT
29000 Hwy 98, Ste A305, Daphne, AL
PROPERTY OWNER ADDRESS
251-370-9581
PHONE NUMBER
kmann@dslhhomes.com
EMAIL ADDRESS

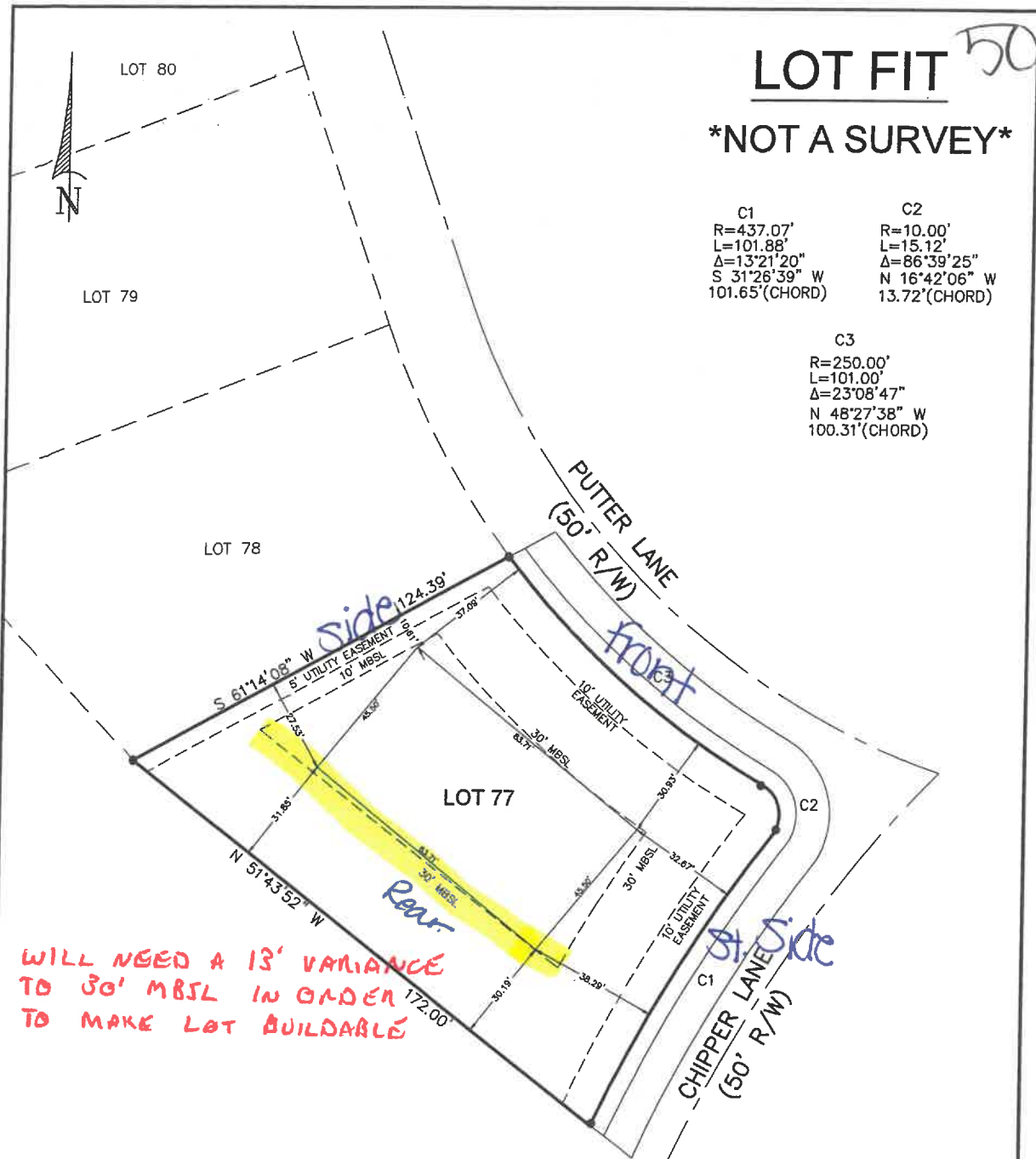
LOT FIT

NOT A SURVEY

C1
R=437.07'
L=101.88'
Δ=13°21'20"
S 31°26'39" W
101.65'(CHORD)

C2
R=10.00'
L=15.12'
Δ=86°39'25"
N 16°42'06" W
13.72'(CHORD)

C3
R=250.00'
L=101.00'
Δ=23°08'47"
N 48°27'38" W
100.31'(CHORD)



STATE OF ALABAMA
COUNTY OF BALDWIN

I, J. BRETT ORRELL, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, 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;

LOT 77, LAKEVIEW GARDENS, PHASE 1

AS RECORDED IN SLIDE NUMBER 2690-A IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; I FURTHER STATE THAT THE BUILDINGS NOW ERECTED ON SAID LOT ARE WITHIN THE BOUNDARIES OF SAME; THERE ARE NO ENCROACHMENTS BY ADJOINING PROPERTY, EXCEPT AS SHOWN; THERE ARE NO RIGHTS OF WAY EASEMENTS OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE, EXCEPT AS SHOWN; THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING WIRES WHICH SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREOF INCLUDING POLES, ANCHORS AND GUY WIRES ON OR OVER SAID PREMISES, EXCEPT AS SHOWN; THIS DRAWING ALSO DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS CONVEYANCE; AND THAT THE SCALE OF DRIVES, WALKS, FENCES AND ETC. ARE IN SOME INSTANCE EXAGGERATED FOR THE PURPOSE OF DETAIL.

ACCORDING TO MY SURVEY THIS, THE 6TH DAY OF JUNE, 2023.

J. BRETT ORRELL, P.L.S. ALA. LICENSE NO: 31836-S

NOTES:

1. TYPE OF SURVEY: REVISED PLOT PLAN
2. BEARING AND SETBACK BASED ON RECORD PLAT
3. MBLS = MINIMUM BUILDING SETBACK LINE

TOTAL LOT: R/W AREA: 18,636.82 SQFT
SLAB: XXXX SQFT
FLATWORK: XXXX SQFT
SOD AREA: XXXXX SQFT
SOD PALLETS: 428 SQFT: XX

DSLD
PLAN NAME: XXX
ELEVATION: XX
GARAGE: XX

POLY
SURVEYING

SERVING
ALABAMA, FLORIDA
& MISSISSIPPI

CORPORATE OFFICE
5688 JACKSON RD
MOBILE, AL 36618
P: (251) 696-2010

WWW.POLYSURVEYING.COM

11"x17" PRINT
SCALE: 1"=30'
FILE NAME: 2305-1492
SURVEY DATE: 6/6/2023
FIELD DATE: XXX
DRAWN BY: CH
CHECKED BY: JBO

S-(41) SEAL:



