

**CITY OF FOLEY
PLANNING COMMISSION**

**WORK SESSION
September 13, 2023
City Hall
Council Chambers
At 5:30 p.m.**

&

**MEETING
September 20, 2023
City Hall
Council Chambers
At 5:30 p.m.**

**PLANNING COMMISSION
WORK SESSION AGENDA SEPTEMBER 13, 2023
&
MEETING AGENDA SEPTEMBER 20, 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 September 13, 2023 at 5:30 p.m. and a meeting on September 20, 2023 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

MINUTES:

Approval of the August 9, 2023 and August 16, 2023 meeting minutes.

AGENDA ITEMS:

1. Pecan Subdivision II- Minor

The City of Foley Planning Commission has received a request for approval of Pecan Subdivision II a minor subdivision which consists of 1.71 acres and 4 lot. Property is located at the NE corner of S. Pecan St. and E. Bullard Ave. Applicant is Smith Clark & Associates.

Public Hearing:

Planning Commission Action:

2. David Green Duplex- Site Plan Extension

The City of Foley Planning Commission has received a 1 year duplex site plan extension. Property is located S. of Begonia Ave. and W. of Cedar St. Applicant is David Green.

Planning Commission Action:

3. Grasslands Subdivision- Preliminary Extension

The City of Foley Planning Commission has received a 1 year preliminary extension request for Grasslands Subdivision. Property is located E. of County Rd. 65 and S. of Dairy Ln. Applicant is S.E. Civil Engineering & Surveying.

Planning Commission Action:

4. Rosewood Subdivision Phase 2 & 3- Preliminary Extension

The City of Foley Planning Commission has received a 1 year preliminary extension request for Rosewood Subdivision Phase 2 & 3. Property is located E. of County Rd. 65 and N. of Arbor Walk Subdivision. Applicant is Dewberry.

Planning Commission Action:

5. Public Projects- Request for Recommendation

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the following public projects: Symbol Health Building, County Road 20 Extension, Farmers Market Commercial Kitchen & Leased Space, Expansion of Civic Center, Graham Creek Pavilion, Graham Creek Nature Preserve Restroom & Pavilion,

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Wolf Creek Park Shoreline Project, Max Griffin Upgrade, Wilson/Horse Arena Road,
South Pilgrim Street Extension and Beck Road.

Planning Commission Action:

WORK SESSION ONLY:

6. Presentation- Wayne Dyess

ADJOURN:

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The City of Foley Planning Commission held a work session on August 9, 2023 at 5:30 p.m. in the Council Chambers of City Hall at 407 E Laurel Avenue. Members present were; Larry Engel, Deborah Mixon, Calvin Hare, Wes Abrams, Tommy Gebhart, Bill Swanson, Phillip Hinesley and Vera Quaite. Absent member was Ralph Hellmich. Staff present were; Miriam Boone, City Planner; Chad Christian, City Engineer; Angie Eckman, Environmental Manager; Wayne Dyess, Executive Director of Infrastructure and Design and Amanda Cole, Acting Recording Secretary.

AGENDA ITEMS:

1. AAM Equipment Rental- Site Plan Extension

The City of Foley Planning Commission has received a 1 year site plan extension request for AAM Equipment Rental. Property is located E. of the Foley Beach Express and S. of Doc McDuffie Rd. Applicant is OTK Architecture.

Mrs. Miriam Boone explained the request is for a site plan extension. She stated the building plans were under review and staff is recommending approval of the extension.

Commissioner Hinesley asked if the City had a limit on the number of extensions a site plan can apply for an extension.

Mrs. Boone stated she did not believe the ordinance states a limitation for site plans.

Commissioner Gebhart stated he believed they already had an office and was renting equipment at the location.

Mrs. Boone stated they received a permit for a temporary office which does not need to come to the Commission it is done under the building code ordinance and is approved for 6 months at time.

2. Bay Street Village Phase 1- Preliminary Extension

The City of Foley Planning Commission has received a 6 month preliminary extension request for Bay Street Village Phase 1. Property is located at the NW corner of Michigan Ave. and Bay Street. Applicant is Goodwyn Mills Cawood, LLC.

Mrs. Boone stated agenda items 2 and 3 were extension requests for different phases within the same subdivision and staff recommended approval for the extensions of both phases 1 and 2.

Mr. Wayne Dyess stated there were minutes when the subdivision was approved that mentioned a crosswalk. Mr. Dyess stated he has spoken with the Mayor and the City is in favor of having a crosswalk installed perhaps with flashing lights or a push button system. He believes the crosswalk would help pedestrian safety in the area.

Chairman Abrams asked if the crosswalk should be done by the developer or the City.

Note: *Denotes property located in the Planning Jurisdiction

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Mr. Dyess stated it should be done by the developer.

Amanda Thompson asked if the crosswalk should be at Michigan and Bay St.

Mr. Dyess stated yes and more information/sketches could be given.

3. Bay Street Village Phase 2- Preliminary Extension

The City of Foley Planning Commission has received a 6 month preliminary extension request for Bay Street Village Phase 2. Property is located at the NW corner of Michigan Ave. and Bay Street. Applicant is Goodwyn Mills Cawood, LLC.

Item was discussed with agenda item 2.

4. *Childress-Dillon Line Shift & Family Division- Request for Minor/Exempt

The City of Foley Planning Commission has received a request for approval of the Foley Childress-Dillon Line Shift & Family Division a minor/exempt subdivision which consists of 35 acres and 2 lot. Property is located W. of Barner Rd. and S. of W. Michigan Ave. Applicant is John & Marilyn Dillon.

Mrs. Boone stated this parcel was in unzoned Baldwin County and staff recommended approval.

Mrs. Boone explained the Engineering Department had commented he lot had County maintained road frontage.

Michelle Dillon stated there will be an additional lot created and 3 acres are being added to an existing lot.

5. Resubdivision of Lot 1 of the Foley Crossroads Subdivision- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of the Resubdivision of Lot 1 of Foley Crossroads Subdivision which consists of 124.7 +/- acres and 9 lots. Property is located at the SW corner of County Rd. 20 and the Foley Beach Express. Applicant is Engineering Design Group, LLC.

Mrs. Boone staff recommended approval of the 9 lot subdivision. She stated the layout generally meets the conceptual PUD layout. The proposed road along the western boundary shown on the concept PUD has been removed due to signal changes on Co Rd 20.

Mrs. Boone explained the Engineering Department commented the lots shown without existing frontage should be Phase 2 or "Not Part of This Subdivision". The Council is participating in an Economic Development project related to road design.

Note: *Denotes property located in the Planning Jurisdiction

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6. Element Townhomes- Request for 1 year Site Plan Extension

The City of Foley Planning Commission has received a 9 month site plan extension request for Element Townhomes. Property is located S. of County Rd. 20 and E. of State Hwy. 59. Applicant is KTC Development, LLC.

Mrs. Boone explained the request was for a 9 month extension from the current Oct 19, 2023 expiration date making the new expiration date for this site plan July 19, 2024.

Mrs. Boone explained the Engineering Department commented resubmittal for the LDP will be required for a full redesign. The Environmental Department commented they are currently awaiting the Corps wetland determination for the property with respect to recent changes in WOTUS.

Mr. Dyess stated there was a Supreme Court case recently regarding wetlands that impacts this property which could affect the current design, however we will not know until after the court case.

Mr. Dyess stated in having discussions with the applicants they would like to see more green space on the design. They have a LDP ready to issue. From the staff level more green space would be desirable so staff recommends the extension.

Commissioner Engel asked how many units were being proposed.

Kent Campbell answered 360 units.

Mr. Dyess stated any kind of redesign in the future would not increase density.

Mr. Campbell explained the project and reiterated what Mr. Dyess stated about the wetlands and explained how much of this parcel is being affected.

7. Subdivision Regulation- Amendments

Mr. Dyess discusses the proposed amendment which includes the change of requiring the minimum lot size in our Planning Jurisdiction to 30,000sqft with 100ft lot widths.

Commissioner Hare confirmed the minimum lot size would be 30,000sqft.

Mr. Dyess stated yes.

Commissioner Hinesley asked if the Commission could regulate the lot sizes in the Planning Jurisdiction.

Mr. Dyess stated yes.

Note: *Denotes property located in the Planning Jurisdiction

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Mrs. Boone stated these amendments were advertised and while the Planning Commission adopts the amendments we do send them to the City Council so they have awareness.

Mrs. Boone asked what about if the lot was in a county zoned district that allows a smaller lot.

Mr. Dyess stated in the report he provided we have justification to require our larger lot size.

Mr. Dyess stated the City's Comprehensive Plan and the Future Land Use are also coming into play with the amendments.

WORK SESSION ONLY:

8. Presentation- Wayne Dyess

Mr. Dyess presented a training series.

ADJOURN:

Chairman Abrams adjourned the meeting at 6:45 p.m.

**PLANNING COMMISSION
MEETING MINUTES AUGUST 16, 2023
(Council Chambers of City Hall) 5:30 P.M.**

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The City of Foley Planning Commission held a meeting on August 16, 2023 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Vera Quaites, Wes Abrams, Calvin Hare, Phillip Hinesley and Bill Swanson. Absent members were: Ralph Hellmich and Tommy Gebhart. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Angie Eckman, Environmental Manager; Amanda Cole, Planning and Zoning and Assistant and Melissa Ringler, Recording Secretary.