RECEIVED

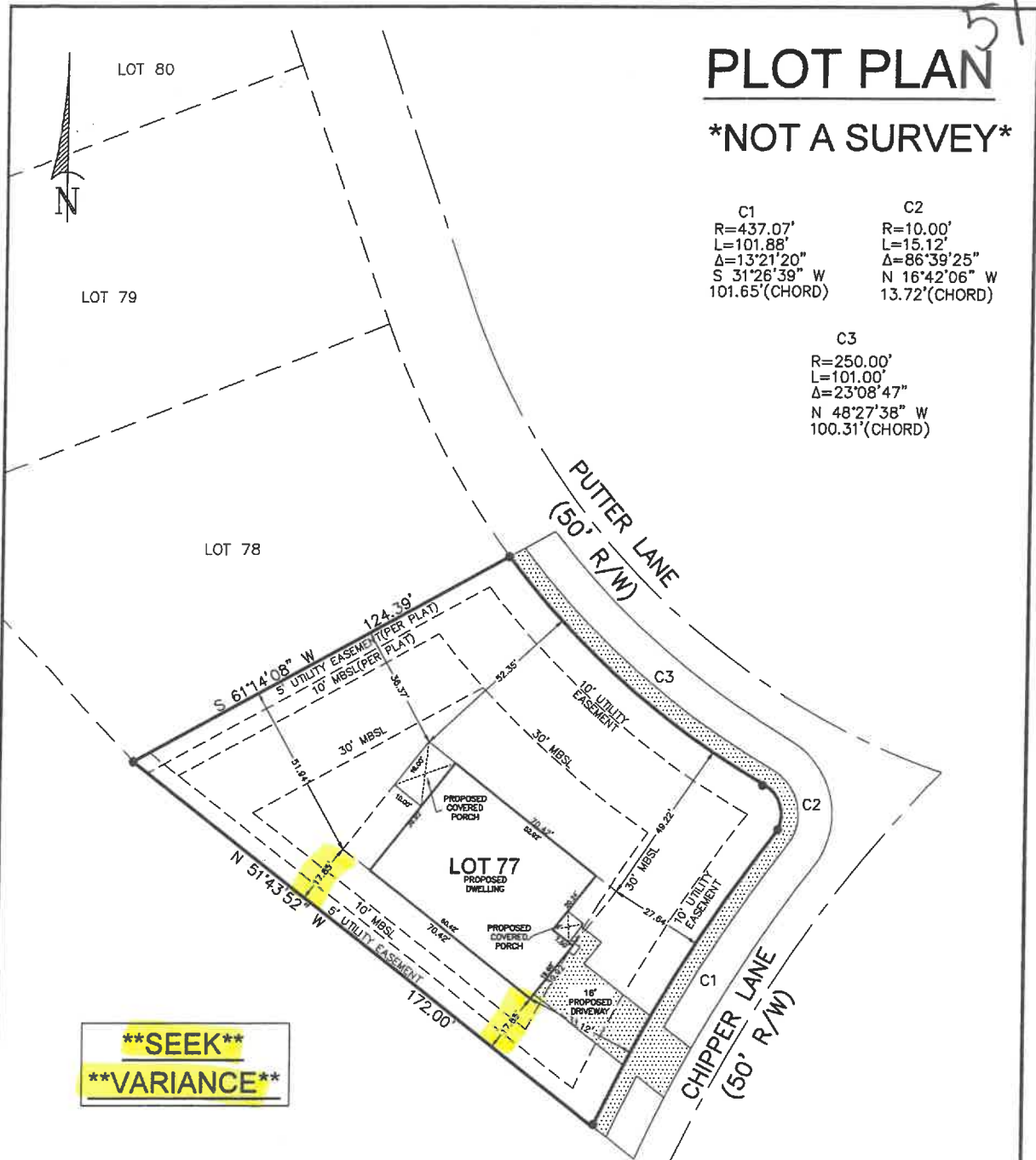
PLOT PLAN

NOT A SURVEY

C1
R=437.07'
L=101.88'
Δ=13°21'20"
S 31°26'39" W
101.65'(CHORD)

C2
R=10.00'
L=15.12'
Δ=86°39'25"
N 16°42'06" W
13.72'(CHORD)

C3
R=250.00'
L=101.00'
Δ=23°08'47"
N 48°27'38" W
100.31'(CHORD)



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COUNTY OF BALDWIN

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LOT 77, LAKEVIEW GARDENS, PHASE 1

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ACCORDING TO MY SURVEY THIS, THE 6TH DAY OF JUNE, 2023.

J. BRETT ORRELL, P.L.S. ALA. LICENSE NO: 31836-S

NOTES:

1. TYPE OF SURVEY: REVISED PLOT PLAN
2. BEARING AND SETBACK BASED ON RECORD PLAT
3. MBSL = MINIMUM BUILDING SETBACK LINE

TOTAL LOT: R/W AREA: 16,636.82 SQFT
SLAB: 2,638 SQFT
PLATWORK: 1,898.32 SQFT
SUB AREA: 13,698.5 SQFT
500 PALLETS (425 SQFT) 33

DSLD
PLAN NAME: VERBENA
ELEVATION: 3A
GARAGE: LH

SEAL:

POLY
SURVEYING

SERVING
ALABAMA, FLORIDA
& MISSISSIPPI

CORPORATE OFFICE
5590 JACKSON RD
MOBILE, AL 36619
P: (251) 666-2010

WWW.POLYSURVEYING.COM

11"x17" PRINT
SCALE: 1"=30'
FILE NAME: 2305-1492
SURVEY DATE: 6/6/2023
FIELD DATE: XXX
DRAWN BY: CH
CHECKED BY: JBO



RECEIVED



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

53

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: **Foley BTR**

REQUEST: **Minor Exempt**

OWNER / APPLICANT:
Jade Consulting

ACREAGE: 18.19 ac

PIN#(s):
200268 & 80852

LOCATION: SE Corner
of S Hickory St & Co
Rd 20

PROJECT DESCRIPTION:
Combining 2 lots into 1.
PUD site plan is
already approved.

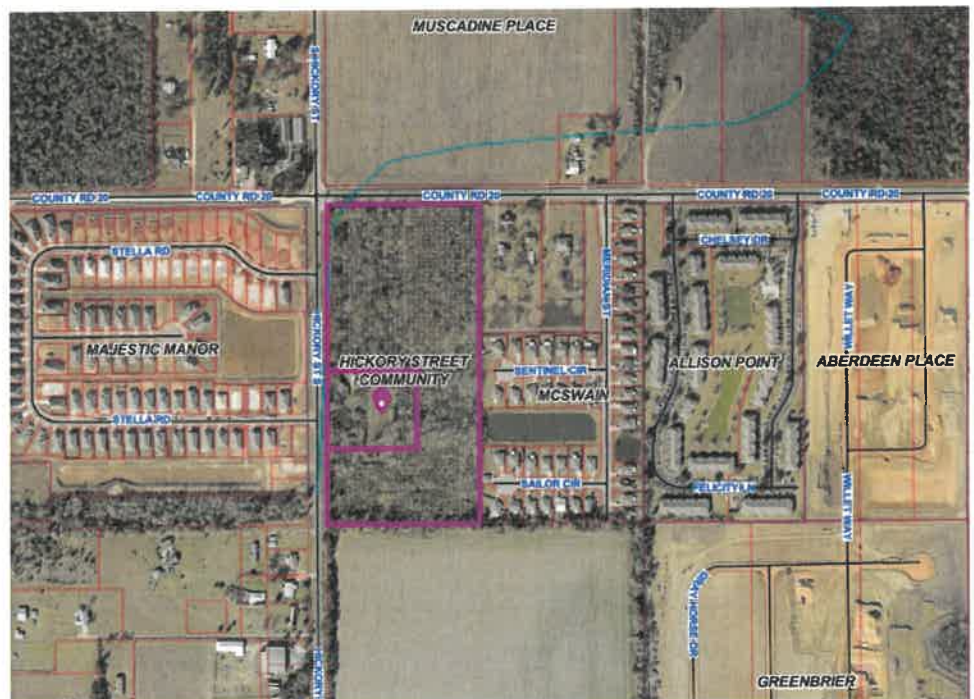
CURRENT ZONING:
PUD

REQUESTED ZONING:
N/A

ADJACENT ZONING:
TH-1 to north
R-1C & R-1D to east
Unzoned BC to south
R-1D to west

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

EXISTING LAND USE:
vacant home



54

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

ZONING:

Miriam Boone - There are currently 2 separate parcels they wish to combine into 1 lot.

ENGINEERING:

Chad Christian - Engineering recommends approval.

ENVIRONMENTAL:

Angie Eckman - Not opposed.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.

SITE DATA
TOTAL PARENT TRACT ACREAGE: 18.19 AC±
DEDICATED ROW AREA: 0 AC±
LINEAR FEET OF STREETS: 0 LF
NUMBER OF LOTS: 1
SMALLEST LOT SIZE: 18.19 AC±
AVERAGE LOT SIZE: 18.19 AC±
COMMON AREAS: 0 AC±
TOTAL AREA: 18.19 AC±
ZONING CLASSIFICATION: PLD - CITY OF FOLEY

LOT UTILITY EASEMENTS
ROAD FRONTAGES: 15 FEET
SOUTH SIDE: 10 FEET
EAST SIDE: 15 FEET

REQUIRED SETBACKS
ROAD FRONTAGES: 20 FEET OR 75 FOOT CL HIGHWAY CONST.
SETBACK, WHICHEVER IS GREATER
15 FEET
SOUTH SIDE: 50 FEET FOR 1-STORY
EAST SIDE: 100 FEET FOR 2-STORY
WETLANDS BUFFER: 30 FEET

UTILITIES
WATER/SEWER: RIVIERA UTILITIES
413 E. LAUREL AVE
FOLEY, AL 36506
TONY SCHACHLE
(251)943-5001

GAS: RIVIERA UTILITIES
413 E. LAUREL AVE
FOLEY, AL 36506
DANNY SCOTT
(251)943-5001

ELECTRIC: BALDWIN EMC
P.O. BOX 2020
SUMMERDALE, AL 36580
GERALD RAMSEY
(251)969-0123

FIBER: BRIGHTSPEED
1120 SOUTH TRYON STREET
SUITE 700
CHARLOTTE NC 28203
j.crow@brightspeed.com

PARENT PARCELS (PPIN):
05-01-03-06-0-000-005.000 (200288)
05-01-03-06-0-000-006.000 (80882)

FLOOD CERTIFICATE:
THE PROPERTY DESCRIBED HEREON IS SHOWN ON THE FEMA FLOOD
INSURANCE RATE MAP NO. 01003C0627 M, DATED 04/19/2019,
AND IS SHOWN TO BE IN FLOOD ZONES "X-UNSHADED".

ENGINEER:
JADE CONSULTING, LLC
P.O. BOX 1929
FAIRHOPE, AL 36533
251-626-3443
PERRY C. JENNIGT, III, PE

SURVEYOR:
WATTIER SURVEYING, INC.
4318 DOWNTOWN LOOP N., SUITE H
MOBILE, AL 36608
251-342-2840
MARK A. WATTIER, PLS

DEVELOPER/OWNER:
FOLEY BTR, LLC
101 MOUNT HOPE AVENUE
LAFAYETTE, LA 70508
337-946-6755
CHRIS VENTRE

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF FOLEY TOWNHOMES, FOLEY, ALABAMA IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING AND ZONING COMMISSION, THIS THE _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

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

CITY ENGINEER

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY 911:

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY 911, HEREBY APPROVES THE WITH PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 20____.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN EMC - ELECTRICAL:

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

AUTHORIZED REPRESENTATIVE

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 _____, 20____.