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

MINUTES:

Approval of the July 12, 2023 and July 19, 2023 meeting minutes.

Commissioner Hinesley made a motion to approve the July 12, 2023 and July 19, 2023 meeting minutes. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to approve the July 12, 2023 and July 19, 2023 meeting minute's passes.

AGENDA ITEMS:

1. AAM Equipment Rental- Site Plan Extension

The City of Foley Planning Commission has received a 1 year site plan extension request for AAM Equipment Rental. Property is located E. of the Foley Beach Express and S. of Doc McDuffie Rd. Applicant is OTK Architecture.

Planning Commission Action:

Mrs. Miriam Boone stated the extension is for 12 months and the applicant has submitted for their permits.

Commissioner Quaites made a motion to approve the 12 month site plan extension request. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to approve the 12 month site plan extension passes.

2. Bay Street Village Phase 1- Preliminary Extension

The City of Foley Planning Commission has received a 6 month preliminary extension request for Bay Street Village Phase 1. Property is located at the NW corner of Michigan Ave. and Bay Street. Applicant is Goodwyn Mills Cawood, LLC.

Planning Commission Action:

Chairman Abrams stated he is combining agenda items 2 & 3.

Mrs. Boone explained at the work session the applicant was made aware that a crosswalk is being requested. She stated the applicant is working with staff on the crosswalk details.

Mr. Chad Christian stated he visited the site today and they are nearing completion.

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Commissioner Hare made a motion to approve the 6 month extension request for Bay Street Village Phase 1 & 2. Commissioner Swanson seconded the motion. All commissioners voted aye.

Motion to approve the 6 month extension request for Bay Street Village Phase 1 & 2 passes.

3. Bay Street Village Phase 2- Preliminary Extension

The City of Foley Planning Commission has received a 6 month preliminary extension request for Bay Street Village Phase 2. Property is located at the NW corner of Michigan Ave. and Bay Street. Applicant is Goodwyn Mills Cawood, LLC.

Planning Commission Action:

Item discussed with agenda item # 2.

4. *Childress-Dillon Line Shift & Family Division- Request for Minor/Exempt

The City of Foley Planning Commission has received a request for approval of the Foley Childress-Dillon Line Shift & Family Division, a minor/exempt subdivision which consists of 35 acres and 2 lots. Property is located W. of Barner Rd. and S. of W. Michigan Ave. Applicants are John & Marilyn Dillon.

Planning Commission Action:

Mrs. Boone explained the property is located in unzoned Baldwin County and staff is recommending approval.

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

Motion to approve the requested minor/exempt subdivision passes.

5. Resubdivision of Lot 1 of the Foley Crossroads Subdivision- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of the Resubdivision of Lot 1 of Foley Crossroads Subdivision which consists of 124.7 +/- acres and 9 lots. Property is located at the SW corner of County Rd. 20 and the Foley Beach Express. Applicant is Engineering Design Group, LLC.

Public Hearing:

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

Mrs. Boone explained that the staff is recommending approval. She stated the Engineering Department has noted the lots shown without existing frontage should be Phase 2 or not a part of this subdivision. It was also noted that the Council is participating in an Economic Development project related to road design and construction.

Planning Commission Action:

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

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Motion to approve the requested preliminary passes.

6. Element Townhomes- Request for 1 year Site Plan Extension

The City of Foley Planning Commission has received a 9 month site plan extension request for Element Townhomes. Property is located S. of County Rd. 20 and E. of State Hwy. 59. Applicant is KTC Development, LLC.

Planning Commission Action:

Mrs. Boone explained the request is for a 9 month extension to begin on the current October expiration date. She stated staff is recommending approval. She explained Mr. Dyess has spoken with the applicant regarding the new federal wetland ruling.

Commissioner Hare made a motion to approve the requested 9 month extension. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to approve the requested 9 month extension passes.

7. Subdivision Regulation- Amendments

Public Hearing:

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

Planning Commission Action:

Commissioner Engel made a motion to approve the Subdivision Regulation amendments. Commissioner Hinesley seconded the motion. All Commissioners voted aye.

Motion to approve the Subdivision Regulation amendments passes.

ADJOURN:

Chairman Abrams adjourned the meeting at 5:47 p.m.



PLANNING COMMISSION JOINT STAFF REPORT: September 2023

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STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Pecan Subdivision II

REQUEST: Minor Subdivision

OWNER / APPLICANT:
Hoth Holdings LLC /
Smith Clark &
Associates, LLC

ACREAGE: 1.71 ac

PIN#(s): 618466

LOCATION: NE Corner of
S Pecan & E Bullard

PROJECT DESCRIPTION:
4 lot subdivision

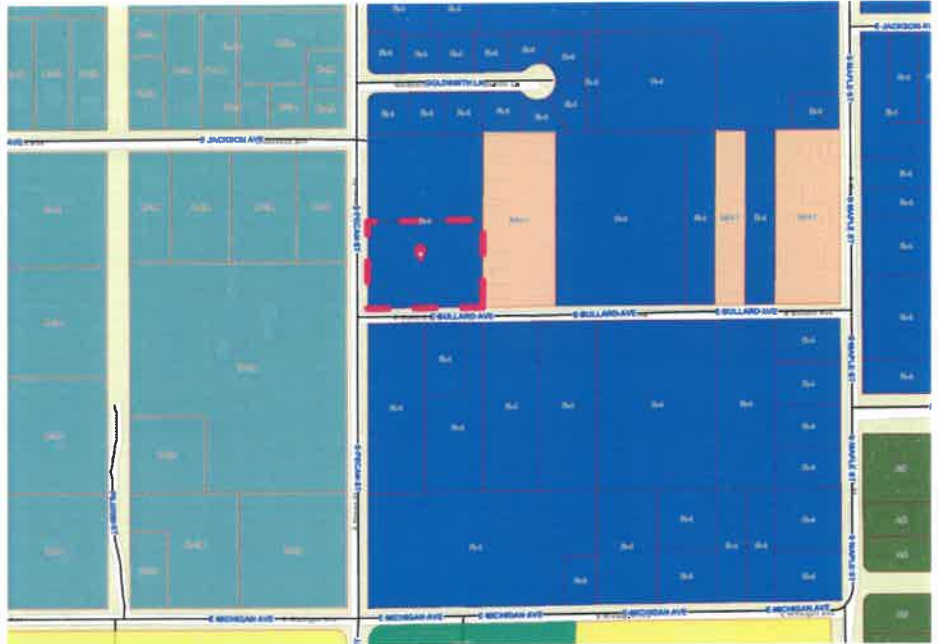
CURRENT ZONING:
R-4 (Single & Two
Family)

REQUESTED ZONING:
N/A

ADJACENT ZONING:
R-1A to the west, R-4 to
the north and south,
MH-1 to the east

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

ZONING:

Miriam Boone - The lots meet the R4 zoning for single family residential.

ENGINEERING:

Chad Christian - Recommend approval.

ENVIRONMENTAL:

Angie Eckman - Not opposed.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.

Pecan Subdivision II
A Resubdivision of Lot 2-A,
Pecan Subdivision

CERTIFICATE OF OWNERSHIP AND DEDICATION
THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE
LAND SHOWN AND DESCRIBED IN THE PLAT AND THAT I (WE) HAVE CAUSED THE SAME
TO BE SURVEYED 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__

OWNER

ACKNOWLEDGMENT OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, NOTARY PUBLIC IN AND FOR THE
COUNTY OF BALDWIN IN THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT WIKKE
NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION,
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (SHE)Y SIGNED,
SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE
(SHE)Y SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (HER)Y FREE AND
VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

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

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE CITY PLANNING COMMISSION

THE WITHIN PLAT OF PECAN SUBDIVISION, FOLEY, ALABAMA, IS HEREBY APPROVED BY THE
CITY OF FOLEY PLANNING COMMISSION.

DATED THIS ____ DAY OF _____, 20__

CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

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

DATED THIS ____ DAY OF _____, 20__

CITY ENGINEER

CERTIFICATE OF APPROVAL BY REGISTERED (PROPOSED)

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (SEWER)

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES (WATER)

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY DMS (ELECTRIC)

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

AUTHORIZED REPRESENTATIVE

FLOOD STATEMENT

THE PROPERTY SHOWN HEREON IS IN ZONE
"X", AN AREA DETERMINED TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE FLOOD HAZARD
AS SCALED FROM THE MAP PREPARED BY
THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, FEDERAL INSURANCE ADMINISTRATION
COMMUNITY PANEL NUMBER 0100300164,
CITY OF FOLEY PURSUANT TO MAP DATED
APRIL 19, 2019.

Physical Address:
11111 U.S. Hwy 31 Ste A
Spanish Fort, AL 36527
(251) 626-0404

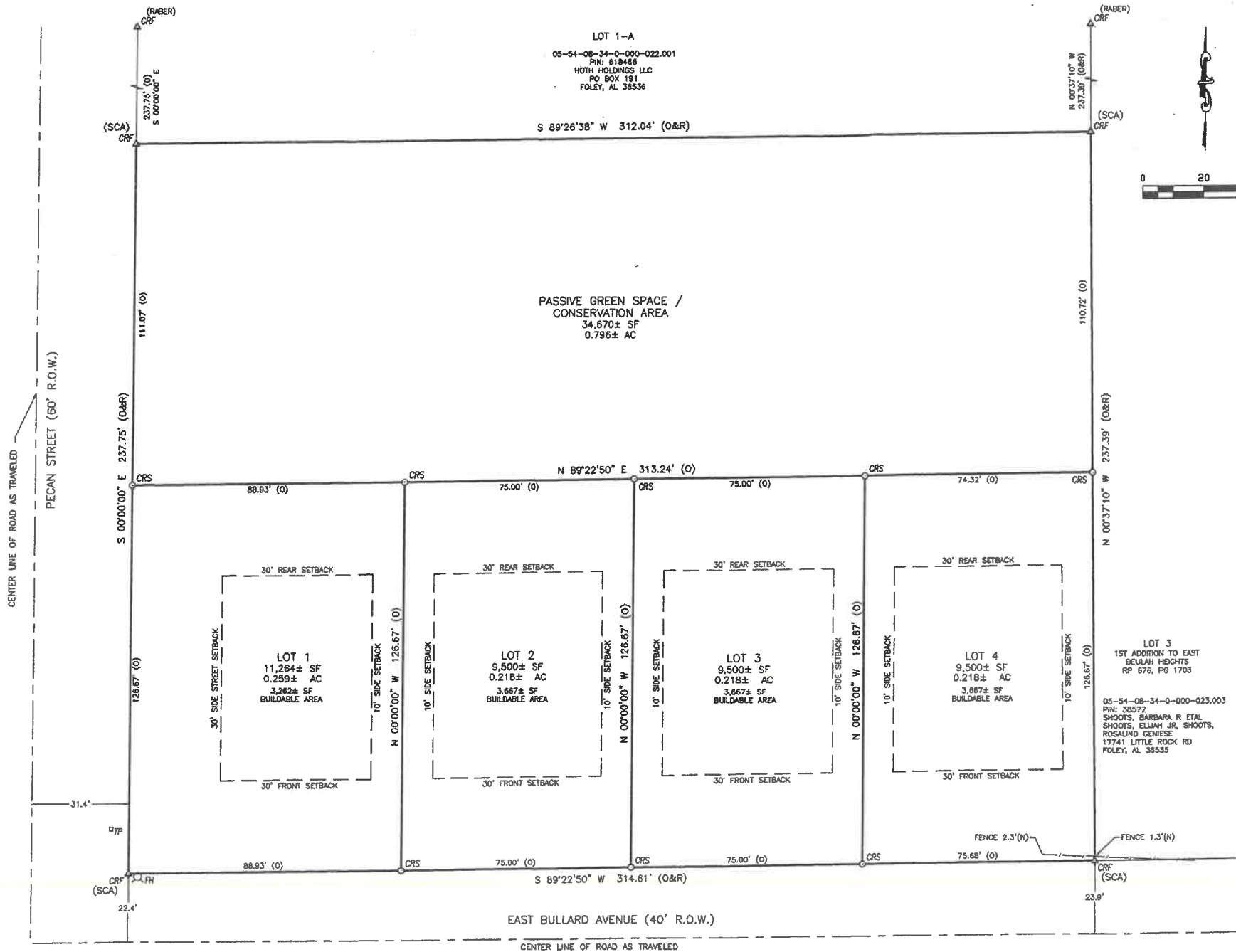


- NOTES:
1. TYPE OF SURVEY: SUBDIVISION
 2. RECORD DIMENSIONS BASED ON THE FOLLOWING DOCUMENTS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA:
- PECAN SUBDIVISION, SLIDE 2869-C
 3. THIS DRAWING AND DESCRIPTION DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE OR PROVIDED BY THE CLIENT'S CONVEYANCE. SETBACK LINES ESTABLISHED BY SHOWING, OWNERSHIP OR RESPECTIVE COVENANTS ARE NOT SHOWN.
 4. THIS DRAWING IS THE PROPERTY OF SMITH, CLARK & ASSOCIATES. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON AND IS NONTRANSFERABLE TO ANY OTHER PARTY. IT MAY NOT BE USED WITHOUT PRIOR CONSENT FROM SMITH, CLARK & ASSOCIATES.
 5. THIS DRAWING IS TO SCALE WHEN PRINTED ON 24"X36" PAPER IN LANDSCAPE VIEW WITH NO SCALING.
 6. THERE IS RECORDED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAY, AND A 10 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.

OWNER	CHECKED	APPROVED
TS	DK	DC
DATE	SCALE	
11/10/22	1"=20'	
DRAWING NUMBER	FILE NO.	
23-190	169/46	

PECAN SUBDIVISION II
SOUTH PECAN STREET
RESUBDIVISION OF LOT 2-A PECAN SUBDIVISION
FOLEY, ALABAMA

RECEIVED
8/10/23
AL



- BOUNDARY LEGEND
- △ CRP CHIPPED IRON ROD FOUND
 - △ CTF CHIPPED TOP PIPE FOUND
 - △ CMF CONCRETE MONUMENT FOUND
 - △ CTF OPEN TOP IRON PIPE FOUND
 - △ RIF REBAR IRON FOUND
 - △ RPF REBAR PIPE FOUND
 - CRS CHIPPED IRON ROD SET
 - (R) RECORD
 - R.O.W. RIGHT OF WAY
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - CHAIN LINK FENCE
 - WIRE FENCE
 - ROAD FENCE
 - FENCE 2.3'(N)
 - FENCE 1.3'(N)
 - FH
 - DTP
 - PHONE PEDESTAL

SITE DATA

ZONING: R-4
MINIMUM LOT SIZE: 9,500 SF
MINIMUM LOT WIDTH: 75 FT
NUMBER OF LOTS: 4
SMALLEST LOT: 9,500 SF
TOTAL AREA: 0.914 AC

REQUIRED SETBACKS:

FRONT: 30'
REAR: 30'
SIDE: 10'
SIDE STREET: 30'

UTILITY PROVIDERS

WATER SERVICE - RIVERA UTILITIES
SEWER SERVICE - RIVERA UTILITIES
ELECTRIC SERVICE - BALDWIN COUNTY EMC
BROADBAND SERVICE - BRIGHTSPEED

OWNER:

HOTH HOLDINGS, LLC
PO BOX 191
FOLEY, ALABAMA 36535

05-54-08-33-1-000-038.003
PIN: 61832
AUSLEY, MARY B
913 S PECAN ST
FOLEY, AL 36535

05-54-08-33-1-000-037.000
PIN: 39137
SMITH, ANNIE P AS TRUSTEE
FOR THE ANNIE AND P SMITH
REVOCABLE TRUST
1018 S PECAN ST
FOLEY, AL 36535

BALDWIN COUNTY
ALABAMA

LOT 2-A, PECAN SUBDIVISION AS RECORDED ON SLIDE 2869-C IN THE OFFICE OF THE
JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

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

05-54-08-34-0-000-029.001
PIN: 50415
BILLIE, JAMILLIA ETAL KNIGHT, KRISTAL; YEARLING,
APRIL; WASHINGTON, BRIAN; YEARLING, JUSTIN
505 C EAST AZALEA AVE
FOLEY, AL 36535

05-54-08-34-0-000-028.001
PIN: 47538
YEARLING, CELESTINE ETAL FORD,
ROSE M ETAL KNIGHT, SHARON Y
ETAL YEARLING, DOUGLAS B JR
ETAL YEARLING, JUSTIN B
1101 S PECAN ST
FOLEY, AL 36535

05-54-08-34-0-000-029.000
PIN: 17238
YEARLING, CELESTINE ETAL FORD,
ROSE M ETAL KNIGHT, SHARON Y
ETAL YEARLING, DOUGLAS B JR
ETAL YEARLING, JUSTIN B
940 BULLARD AVE
FOLEY, AL 36535



PLANNING COMMISSION JOINT STAFF REPORT: September 2023

13

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: W Begonia Ave Duplexes

REQUEST: Site Plan Extension

OWNER / APPLICANT:
David Green

ACREAGE: .33 acres

PIN#(s): 22655

LOCATION:
S of Begonia Ave,
W of Cedar St

PROJECT DESCRIPTION:
Requesting a 1 year
extension

CURRENT ZONING:
R-2- Residential Single
Family & Duplex

REQUESTED ZONING:
N/A

ADJACENT ZONING:
R-2 Residential Single
Family & Duplex

FUTURE LAND USE:
RM- Residential Medium
Density



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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 duplex received site plan approval on 9/21/22. The applicant is requesting a 1 year extension to September 2024. This is the first request for extension.

ENGINEERING:

Chad Christian - Not opposed.

ENVIRONMENTAL:

Angie Eckman - Not opposed.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.



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Amanda Cole <acole@cityoffoley.org>

Re: Duplex Begonia & Cedar Site Plan Approval

1 message

David Green <dgreen@greencollc.com>

Sat, Aug 26, 2023 at 5:48 PM

To: Melissa Ringler <mringler@cityoffoley.org>

Cc: Amanda Cole <acole@cityoffoley.org>, April Mooney <amooney@greencollc.com>

Melissa,

I would like to request a one year extension and I greatly appreciate your email reminder.

Thank you very much,

David

Sent from my iPhone

On Aug 23, 2023, at 2:36 PM, Melissa Ringler <mringler@cityoffoley.org> wrote:

David,

Our records indicate you received a site plan approval for a duplex on 09/21/22. The site plan approval is good for one year and will expire on 09/21/23. If you would like to request an extension we will need to know the length of the extension you are requesting and the current status of the project.