AUTHORIZED REPRESENTATIVE

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 _____, 20____.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES - GAS:

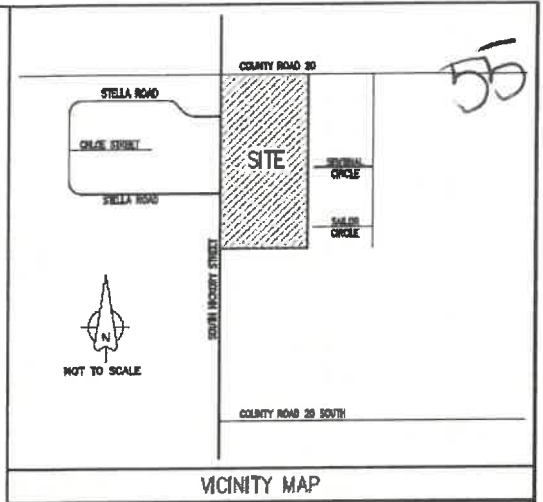
THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____, 20____.

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BRIGHTSPEED - FIBER:

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

AUTHORIZED REPRESENTATIVE



SURVEYORS CERTIFICATE

STATE OF ALABAMA
COUNTY OF BALDWIN

I, MARK A. WATTIER, A LICENSED SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF SAM GERGES AND LINDA GERGES SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 43°-32'-16" EAST A DISTANCE OF 82.40 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH HICKORY STREET (VARIABLE R/W) AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN NORTH 45°-02'-26" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 37.75 FEET TO A CAPPED REBAR (WATTIER) ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 20 (80' R/W); THENCE RUN SOUTH 89°-47'-01" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 577.28 FEET TO A CAPPED REBAR (ALLEGRA); THENCE RUN SOUTH 07°-07'-53" EAST A DISTANCE OF 1,287.08 FEET TO A CAPPED REBAR (EDS) AT THE SOUTHWEST CORNER OF LOT 26, WASHBURN SUBDIVISION, AS RECORDED ON SLIDE 2348-P OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 80°-53'-49" WEST A DISTANCE OF 626.80 FEET TO A 1/2" REBAR ON THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH HICKORY STREET; THENCE RUN NORTH 00°-01'-30" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 568.38 FEET; THENCE RUN NORTH 28°-06'-25" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 12.17 FEET; THENCE RUN NORTH 03°-23'-08" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 248.83 FEET; THENCE RUN NORTH 00°-02'-53" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 432.75 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 18.19 ACRES, MORE OR LESS.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND EASEMENT AND ITS NUMBER, AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAMES OF THE STREETS. SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THIS O AS HEREON SHOWN. I FURTHER 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.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____.

SURVEYOR
ALABAMA LICENSE #20384

NOTES:

- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
- THIS SURVEY DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS READILY VISIBLE ON THE SURFACE OR PROVIDED BY THE CLIENT.
- BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATE GRID BEARINGS. CONVERGENCE ANGLE FROM GRID NORTH TO GEODETIC NORTH IS -00° 07' 30" AT N:147,930.33, E:1,869,139.73.
- CAPPED REBARS (WATTIER) HAVE BEEN SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

CERTIFICATION OF OWNERSHIP AND DEDICATION

THIS IS TO CERTIFY THAT FOLEY BTR, LLC IS THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, AND THAT THE SAME HAVE CAUSED SAID LAND 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____.

CHRIS VENTRE - REPRESENTATIVE OF FOLEY BTR, LLC

CERTIFICATION BY NOTARY PUBLIC

STATE OF _____

COUNTY OF _____

I, _____, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, HEREBY CERTIFY THAT CHRIS VENTRE, AS REPRESENTATIVE OF FOLEY BTR, LLC, OWNER, IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT HE WAS INFORMED OF THE CONTENTS OF THE WITHIN INSTRUMENT, HE, WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

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

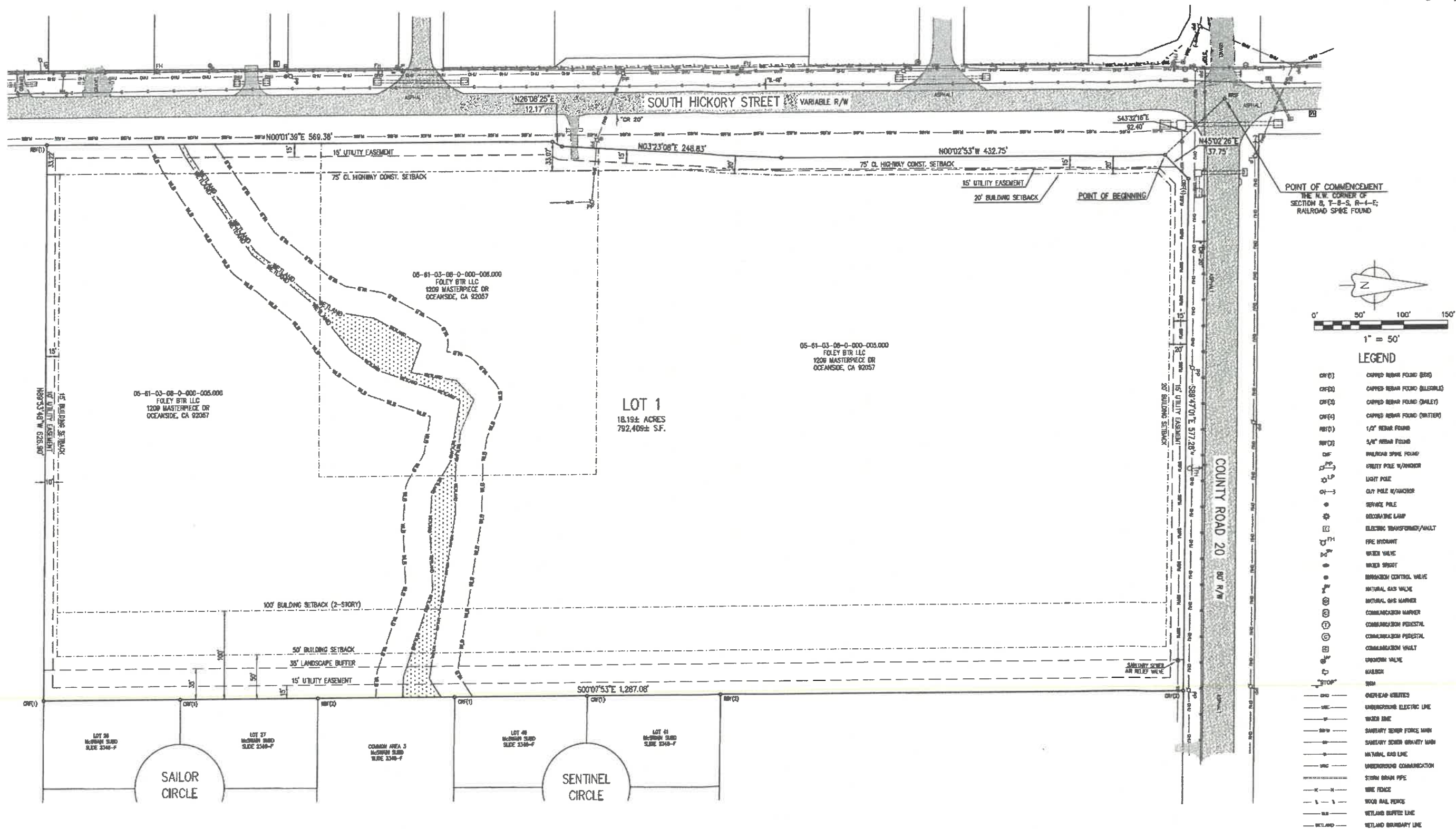
NOTARY PUBLIC

FOLEY TOWNHOMES PRELIMINARY PLAT

JUNE 17, 2023

WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
4318 DOWNTOWN LOOP N., SUITE H
MOBILE, ALABAMA 36608
251-342-2840

SHEET 1 OF 2



JUNE 16, 2023

WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

4318 Downtown Loop N., Suite H
Mobile, Alabama 36609 251-342-2640

SHEET 2 OF 2



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

57

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: **Freeman's Resubdivision**