August 28 by noon is the deadline for the September 13 work session and September 20 meeting

Thanks,
Melissa Ringler
Planning & Zoning Coordinator
251-952-4011
mringler@cityoffoley.org

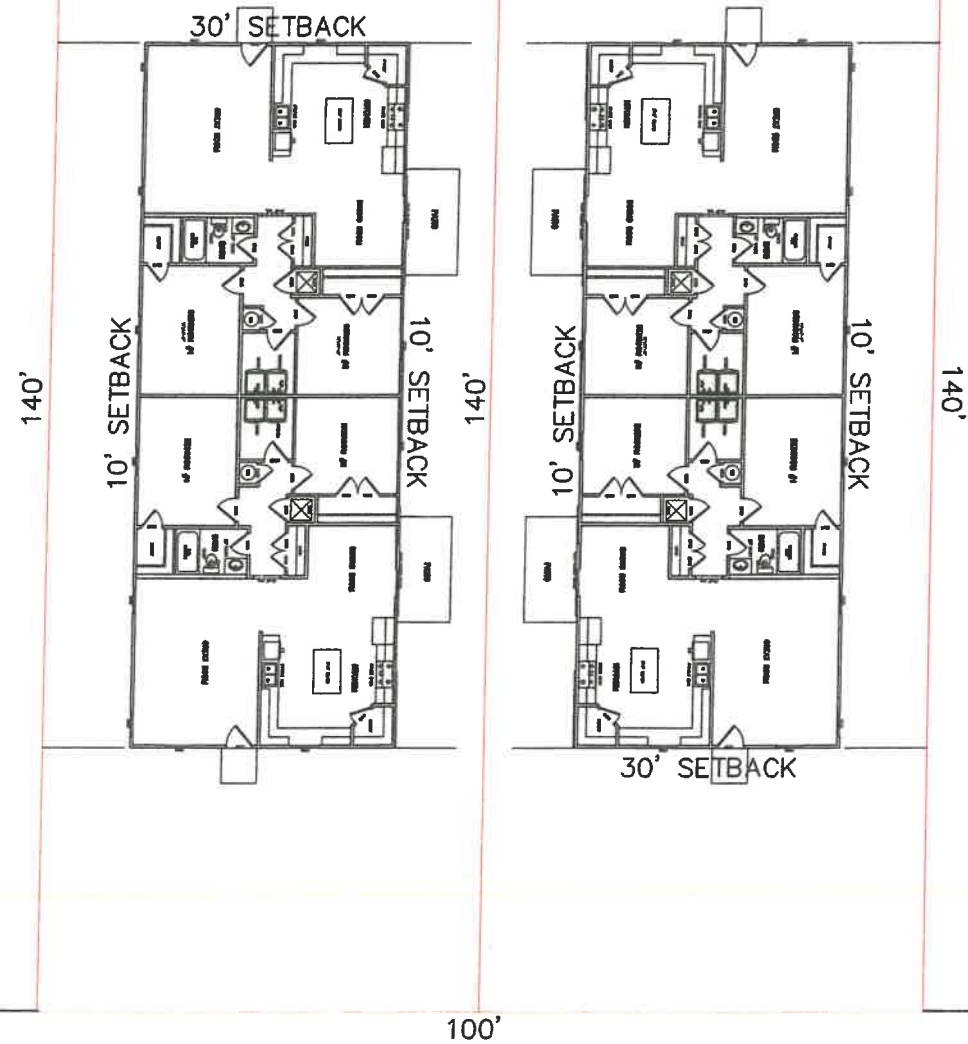
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WEST BEGONIA AVENUE

(60' R/W)

100'



ALLEY

(20' R/W)

100'



*THIS IS NOT A SURVEY

DRAINAGE NOTE:

R401.3 DRAINAGE
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL AT A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

SITE NOTES:

1. OWNER/CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, SETBACK REQUIREMENTS, FLOOD ZONE AND SUBDIVISION REGULATIONS PRIOR TO CONSTRUCTION.
2. GENERAL CONTRACTOR TO COORDINATE FINISH TOPOGRAPHIC GRADING AND PAVING OF WALKS, DRIVEWAYS, PATIOS, ETC. AS REQUIRED FOR POSITIVE DRAINAGE AWAY FROM THE HOUSE.
3. NO ONSITE INVESTIGATION WAS PERFORMED BY STRAIGHT LINE DRAFTING & DESIGN, ALL SITE INFORMATION WAS PROVIDED BY BALDWIN COUNTY GIS.
4. PROVIDE ALL ENVIRONMENTAL CONTROL AND PROTECTION AS REQUIRED BY THE BALDWIN COUNTY STANDARDS.

WEST BEGONIA AVENUE
FOLEY, ALABAMA

16

SITE PLOT PLAN

STRAIGHT LINE
DRAFTING & DESIGN
Residential | Civil | Land Planning
StraightLineDesign.com | 251-378-3445

SL

JULY, 2022

REVISIONS

DESCRIPTION DATE

CHECKED CHECKED

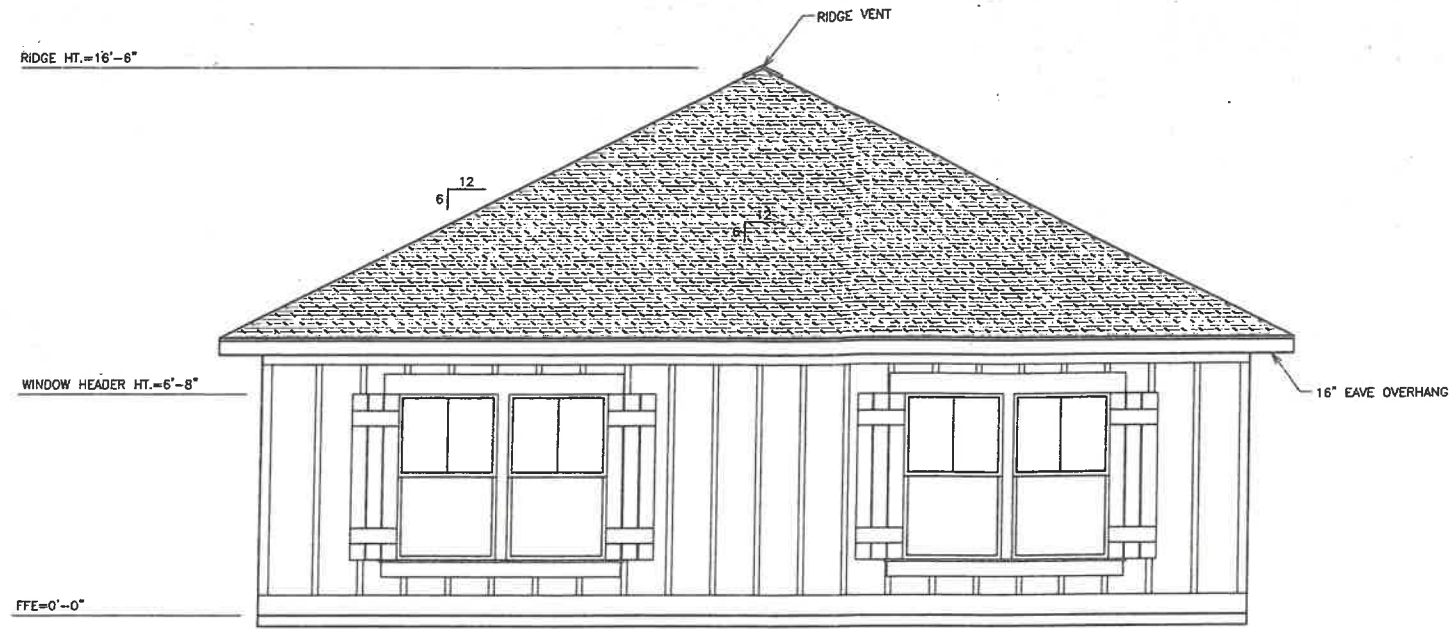
SHEET NUMBER

S-1

SITE PLOT PLAN

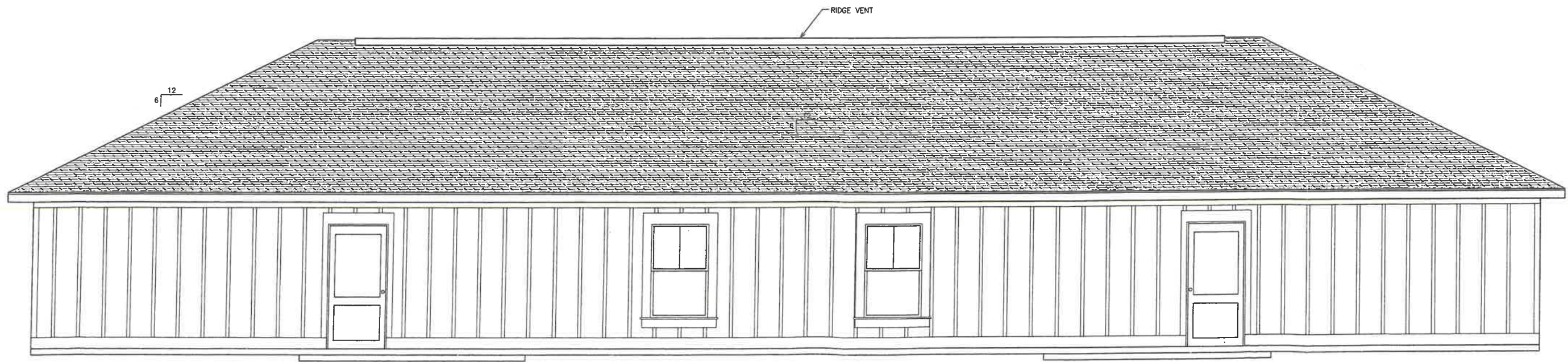
* STRAIGHT LINE DRAFTING & DESIGN ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

NOTE: ALL ANGLES ARE 45°
UNLESS OTHERWISE NOTED



REAR ELEVATION VIEW

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



LEFT SIDE ELEVATION VIEW

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

received
9-1-22
Revised

* STRAIGHT LINE DRAFTING & DESIGN ASSUMES NO LIABILITY FOR ANY
CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

WEST BEGONIA AVENUE
FOLEY, ALABAMA

REAR & LEFT SIDE
ELEVATION VIEWS

STRAIGHT LINE
DRAFTING & DESIGN
Residential | Civil | Land Planning
straightlinedesign.com | 251-379-3843



JULY, 2022

REVISIONS

DESCRIPTION DATE

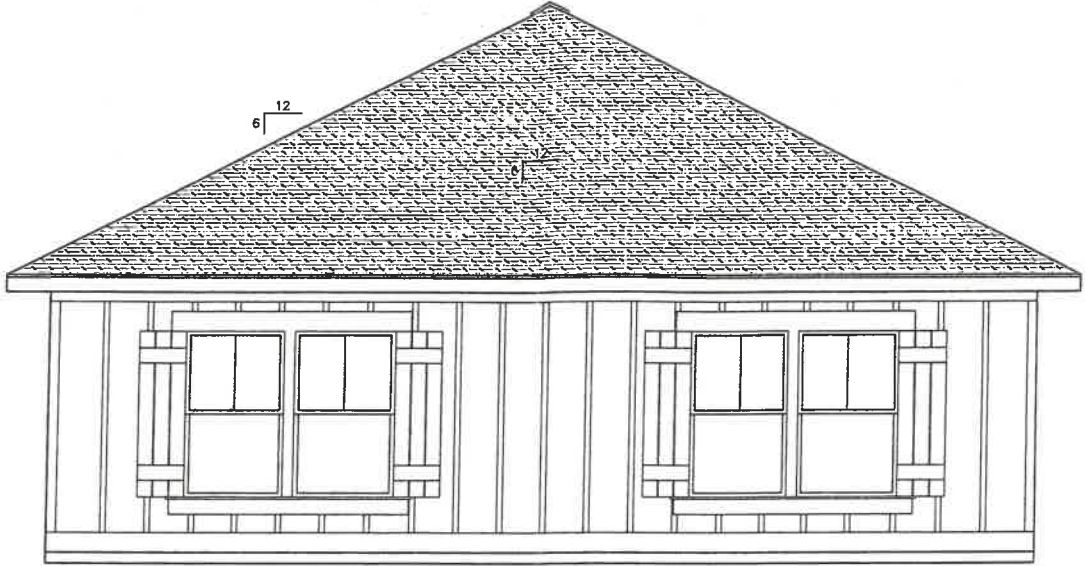
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SHEET NUMBER

E-2

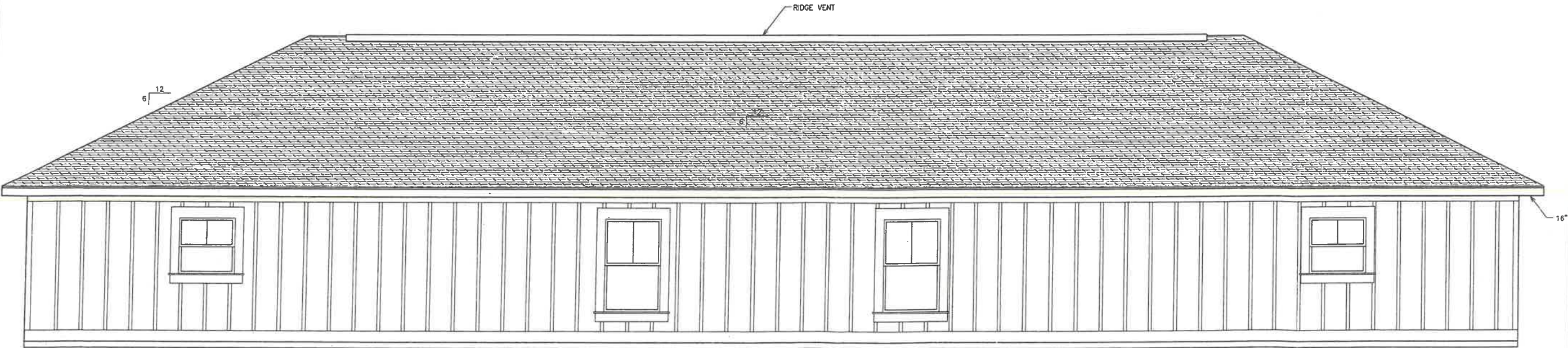
ELEVATION VIEW

NOTE: ALL ANGLES ARE 45°
UNLESS OTHERWISE NOTED



FRONT ELEVATION VIEW

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



RIGHT SIDE ELEVATION VIEW

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

received
9-12-23
Revised

STRAIGHT LINE DRAFTING & DESIGN ASSUMES NO LIABILITY FOR ANY
CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.

WEST BEGONIA AVENUE
FOLEY, ALABAMA

18

FRONT & RIGHT SIDE
ELEVATION VIEWS

STRAIGHT LINE
DRAFTING & DESIGN
Residential | Civil | Land Planning
straightline@prod.com | 251-379-3943



JULY, 2022

REVISIONS

DESCRIPTION DATE

CHECKED CHECKED

SHEET NUMBER

E-1

ELEVATION VIEW



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

19

STAFF RECOMMENDATION: Conditional based on Engineering comments below

PROJECT NAME: Grasslands Subdivision

REQUEST: Extension

OWNER / APPLICANT:
Aaron Collins-S.E.Civil

ACREAGE: 75.51+/- acres

PIN#(s):
201478, 201477, 201479,
218500, 214656 & 214658

LOCATION:
E of Co Rd 65, S of Dairy Ln

PROJECT DESCRIPTION:
Requesting a 1 year
extension

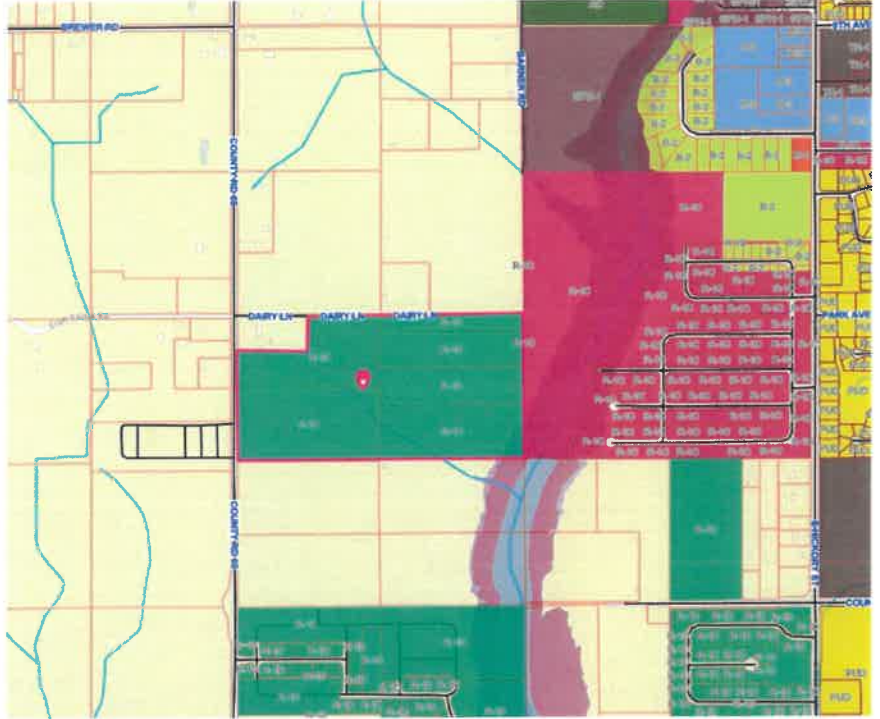
CURRENT ZONING:
R-1D

REQUESTED ZONING:
N/A

ADJACENT ZONING:
R-1C & Unzoned BC

FUTURE LAND USE:
Rural Low Density

EXISTING LAND USE:
Site Work in Progress



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

20

ZONING:

Miriam Boone - Grasslands SD received preliminary approval of 75.51+/- acres & 258 lots on October 20, 2021. This is their 1st request, they are requesting a 1-year extension to October 2024.

ENGINEERING:

Chad Christian - Not opposed contingent upon resolving Riviera Utilities concerns regarding sewer.

ENVIRONMENTAL:

Angie Eckman - Not opposed.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.



81

August 23rd, 2023

Melissa Ringler
City of Foley
Planning and Zoning Coordinator
120 S McKenzie Street
Foley, AL, 36535

RE: Grasslands Preliminary Plat Extension

Dear Melissa,

S.E. Civil would like to request a 1-year extension to Grasslands Preliminary Plat. We are requesting this extension due to issues with the supply chain on getting materials to the site causing delays in construction. The preliminary plat approval was on October 20th of 2021 and expires October 20th of 2023.