REQUEST:
Subdivision in the
Planning Jurisdiction

OWNER / APPLICANT:
Kevin & Donna
Freeman/ Weygand
Wilson Surveyors LLC

ACREAGE: 1.2 ac

PIN#(s):
7973 & 284973

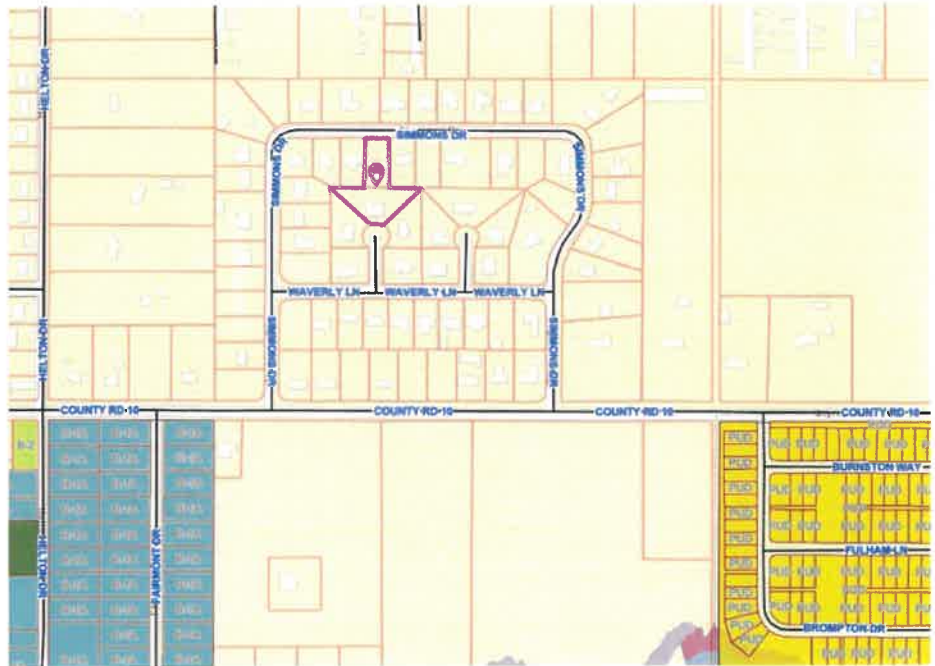
LOCATION: N of Waverly
Ln & S of Simmons Dr

PROJECT DESCRIPTION:
Combine two lots into
one. Would previously
have been considered an
exempt subdivision.

CURRENT ZONING:
BC Dist 35, RSF-1

REQUESTED ZONING:
n/a

ADJACENT ZONING:
BC Dist 35, RSF-1



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

58

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 our Planning Jurisdiction & zoned RSF1 in the County. They are combining 2 lots into 1 lot.

ENGINEERING:

Chad Christian - No infrastructure construction is required. Engineering is not opposed.

ENVIRONMENTAL:

Angie Eckman - Not opposed.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.

OF AMANDED MAP - WAVERLY MANOF
SLIDE 750-B
BALDWIN COUNTY, ALABAMA
SECTION 20, TOWNSHIP 8 SOUTH, RANGE 4 EAST
DATE OF PLAT: JUNE 13, 2023

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

DDO	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH1	CHORD
D	DELTA
ME	MANHOLE
NE	RADIUS
RAW	RIGHT OF WAY
S.F.	SQUARE FEET
AUG	AIR CONDITIONER
●	UTILITY POLE
—	ANCHOR
=====	WALL
CONC	CONCRETE
W	WATER METER
S	SEWER BOX
IR	IRRIGATION CONTROL BOX
WV	WATER VALVE
FHY	FIRE HYDRANT
UB	UTILITY BOX
LP	LIGHT POLE
SP	STAKING POINT
M	MEASURED
R	RECORDED
CM	CONCRETE MONUMENT
PR	PRIVATE
— X —	_____ X _____
—	HEAD UTILITY _____ // _____

6/20/23
RECEIVED



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

60

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Creekside International Subdivision

REQUEST: Minor Subdivision

OWNER / APPLICANT:
Creekside International
Speedway, LLC/ Jim Brown

ACREAGE: 2.9

PIN#(s): 386528

LOCATION: S of Mifflin Rd, W
of James Rd

PROJECT DESCRIPTION: This lot was shown on the Resub of Lot 4A of Little Woerner Subdivision however it was not technically an approved lot with that subdivision, this is to clean that up.

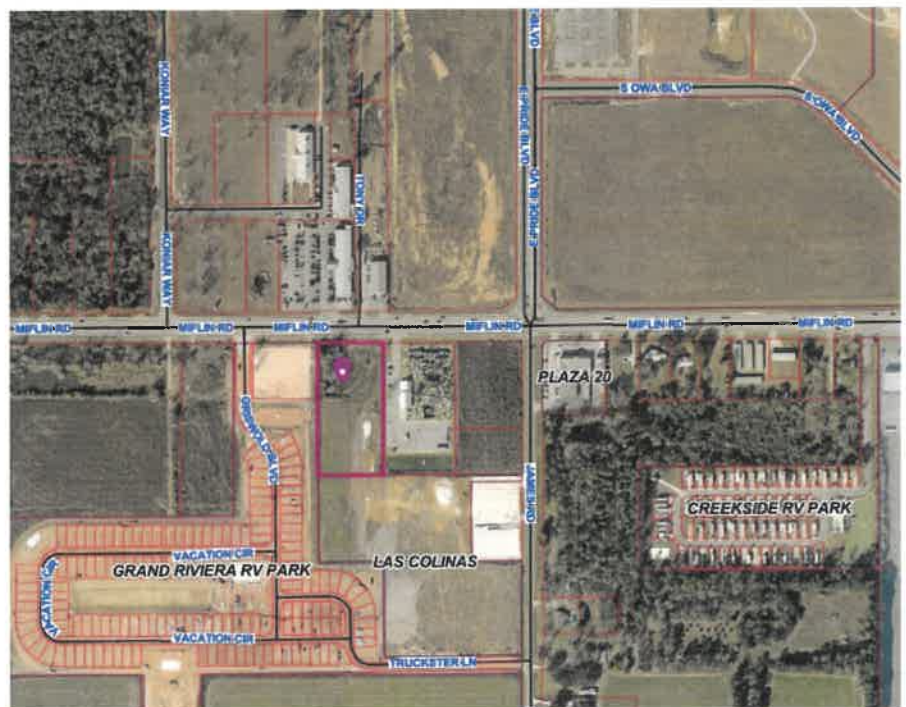
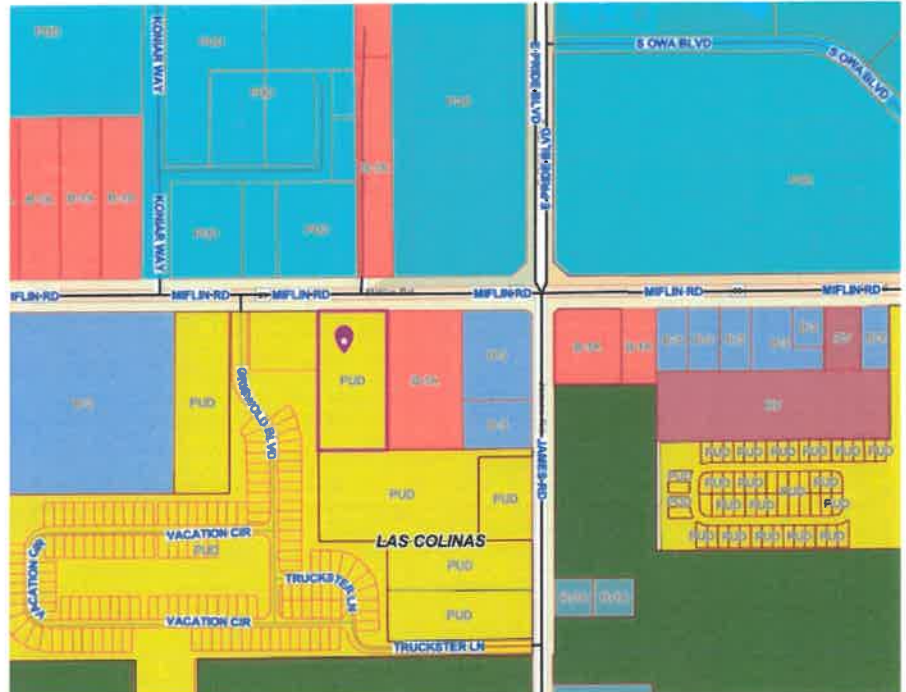
CURRENT ZONING:
PUD

REQUESTED ZONING: N/A

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

FUTURE LAND USE: MXU,
Mixed Use Com/Res

EXISTING LAND USE:
vacant



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

41

ZONING:

Miriam Boone - Correspondence in the file from Chad requiring this action to correct the plat.

ENGINEERING:

Chad Christian - Engineering recommends approval.

ENVIRONMENTAL:

Angie Eckman - Not opposed.

FIRE:

Brad Hall - Fire is not opposed

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.

MIFLIN ROAD
(a.k.a. BALDWIN COUNTY HIGHWAY NO. 20)
120' R/W

RECOV. ROD &
CAP

S 89°-52'-04" E 249.99'

RECOV. ROD &
CAP (LOWERY)

LOT 58
GRAND RIVERA PHASE 1
(SLIDE 268B-A & B)
ALABAMA ARMADA, LLC
P.O. BOX 4088
GULF SHORES, AL 36547
(PARCEL NO. 61-02-09-0-001-002.018)

LOT 1
2.9± AC
(125,782± SF)

LOT 3
LITTLE WOERNER SUBDIVISION
(SLIDE 2817-A)
CREEKSIDE MINI GOLF, LLC
P.O. BOX 2007
ORANGE BEACH, AL 36561
(PARCEL NO. 61-02-09-0-001-001.000)

GRAND RIVERA RV RESORT
(SLIDE 2891-D)
ALABAMA ARMADA, LLC
P.O. BOX 4088
GULF SHORES, AL 36547
(PARCEL NO. 61-02-09-0-001-002.000)

N 00°-01'-20" W 503.24'

S 00°-02'-23" E 502.73'

RECOV. ROD &
CAP (ROWE)
P.O.B.