Construction on the gravity sewer has been completed and finishing up with the storm drains. Work has started on the installation of the water main. Currently we are waiting to hear back from Riviera on off-site sewer installation.

We anticipate construction to conclude April of 2024. We would like to formally be placed on the agenda for the next available planning commission meeting for an extension.

Please let me know if you need any additional information at this time.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Aaron S. Collins', is written over a light blue horizontal line.

Aaron S. Collins
Planning Director
251-990-6566

9969 Windmill Road

Fairhope, Alabama 36532

251-990-6566

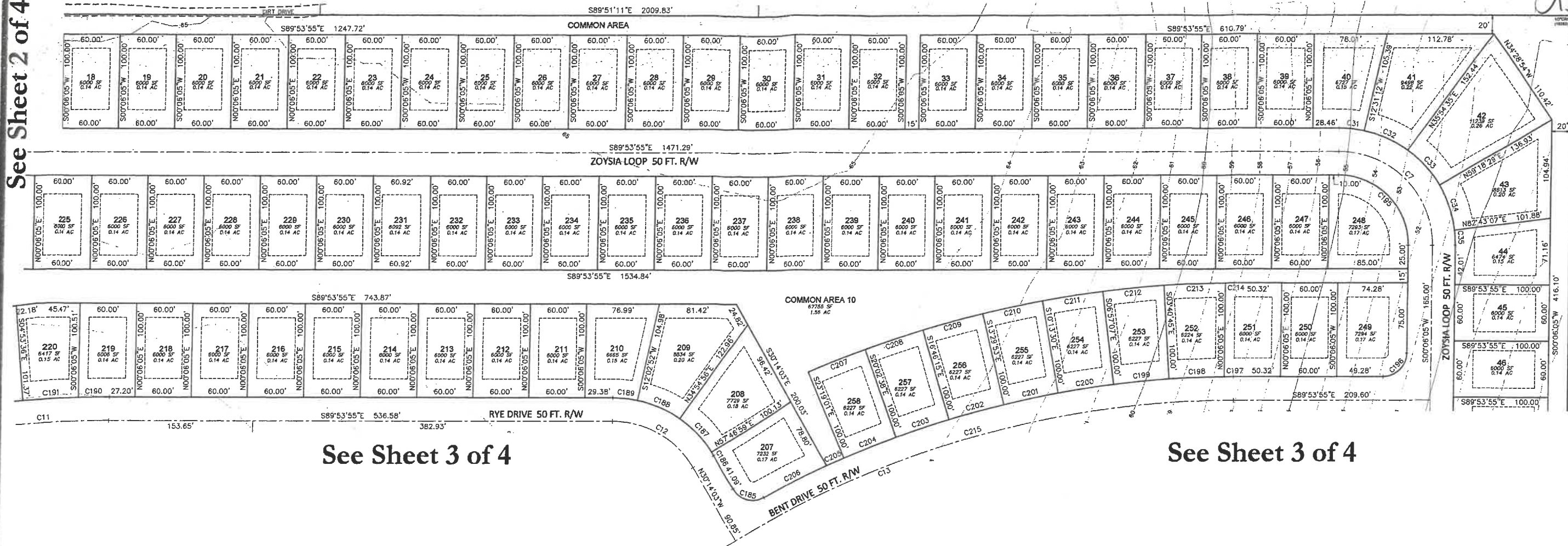


RECEIVED

8/23/23
AC



See Sheet 2 of 4



See Sheet 3 of 4

See Sheet 3 of 4

GENERAL NOTES:

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. ALL COMMON AREAS, INCLUDING ALL STORMWATER DRAINAGE INFRASTRUCTURE WITHIN THOSE COMMON AREAS, ARE PRIVATE AND TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AND WILL NOT BE MAINTAINED BY THE CITY OF FOLEY.
3. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
4. THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO RIGHT-OF-WAYS AND A 15 FOOT (7.5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
5. THERE IS DEDICATED HEREWITH A 10 FOOT UTILITY EASEMENT ON ALL COMMON AREAS ADJACENT TO RIGHT-OF-WAYS AND A 15 FOOT (7.5 FEET EACH SIDE) UTILITY EASEMENT ALONG ALL COMMON AREA SIDE LOT LINES, UNLESS OTHERWISE SHOWN HEREON.
6. AT THE TIME OF HOUSE CONSTRUCTION ON EACH LOT, THE LOT OWNER WILL BE REQUIRED TO COMPLY WITH THE CITY'S TREE ORDINANCE.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C206	1140.00	65.12	N71°35'33" E	65.11
C209	1140.00	65.12	N74°51'56" E	65.11
C210	1140.00	65.12	N78°08'19" E	65.11
C211	1140.00	65.12	N81°24'41" E	65.11
C212	1140.00	65.12	S84°41'04" W	65.11
C213	1140.00	65.54	N87°58'05" E	65.53
C214	1140.00	9.68	S89°51'29" W	9.68
C215	1015.00	557.11	N74°22'38" E	550.14
C216	525.00	2.65	S89°57'24" W	2.65

OWNER / DEVELOPER

OGAL OWNER, LLC
c/o PHILLIP KAYDEN
133 N JEFFERSON STREET, 4TH FLOOR
CHICAGO, IL 60661

SURVEYOR / ENGINEER

S.E. CIVIL
880 HOLCOMB BLVD
FAIRHOPE, AL 36532

SITE DATA

CURRENT ZONING: R-1D
MINIMUM LOT SIZE: 6,000 SF (60x100)
LIN. FT. STREETS: 11,157 LF
NUMBER OF LOTS: 255
SMALLEST LOT: 6,000 SF (LOT 1)
LARGEST LOT: 14,002 SF (LOT 14)
COMMON AREAS: 24.19 ACRES (32%)
TOTAL AREA: 75.51 AC. ±

BUILDING SETBACKS:

FRONT YARD = 20 FEET
REAR YARD = 15 FEET
SIDE YARD = 10 FEET
SIDE STREET = 20 FEET

UTILITY PROVIDERS

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

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING:

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

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (WATER)

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (SEWER)

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CENTURYLINK

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC):

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF HERITAGE LANDING, FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS THE ____ DAY OF ____ 20__.

CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

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

CITY ENGINEER

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS GRASSLANDS, FOLEY, ALABAMA, AND THAT THE STREETS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS ____ DAY OF ____ 20__.

PRINT NAME

SIGNATURE

CERTIFICATE OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, SAID STATE, HEREBY CERTIFY THAT AS OWNER OF THE LANDS PLATTED HEREON IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH LEASEHOLD OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE ____ DAY OF ____