N 89°-59'-08" W 250.15'

LOT 1
LAS COLINAS SUBDIVISION
(SLIDE 2845-C)
LAS COLINAS TOWNHOMES, LLC
10364 BRYANTS LANDING RD
STOCKTON, AL 36579
(PARCEL NO. 61-02-09-0-001-002.013)

OWNER(S) ACCEPTANCE

The undersigned owner, Creekside International Speedway, LLC, does hereby accept and approve this plot and subdivision.

By: _____
James M. Brown, Member

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, a Notary Public in and for said County and State, do hereby certify that James M. Brown whose name as Member of Creekside International Speedway, LLC, is signed to the foregoing certificate and who is known to me, acknowledged before me on this day, that, being informed of the contents of said certificate, he executed the same voluntarily on the day the same bears date for and as an act of said LLC.

Given under my hand and seal this _____ day of _____, 2023.

NOTARY PUBLIC

My Commission Expires: _____

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES: (Gas, Water, & Sewer)

The undersigned, as authorized by Rivera Utilities, hereby approves the within plot for the recording of same in the Probate Office of Baldwin County, Alabama, this

the _____ day of _____, 2023.

Authorized Signature

CERTIFICATE OF APPROVAL BY BALDWIN EMC

The undersigned, as authorized by Baldwin EMC, hereby approves the within plot for the recording of same in the Probate Office of Baldwin County, Alabama, this

the _____ day of _____, 2023.

Authorized Signature

CERTIFICATE OF APPROVAL BY BALDWIN 9-1-1

The undersigned, as the City Engineer of the City of Foley, Alabama, hereby approves the within plot for the recording of same in the Probate Office of Baldwin County, Alabama, this

the _____ day of _____, 2023.

Authorized Signature

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

The undersigned, as the City Engineer of the City of Foley, Alabama, hereby approves the within plot for the recording of same in the Probate Office of Baldwin County, Alabama, this

the _____ day of _____, 2023.

City Engineer

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

The within plot of (Creekside International Subdivision), Foley, Alabama, is hereby approved by the City of Foley Planning Commission, this

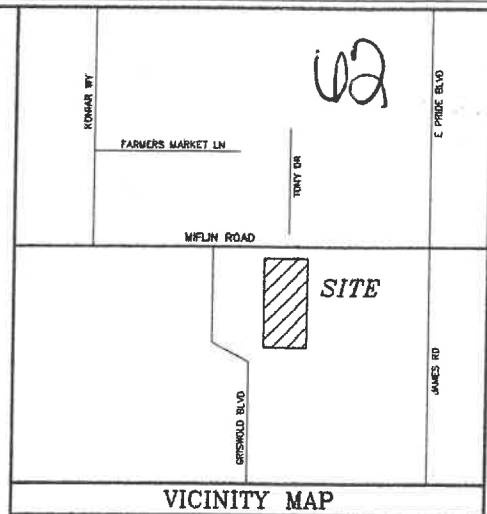
the _____ day of _____, 2023.

City Planning Commission Chairman



LEGEND

R/W RIGHT-OF-WAY
(REC) RECORD
(ACT) ACTUAL
--- RIGHT-OF-WAY-LINE
--- CENTER LINE
--- FORESHORTENED LINE
-x- FENCE LINE (AS NOTED)
-p- OVERHEAD POWER LINE



VICINITY MAP

NOTES:

- 1.) Type of Survey: Subdivision.
- 2.) Field Date(s): June 1, 13, 15, 19, 2023
- 3.) Bearing Basis: Referenced to Alabama State Plane Coordinate System West Zone (102) NAD 83(2011) established by RTK GPS utilizing ALDOT Net as a continuously operating reference station.
- 4.) All corners are set rod & cap (Rowe) unless noted otherwise.
- 5.) This drawing does not reflect an easement or title search by the surveyor. Easements or claims of easements may exist.
- 6.) Site Data: Total Site Area: = 2.9± AC (125,782± SF)
Number of Lots: = 1
Minimum Building Setback: (Front) = 30'
(Rear) = 30'
(Side) = 10'
- 7.) Property Owner(s): Creekside International Speedway, LLC
James M. Brown, Member
P.O. Box 2007
Orange Beach, AL 36561
- 8.) All new principal structures shall have a minimum Finished Floor Elevation (F.F.E.) of 12 inches above the cantilene of the nearest paved or public street, or comply with the minimum F.F.E. as required by the City of Foley Flood Plain Prevention Ordinance, whichever is greater.
- 9.) The utility companies are hereby granted a utility easement 10 feet each side of each side lot line and 15 feet along the boundary of all roadways.
- 10.) This subdivision is located in Section 9, Township 8 South, Range 4 East.
- 11.) Current Zoning Classification: PUD

LEGAL DESCRIPTION

STATE OF ALABAMA
COUNTY OF BALDWIN

Part of Lot 4-C, A Resubdivision of Lot 4-A, Little Woerner Subdivision, as recorded on Slide 2723-D, Probate Court Records, Baldwin County, Alabama and being more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Las Colinas Subdivision, as recorded on Slide 2845-C, said probate Records, run North 00°-01'-20" West, 503.24 feet to the South right-of-way line of Baldwin County Highway No. 20 (120 foot right-of-way); thence South 89°-52'-04" East and along the South line of said right-of-way, 249.99 feet; thence South 00°-02'-23" East, 502.73 feet to a point on the North line of said Lot 1; thence North 89°-56'-06" West and along said North line, 250.15 feet to the Point of Beginning. Said property contains 2.9 acres, more or less.

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.

This is to state that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map No. 01003C0931 M, and dated April 19, 2018 and found that the above described property now is located in Flood Hazard Area "X-Unshaded" as determined by graphic scaling.

Cecil T. Hudson, PLS
Alabama Licensed Professional
Land Surveyor No. 29863-S
Prints not valid unless
they bear an original seal

Date: _____

REVISIONS:	CREEKSIDE INTERNATIONAL SUBDIVISION		
	ROWE ENGINEERING & SURVEYING CONSULTING ENGINEERS 3502 LAUGHLIN DR. • SUITE 2 • MOBILE, AL 36688 PHONE 251-888-8788 • FAX 251-880-1040		
DRAWING: 6800-BL.dwg	JOB: 6800	PLAT DATE:	SCALE:
DRAWN BY: RWL	FD: 2023/05-08	June 2, 2023	1" = 30'
CHECKED BY: CTH	FAX: 61-02-09-0-001-002.013		





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

63

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Creekside International Speedway

REQUEST: Site Plan Review

OWNER / APPLICANT:
Creekside International
Speedway, LLC/ Jim Brown

ACREAGE: 2.9 ac

PIN#(s): 386528

LOCATION: S of Co Rd 20, W
of James Rd

PROJECT DESCRIPTION:
Electric Go- Kart track

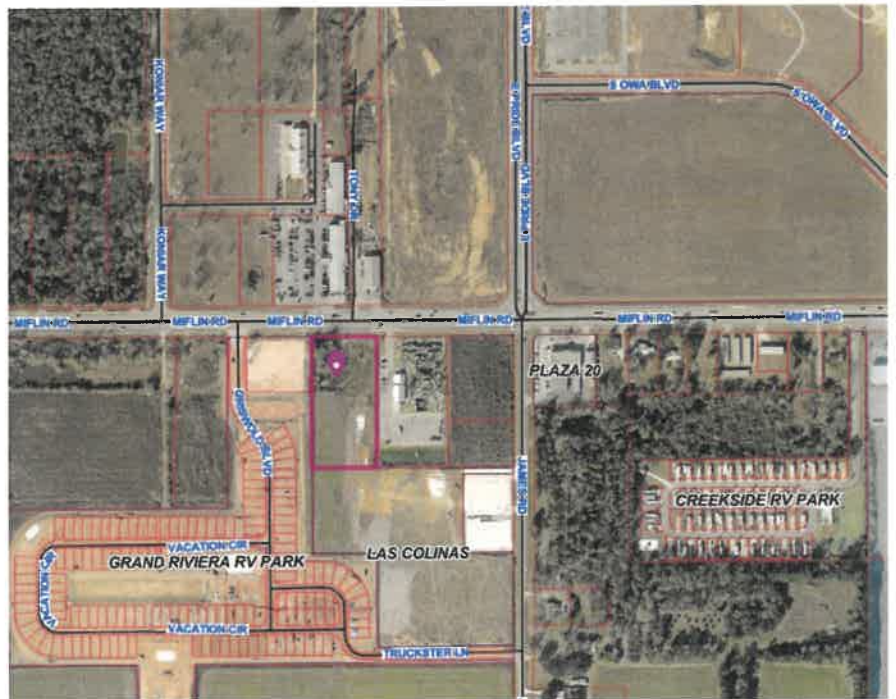
CURRENT ZONING:
PUD

REQUESTED ZONING:
N/A

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

FUTURE LAND USE: MXU,
Mixed Use Com/Res

EXISTING LAND USE: vacant



64

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

ZONING:

Miriam Boone - The site plan appears to meet the zoning requirements.