NOTARY PUBLIC

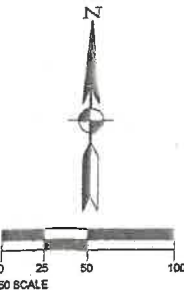
MY COMMISSION EXPIRES

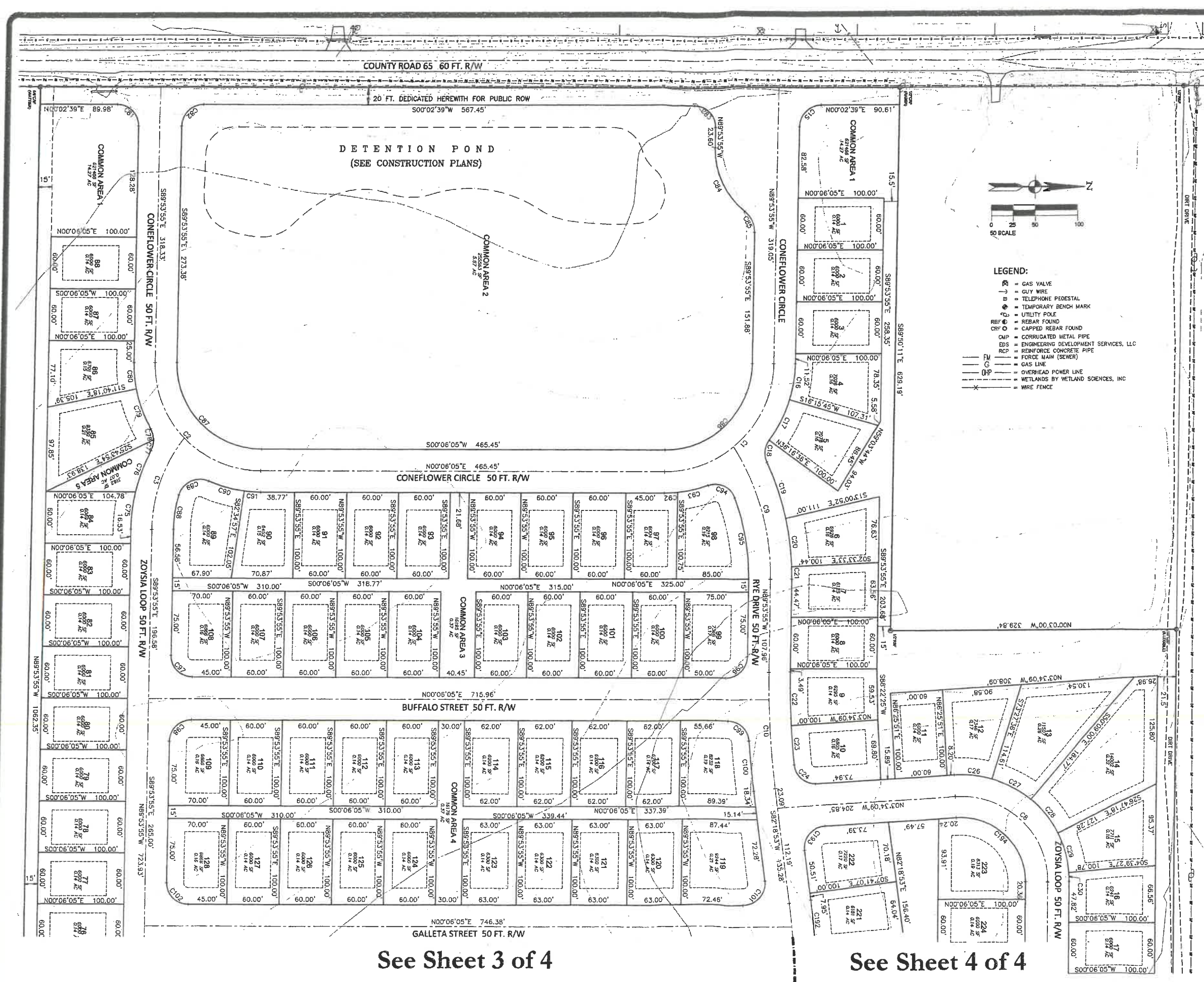
GRASSLANDS

PRELIMINARY PLAT (NOT FOR FINAL RECORDING)
(SHEET 4 OF 4)

S.E. Civil
Engineering
& Surveying
880 HOLCOMB BLVD
FAIRHOPE, AL 36532
(251) 996-6666

DRAWN	ROC
CHKD.	JAF
PROJ.MGR	DED
SCALE	1"=50'
PROJECT	20210933
FILE	20210933
SHEET	4 OF 4





CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	125.00	196.35	N44°53'55" W	176.78
C2	125.00	196.35	N45°06'05" E	176.78
C3	175.00	113.79	N71°16'13" W	111.80
C4	525.00	394.52	S68°34'24" W	385.30
C5	750.00	563.60	S68°34'24" W	550.43
C6	100.00	157.08	S45°06'05" W	141.42
C7	100.00	157.08	S44°53'55" E	141.42
C8	100.00	157.08	N43°15'58" E	145.88
C9	285.83	162.58	N73°48'25" E	160.39
C10	100.00	157.08	N66°12'08" E	135.80
C11	102.50	139.30	S86°12'29" W	139.19
C12	100.00	104.13	S60°03'59" E	99.49
C13	1015.00	782.74	S68°34'24" W	744.92
C14	225.00	169.08	N68°34'24" E	165.13
C15	25.00	39.25	S44°55'38" E	35.34
C16	150.00	42.31	S81°49'05" E	42.17
C17	150.00	52.40	S83°43'50" E	52.13
C18	25.00	27.09	S84°45'43" E	24.78
C19	310.83	69.37	S70°35'33" W	69.22
C20	310.83	56.72	S82°12'48" W	56.64
C21	310.83	14.43	N88°46'16" E	14.43
C22	975.00	62.46	N88°15'58" E	62.45
C23	975.00	46.00	N85°04'45" E	46.00
C24	25.00	38.09	S40°04'45" W	34.51
C25	1015.00	203.63	N25°05'58" E	205.28
C26	125.00	43.67	N06°29'07" E	43.65
C27	125.00	50.85	S28°11'42" W	50.50
C28	125.00	50.97	N51°31'51" E	50.62
C29	125.00	48.28	S74°16'37" W	47.98
C30	125.00	10.38	S87°43'19" W	10.38
C31	125.00	27.09	S83°41'21" E	27.04
C32	125.00	51.03	S88°12'08" E	51.38
C33	125.00	51.05	N42°23'28" W	50.69
C34	125.00	51.07	N18°59'12" W	50.72
C35	125.00	16.11	N03°35'24" W	16.10
C36	125.00	32.37	S07°31'12" W	32.28
C37	125.00	60.00	N28°41'22" E	59.43
C38	125.00	60.00	N56°11'29" E	59.43
C39	125.00	43.98	N60°01'19" E	43.75
C40	125.00	24.24	S89°08'37" W	24.24
C41	725.00	67.74	N65°30'32" E	67.72
C42	725.00	67.74	S80°09'19" W	67.72
C43	725.00	67.74	S74°48'06" W	67.72
C44	725.00	67.74	S69°26'53" W	67.72
C45	725.00	67.74	S64°05'41" W	67.72
C46	725.00	67.74	S58°44'28" W	67.72
C47	725.00	67.74	N72°15'02" E	67.72
C48	725.00	46.38	S48°52'41" W	46.37
C49	550.00	16.79	S47°55'11" W	16.79
C50	550.00	57.33	N51°46'49" E	57.31
C51	550.00	23.10	S55°58'11" W	23.10
C52	550.00	57.89	N60°11'18" E	57.87
C53	550.00	57.89	S65°31'07" W	57.87
C54	550.00	57.89	S72°15'02" W	57.87
C55	550.00	57.89	N78°15'54" E	57.87
C56	550.00	57.89	N84°18'42" E	57.87
C57	550.00	26.62	S88°42'54" W	26.61
C58	650.00	31.46	N88°42'54" E	31.45
C59	650.00	68.42	S84°18'47" W	68.39
C60	650.00	68.42	S78°16'54" W	68.39
C61	650.00	68.42	N72°15'02" E	68.39
C62	650.00	68.42	N66°13'10" E	68.39
C63	650.00	68.42	N60°11'18" E	68.39
C64	650.00	70.81	S51°38'45" W	70.77
C65	650.00	16.79	S47°47'07" W	16.79
C66	625.00	39.98	S48°52'41" W	39.98
C67	625.00	58.40	N53°23'15" E	58.38
C68	625.00	58.40	N58°44'28" E	58.38
C69	625.00	58.40	N64°05'41" E	58.38
C70	625.00	58.40	N69°26'53" E	58.38
C71	625.00	58.40	N74°48'06" E	58.38
C72	625.00	58.40	S80°09'19" W	58.38
C73	625.00	58.40	S85°30'32" W	58.38
C74	625.00	20.90	N89°08'37" E	20.90
C75	200.00	43.73	S83°37'21" E	43.73
C76	25.00	51.47	S89°08'37" E	51.47
C77	25.00	12.93	N77°11'06" W	12.99
C78	25.00	12.73	N73°38'48" E	12.59
C79	150.00	50.44	N68°41'43" E	50.20
C80	150.00	30.82	N64°12'54" E	30.77
C81	25.00	39.29	N45°04'22" E	35.37
C82	25.00	39.29	N44°53'55" E	35.34
C83	25.00	39.29	N45°04'22" E	35.37
C84	95.00	86.18	N64°06'49" E	83.25
C85	30.00	27.21	N64°06'49" E	26.29
C86	100.00	157.08	N44°53'55" W	141.42
C87	100.00	157.08	N45°06'05" E	141.42
C88	150.00	40.39	S82°11'08" E	40.26
C89	25.00	42.80	N25°18'28" W	37.83
C90	150.00	43.04	N35°16'14" W	42.69
C91	150.00	19.15	S03°45'34" W	19.14
C92	150.00	15.03	N02°46'06" W	15.02
C93	150.00	36.60	N12°37'41" W	36.51
C94	25.00	36.63	N24°38'40" E	34.90
C95	260.83	86.49	S79°30'15" W	95.94
C96	25.00	39.27	S44°53'55" E	35.36
C97	25.00	39.27	S45°06'05" W	35.36
C98	25.00	39.27	N44°53'55" W	35.36
C99	25.00	37.31	N42°51'38" E	33.95
C100	1025.00	59.13	S83°58'02" W	59.12
C101	25.00	42.67	N48°47'31" W	37.67
C102	25.00	39.27	N45°06'05" E	35.36
C103	25.00	39.27	N44°53'55" W	35.36
C104	25.00	37.70	N43°17'51" E	34.22
C105	1000.00	78.96	S88°17'51" W	62.95
C106	25.00	39.27	N44°53'55" W	35.36
C107	25.00	39.27	N45°06'05" E	35.36
C108	25.00	42.05	N48°04'50" W	37.26
C109	500.00	72.91	S79°33'35" W	72.85
C110	500.00	72.29	S71°14'25" W	72.23
C111	500.00	72.28	S62°57'24" W	72.23
C112	500.00	72.28	S54°40'25" W	72.23

GRASSLANDS
PRELIMINARY PLAT (NOT FOR FINAL RECORDING)
(SHEET 2 OF 4)