ENGINEERING:

Chad Christian - Engineering is not opposed to the Zoning conceptual plan.
LDP will be required for construction.

ENVIRONMENTAL:

Angie Eckman - Not opposed.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Ensure ADA parking is compliant.

Creekside International Speedway Narrative

65

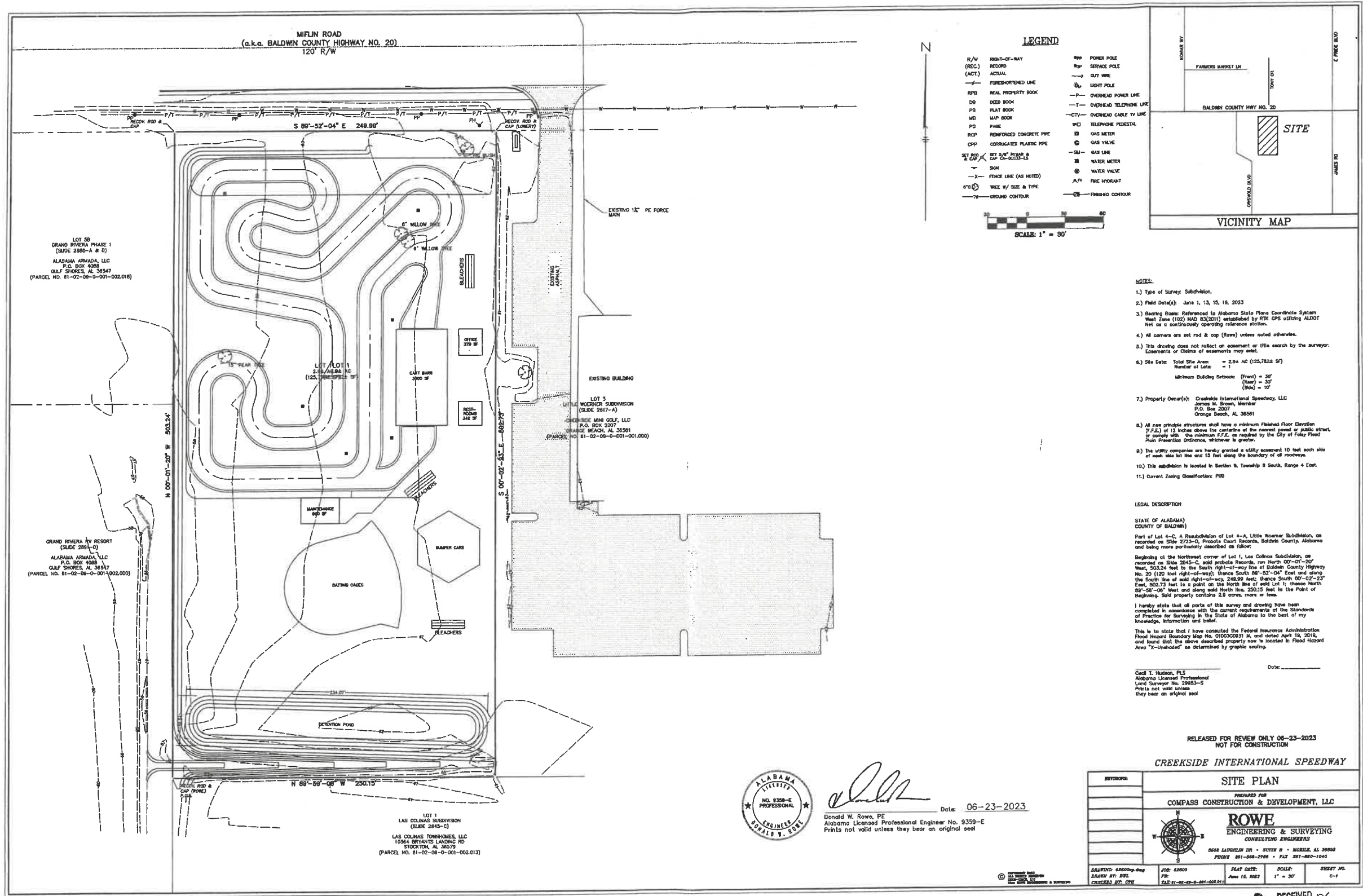
Creekside International Speedway, LLC plans to construct a recreational development complete with a Go-Kart track, batting cages, and bumper cars on approximately 2.9 acres. The site is at 20750 Mifflin Road, Foley, AL which is directly West of Creekside Mini Golf.

Creekside International Speedway plans to utilize Amusements Products, LLC to supply the go-karts, bumper cars, and batting cages. Amusement Products use electric go-karts and bumper cars making the vehicles super quiet.

The site will feature a ticket booth/office and a restroom on the East side of the property where customers will enter. Creekside International Speedway, LLC will use the parking provided at Creekside Mini Golf.



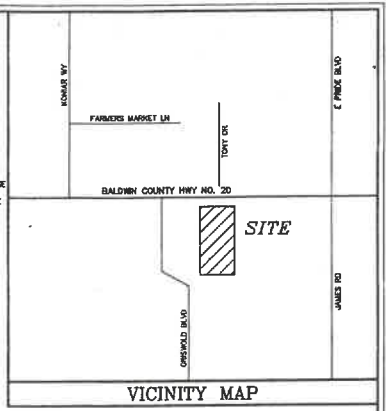
6/16/13
RECEIVED
AL



LEGEND

R/W	RIGHT-OF-WAY	PP	POWER POLE
(REC)	RECORD	SP	SERVICE POLE
(ACT)	ACTUAL	—	UTILITY WIRE
FPB	REAL PROPERTY BOOK	—	LIGHT POLE
DB	DEED BOOK	—	OVERHEAD POWER LINE
PL	PLAT BOOK	—	OVERHEAD TELEPHONE LINE
MB	MAP BOOK	—	OVERHEAD CABLE TV LINE
PC	PAVE	—	TELEPHONE PEDISTAL
RCP	REINFORCED CONCRETE PIPE	—	GAS METER
CPP	CORRUGATED PLASTIC PIPE	—	GAS VALVE
SET ROD & CAP	SET ROD & CAP (ROW)	—	GAS LINE
—	—	—	WATER METER
—	—	—	WATER VALVE
—	—	—	FIRE HYDRANT
—	—	—	FINISHED CONTOUR

SCALE: 1" = 30'



- NOTES:**
- 1.) Type of Survey: Subdivision.
 - 2.) Field Date(s): June 1, 13, 15, 16, 2023.
 - 3.) Bearing Base: Referenced to Alabama State Plane Coordinate System West Zone (112) NAD 83 (2011) established by RTK GPS utilizing ALDOT H4 as a continuously operating reference station.
 - 4.) All corners are set rod & cap (Row) unless noted otherwise.
 - 5.) This drawing does not reflect an easement or title search by the surveyor. Easements or claims of easements may exist.
 - 6.) Site Data: Total Site Area = 2.94 AC (125,782.57 sq ft)
Number of Lots = 1
Minimum Building Setbacks: (Front) = 30'
(Rear) = 30'
(Side) = 10'
 - 7.) Property Owner(s): Creekside International Speedway, LLC
James M. Brown, Member
P.O. Box 2007
Orange Beach, AL 36561
 - 8.) All new principal structures shall have a minimum finished floor elevation (F.F.E.) of 12 inches above the crestline of the nearest paved or public street, or comply with the minimum F.F.E. as required by the City of Foley Flood Risk Prevention Ordinance, whichever is greater.
 - 9.) The utility companies are hereby granted a utility easement 10 feet each side of each side lot line and 15 feet along the boundary of all roadways.
 - 10.) This subdivision is located in Section 9, Township 8 South, Range 4 East.
 - 11.) Current Zoning Classification: PUD

LEGAL DESCRIPTION

STATE OF ALABAMA
COUNTY OF BALDWIN

Part of Lot 4-C, A Resubdivision of Lot 4-A, Little Womans Subdivision, as recorded on Slide 2723-D, Probate Court Records, Baldwin County, Alabama and being more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Lee Colinas Subdivision, as recorded on Slide 2845-C, said Probate Records, run North 00°-01'-20" West, 502.24 feet to the South right-of-way line of Baldwin County Highway No. 20 (120 feet right-of-way); thence South 88°-02'-04" East and along the South line of said right-of-way, 246.69 feet; thence South 00°-02'-25" East, 502.73 feet to a point on the North line of said Lot 1; thence North 88°-08'-06" West and along said North line, 250.15 feet to the Point of Beginning. Said property contains 2.9 acres, more or less.

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.

This is to state that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map No. 010000037 H, and dated April 18, 2016, and found that the above described property now is located in Flood Hazard Area "X-Unshaded" as determined by graphic scaling.

Don't I. Hudson, P.E.
Alabama Licensed Professional
Land Surveyor No. 29953-S
Prints not valid unless they bear an original seal

ALABAMA
LICENSED PROFESSIONAL
NO. 9359-E
DONALD W. ROWE
ENGINEER
FEBRUARY 9, 2006

Donald W. Rowe, PE
Alabama Licensed Professional Engineer No. 9359-E
Prints not valid unless they bear an original seal

Date: 06-23-2023

RELEASED FOR REVIEW ONLY 06-23-2023
NOT FOR CONSTRUCTION

CREEKSIDE INTERNATIONAL SPEEDWAY

SITE PLAN

PREPARED FOR
COMPASS CONSTRUCTION & DEVELOPMENT, LLC

ROWE
ENGINEERING & SURVEYING
CONSULTING ENGINEERS

5603 LAUREL DR • SUITE 11 • MOBILE, AL 36688
PHONE 861-688-2188 • FAX 861-688-1040

DATE: 06/23/2023
DRAWN BY: BVL
CHECKED BY: CYH

JOB: 23003
JOB DATE: June 16, 2023
JOB NO: 23003

SCALE: 1" = 30'

SHEET NO: C-1

6/26/23
RECEIVED
AL

MIFUN ROAD
(a.k.a. BALDWIN COUNTY HIGHWAY NO. 20)
120' R/W

LOT 58
GRAND RIVERA PHASE 1
(SLIDE 2888-A & B)
ALABAMA ARMADA, LLC
P.O. BOX 4088
GULF SHORES, AL 36547
(PARCEL NO. 61-02-09-0-001-002.018)

GRAND RIVERA RV RESORT
(SLIDE 2891-D)
ALABAMA ARMADA, LLC
P.O. BOX 4088
GULF SHORES, AL 36547
(PARCEL NO. 61-02-09-0-001-002.000)

LOT 1
LAS COLINAS SUBDIVISION
(SLIDE 2845-C)
LAS COLINAS TOWNHOMES, LLC
10364 BRYANTS LANDING RD
STOCKTON, AL 36579
(PARCEL NO. 61-02-09-0-001-002.013)

LOT 3
LITTLE WOERNER SUBDIVISION
(SLIDE 2617-A)
GREEN SIDE MINI GOLF, LLC
P.O. BOX 2007
ORANGE BEACH, AL 36581
(PARCEL NO. 61-02-08-0-001-001.000)

LEGEND

R/W	RIGHT-OF-WAY	PP	POWER POLE
(REC.)	RECORD	SP	SERVICE POLE
(ACT.)	ACTUAL	GW	GUY WIRE
---	FORESHORTENED LINE	LP	LIGHT POLE
R/PB	REAL PROPERTY BOOK	P	OVERHEAD POWER LINE
DB	DIED BOOK	T	OVERHEAD TELEPHONE LINE
PB	PLAT BOOK	CTV	OVERHEAD CABLE TV LINE
MB	MAP BOOK	TPD	TELEPHONE PEDESTAL
PG	PAGE	G	GAS METER
RCP	REINFORCED CONCRETE PIPE	GV	GAS VALVE
CPP	CORRUGATED PLASTIC PIPE	GM	GAS LINE
SET ROD & CAP	SET 5/8" REBAR & CAP CA-00033-15	WM	WATER METER
S	SIGN	WV	WATER VALVE
X	FENCE LINE (AS NOTED)	FM	FIRE HYDRANT
T	TREE W/ SIZE & TYPE	DB	FINISHED CONTOUR
76	GROUND CONTOUR		



LANDSCAPING

TOTAL SITE AREA	125,754 SQ. FT.
REQUIRED LANDSCAPING (25%)	31,439 SQ. FT.
PROVIDED LANDSCAPING (TOTAL)	84,559 SQ. FT.
TREES:	
REQUIRED TREES (COMMON AREA)	1.84 ac. = 19 (HERITAGE)
TOTAL REQUIRED TREES	19 TREES
REQUIRED PLANTINGS	19 TREES
PROVIDED TREE PLANTINGS	19 TREES

NOTES:

- 1.) ALL UNPAVED AREAS WITHIN THE RIGHT-OF-WAY, AND ALL AREAS THAT HAVE BEEN GRADED, CUT, OR FILLED SHALL BE TREATED WITH AT LEAST 1,500 LBS. PER ACRE OF A SUITABLE COMMERCIAL FERTILIZER AND SEEDING WITH A MIXTURE TO SUIT THE SEASON. A FIRM STAND OF PERMANENT GRASS WILL BE REQUIRED.
- 2.) PLANTING STANDARDS:
 - A.) ALL TREE PLANTINGS SHALL BE INSTALLED TO CURRENT NURSERY STANDARDS.
 - B.) TREES SELECTED FOR PLANTING MUST BE FREE FROM INJURY, PESTS, DISEASE, NUTRITIONAL DISORDERS OR ROOT DEFECTS, AND BE OF GOOD VIGOR IN ORDER TO ASSURE A REASONABLE EXPECTATION OF SURVIVABILITY.
 - C.) OVERSTORY TREE PLANTINGS SHALL MEASURE A MINIMUM OF THREE INCHES, FOUR FEET ABOVE GRADE, AND SHALL MEASURE A MINIMUM OF EIGHT FEET CLEAR TRUNK.
 - D.) UNDERSTORY TREES SHALL HAVE AN INITIAL CALIPER DIAMETER OF AT LEAST ONE INCH AND SHALL MEASURE A MINIMUM OF FIVE FEET OF CLEAR TRUNK.
 - E.) NO OVERSTORY TREE SHALL BE PLANTED WITHIN TWENTY FEET OF OVERHEAD ELECTRICAL LINES.
 - F.) ALL PLANTINGS THAT DIE OR ARE DESTROYED MUST BE REPLACED DURING THE NEXT PLANTING SEASON.
 - G.) MAINTENANCE OF THE PLANTINGS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.



Donald W. Rowe

Date: 06-23-2023
Donald W. Rowe, PE
Alabama Licensed Professional Engineer No. 9359-E
Prints not valid unless they bear on original seal

RELEASED FOR REVIEW ONLY 06-23-2023
NOT FOR CONSTRUCTION

CREEKSIDE INTERNATIONAL SPEEDWAY

LANDSCAPE PLAN

PREPARED FOR
COMPASS CONSTRUCTION & DEVELOPMENT, LLC



ROWE
ENGINEERING & SURVEYING
CONSULTING ENGINEERS

3602 LAUGHLIN DR. • SUITE B • MOBILE, AL 36683
PHONE 251-866-8788 • FAX 251-860-1040

DRAWING: 52600sp.dwg	JOB: 62600	PLAT DATE: June 15, 2023	SCALE: 1" = 30'	SHEET NO. C-3
DRAWN BY: BWL	FB:			
CHECKED BY: CYH	FILE: 61-02-09-0-001-002.013			

6/26/23
RECEIVED
revision



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

68

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Underwood Rezoning

REQUEST: Rezone

OWNER / APPLICANT:
Gary Underwood

ACREAGE: 19 ac

PIN#(s): 43546

LOCATION: NW Corner of
Springsteen Ln & Hwy 98

PROJECT DESCRIPTION:
Rezone property for
Boat/RV Storage

CURRENT ZONING:
AO

REQUESTED ZONING:
B-1A

ADJACENT ZONING:
AO to the north
B-1A to the east
B-3 & M-1 to the south
B-1A & unzoned BC to the
west

FUTURE LAND USE:
RCC - Retail Commercial
Concentration

EXISTING LAND USE:
house & barn on pecan
orchard



609

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

ZONING:

Miriam Boone - The request is for a rezoning from AO to B1A. Once rezoned, the applicant has to apply to the Planning Commission for a site plan in the FBE Overlay District & apply to the Board of Adjustment & Appeals for a storage use. We held a pre-application meeting on the project and explained the design & aesthetic requirements for the Overlay District.

ENGINEERING:

Chad Christian - Engineering is not opposed. For LDP application a turn lane warrant analysis will be required for ALDOT and City review and improvements may be required to Springsteen Lane.

ENVIRONMENTAL:

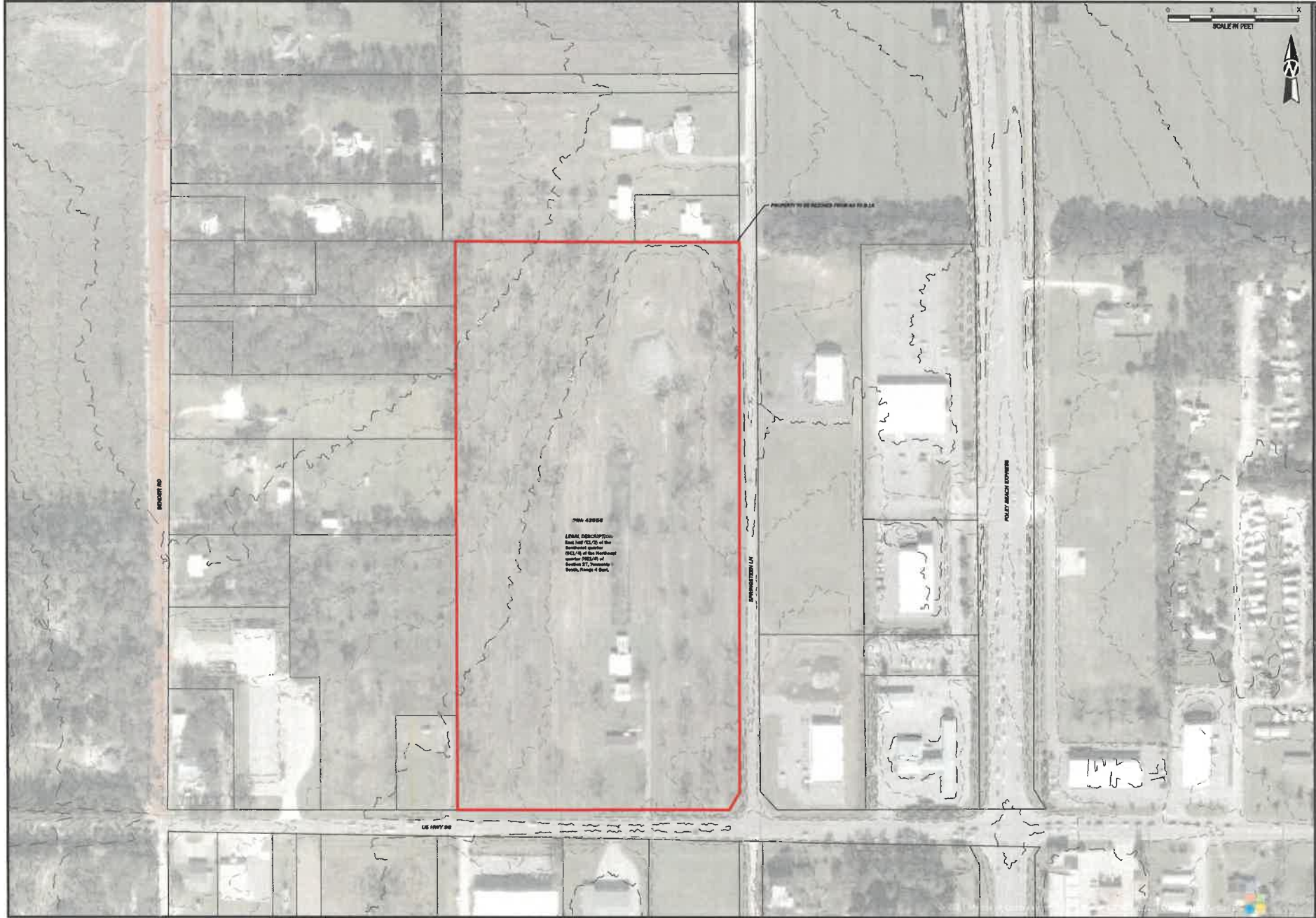
Angie Eckman - Not opposed to rezoning, owner to provide wetlands study.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.



PWA 42888
LEGAL DESCRIPTION:
East half (50%) of the
Southwest quarter
(SW1/4) of the Northeast
quarter (NE1/4) of
Section 27, Township
10N, Range 10E.



9797 Timber Creek, Suite A | Daphne, AL 36527
251.332.3800 | www.ttlusa.com

PROJECT TITLE

CLIENT NAME
21319 US HWY 98
POLEY, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION
RECORDING PURPOSES
OR IMPLEMENTATION)

Sheet Title
BASEMAP

Rev	Date	Revised Description

Drawn By: JTB
Date: 08/13/2023
File Name: Basemap.dwg

Checked By: JAM
Proj. No.:

Sheet No.
c1.0

08/13/23
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PC



71

PLANNING COMMISSION

JOINT STAFF REPORT: July 2023

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: **Sherwood**

REQUEST: **City of Foley Rezoning**

OWNER / APPLICANT:
City of Foley on behalf of
multiple owners

ACREAGE: \pm 8.71 ac

PIN#(s): 369193, 369226,
375907, 375906, 375905, 375904,
375903, 375902, 375901, 369196,
369195, 369194, 369192, 369229,
375916, 375917, 375918, 375919,
375920, 375921, 375922

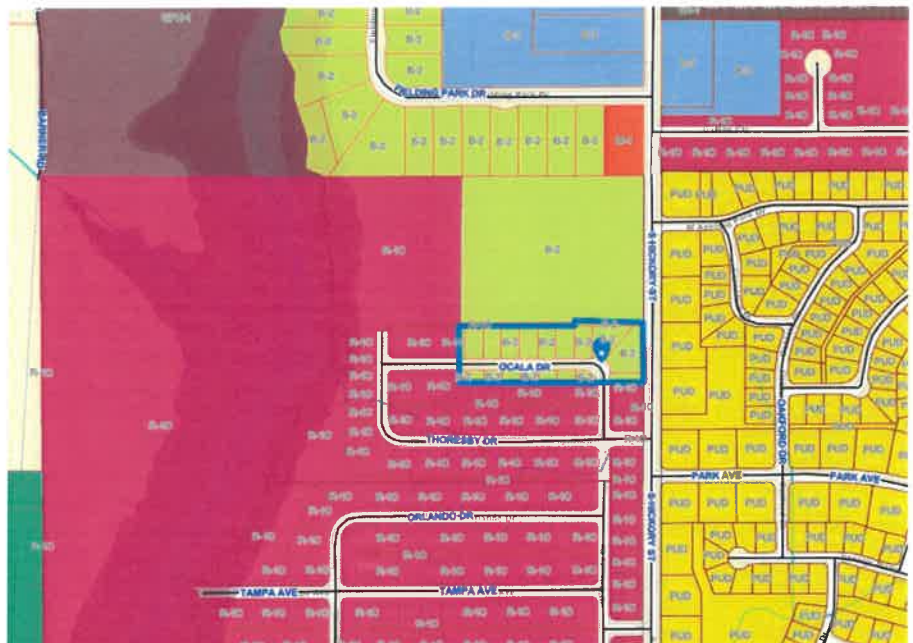
LOCATION: S of Fielding
Park Dr, W of S Hickory St

PROJECT DESCRIPTION:
Rezoning of a currently Legal
Non Conforming residential
area in a commercial zone. B-2
changed since this was built to
no longer allow stand alone
residential.

CURRENT ZONING: B-2

REQUESTED ZONING: R-1C

ADJACENT ZONING: B-2 to
the north is currently in
progress on their rezoning to



R-1C. PUD to east. R-1C to south & west.

72

FUTURE LAND USE: NC, Neighborhood Commercial
EXISTING LAND USE: vacant

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

ZONING:

Miriam Boone - In 2002, the property owners zoned 139.5 acres to R1C-Residential Single Family & 20.5 acres as B2-Neighborhood Business District (see Ord 742-02). A portion of Sherwood Subdivision got platted in the B2 zoning designation which was allowed at that time. The City has since amended the Zoning Ordinance to only allow residential with a commercial component (mixed use) in the B2 zone. This now creates a legal non-conforming status for these homes. We have had similar situations in other portions of town where this has happened and Title and/or Mortgage companies would not approve the sale without a correction.

The developer requested to rezone the larger unplatted portion of B2 (11.8+/- acres) to R1C to develop the remainder of the property as single family residential. That leaves 8.7+/- acres of the B2 platted with single family homes and a common area. A group of residents attended the June 21, 2023 Planning Commission meeting requesting the City rezone the platted portion in B2 to R1C to match the rest of the subdivision. The City is moving forward with this request.

ENGINEERING:

Chad Christian - Engineering is not opposed

ENVIRONMENTAL:

Angie Eckman - No issues are posed by rezoning.

FIRE:

Brad Hall - Fire is not opposed

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.



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

73

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Mills / City of Foley

REQUEST: Request for Minor Subdivision

OWNER / APPLICANT:
Robert Breckner
Agent - City of Foley

ACREAGE:
33+/- Acres

PIN#(s): 4501

LOCATION: Northeast
corner of Mills Road &
Sandy Ridge Road

PROJECT DESCRIPTION:
Subdivision to create lot
for future City Park

CURRENT ZONING:
Unzoned BC Dist 18

REQUESTED ZONING:
Annexation and initial
zoning will be sought in a
future month

ADJACENT ZONING:
R-4 to north, AO to south,
Unzoned BC Dist 18 to
east & west

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



EXISTING LAND USE: Vacant

74

UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE

DEED RECEIVED: YES / NO / NOT APPLICABLE

AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING:

Miriam Boone - The property is located in Unzoned BC District 18. The Park lot is a proposed 4+/- acres which leaves approximately 29 acres in the larger lot. The annexation & initial zoning will follow at a later date.

ENGINEERING:

Chad Christian - Engineering is not opposed.

ENVIRONMENTAL:

Angie Eckman - Not Opposed

FIRE:

Brad Hall - Not Opposed

BUILDING/FLOODPLAIN:

Chuck Lay - The parcel is not located in a flood zone.