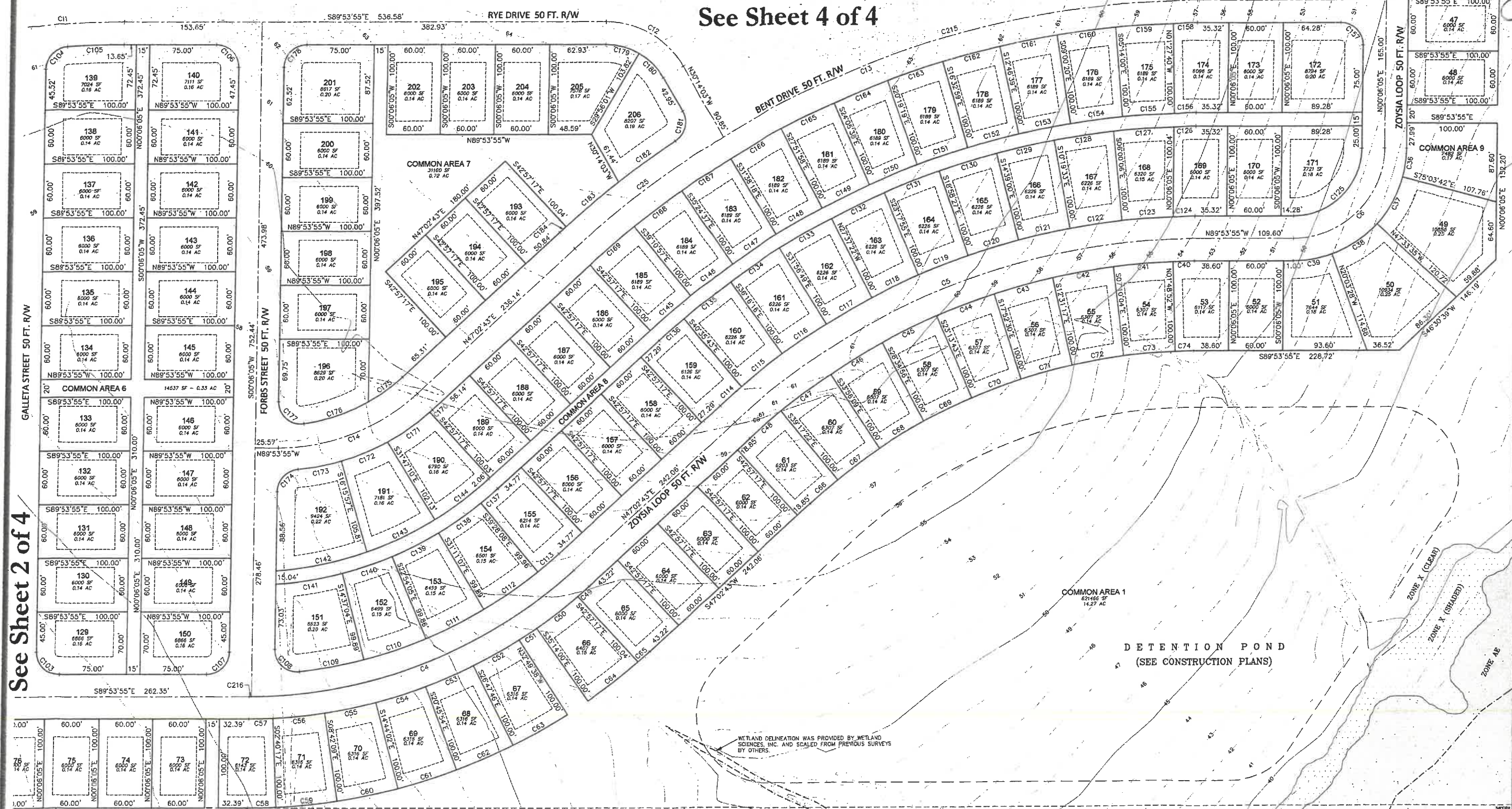
S.E. Civil
 Engineering & Surveying
 880 HOLCOMB BLVD
 FAIRHOPE, AL 36532
 (251) 994-4666

DRAWN	RDC
CHKD.	JAF
PROJ MGR	DED
SCALE	1"=50'
PROJECT	20210633
FILE	20210633_PRELIM
SHEET	2 OF 4

See Sheet 3 of 4

See Sheet 4 of 4

See Sheet 4 of 4



See Sheet 2 of 4

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C113	500.00	30.42	S48°47'18" W	30.41
C114	775.00	31.91	N48°13'30" E	31.91
C115	775.00	58.49	N51°34'00" E	58.48
C116	775.00	58.49	S55°53'28" W	58.48
C117	775.00	58.49	N60°12'55" E	58.48
C118	775.00	58.49	N64°32'22" E	58.48
C119	775.00	58.49	N68°51'49" E	58.48
C120	775.00	58.49	S73°11'16" W	58.48
C121	775.00	58.49	S77°30'43" W	58.48
C122	775.00	58.49	N81°50'10" E	58.48
C123	775.00	57.87	S86°08'15" W	57.86
C124	775.00	24.68	S89°11'20" W	24.68
C125	75.00	117.81	S45°06'05" W	106.07
C126	875.00	24.68	S69°17'36" W	24.68
C127	875.00	68.52	S86°14'30" W	68.50
C128	875.00	66.04	S81°50'10" W	66.02
C129	875.00	66.04	S77°30'43" W	66.02
C130	875.00	66.04	S73°11'16" W	66.02
C131	875.00	66.04	N68°51'49" E	66.02

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C132	875.00	66.04	N64°32'22"E		66.02
C133	875.00	66.04	S60°12'55"W		66.02
C134	875.00	66.04	N55°53'28"E		66.02
C135	875.00	66.04	N51°34'00"E		66.02
C136	875.00	66.03	N48°13'30"E		66.03
C137	397.78	24.34	N48°41'04"E		24.33
C138	397.78	57.84	S54°36'11"W		57.79
C139	397.78	57.85	S62°56'07"W		57.80
C140	397.78	57.85	N71°16'04"E		57.80
C141	397.78	75.10	N80°50'33"E		74.98
C142	385.00	103.32	N78°17'40"E		103.01
C143	385.00	83.27	S64°24'36"W		83.11
C144	385.00	77.11	S52°28'35"W		76.98
C145	890.00	58.59	N48°55'53"E		58.58
C146	890.00	58.59	S52°42'13"W		58.58
C147	890.00	58.59	N56°28'33"E		58.56
C148	890.00	58.59	S60°14'52"W		58.58
C149	890.00	58.59	S64°01'12"W		58.58
C150	890.00	58.59	S67°47'32"W		58.58

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C151	890.00	58.58	S71°33'51 E	58.58	
C152	890.00	58.59	N75°20'11 E	58.58	
C153	890.00	58.59	N79°09'31 E	58.58	
C154	890.00	58.59	N82°52'50 E	58.58	
C155	890.00	58.59	N86°39'10 E	58.58	
C156	890.00	24.27	N89°19'12 E	24.27	
C157	25.00	39.27	N44°53'55 W	35.36	
C158	890.00	27.00	N89°19'12 E	27.00	
C159	890.00	65.18	S86°39'10 W	65.17	
C160	890.00	65.18	S82°52'50 W	65.17	
C161	890.00	65.18	S79°09'31 W	65.17	
C162	890.00	65.18	S75°20'11 W	65.17	
C163	890.00	65.18	S71°33'51 W	65.17	
C164	890.00	65.18	N67°47'32 E	65.17	
C165	890.00	65.18	S64°01'12 W	65.17	
C166	890.00	65.18	N60°14'52 E	65.17	
C167	890.00	65.18	S56°28'33 W	65.17	
C168	890.00	65.18	N52°42'13 E	65.17	
C169	890.00	65.18	S48°55'53 W	65.17	

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C170	250.00	3.86	S47°29'14 W		3.86
C171	250.00	57.47	S64°30'51 W		57.34
C172	250.00	55.13	N67°25'00 E		55.02
C173	250.00	49.17	N79°22'09 E		49.09
C174	25.00	37.05	N42°33'10 E		33.75
C175	200.00	46.23	S53°40'01 W		46.12
C176	200.00	76.05	N71°10'56 E		75.59
C177	25.00	42.77	S48°54'42 E		37.74
C178	25.00	39.27	N45°06'05 E		35.36
C179	75.00	39.03	S74°58'57 E		38.61
C180	75.00	39.03	S45°09'01 E		38.61
C181	25.00	37.63	N12°53'22 E		34.18
C182	1040.00	77.06	N53°53'25 E		77.04
C183	1040.00	76.55	N49°39'32 E		76.54
C184	1040.00	9.16	S47°17'52 W		9.16
C185	25.00	36.56	S74°25'09 E		34.85
C186	125.00	4.33	S31°13'32 E		4.33
C187	125.00	49.89	S43°39'03 E		49.56
C188	125.00	49.89	S66°31'06 E		49.56

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C189	125.00	26.06	S83°55'22" E	26.02	
C190	1050.00	32.80	N89°12'23" E	32.80	
C191	1050.00	56.73	S86°42'32" W	56.72	
C192	1050.00	51.16	N83°42'36" E	51.16	
C193	25.00	41.07	S50°37'36" E	36.60	
C194	75.00	122.61	S43°15'58" W	109.41	
C195	75.00	117.81	S44°53'55" E	106.07	
C196	25.00	39.27	S45°06'05" W	35.36	
C197	1040.00	9.68	S89°50'05" W	9.68	
C198	1040.00	58.94	N87°56'40" E	58.93	
C199	1040.00	59.41	N64°41'04" E	59.40	
C200	1040.00	59.41	S81°24'41" W	59.40	
C201	1040.00	59.41	N78°08'19" E	59.40	
C202	1040.00	59.41	S74°51'56" W	59.40	
C203	1040.00	59.41	N71°35'33" E	59.40	
C204	1040.00	59.41	S68°19'11" W	59.40	
C205	1040.00	20.09	N66°07'47" E	20.09	
C206	1040.00	75.89	N63°29'10" E	75.87	
C207	1140.00	65.12	N68°19'11" E	65.11	

GRASSLANDS
PRELIMINARY PLAT (NOT FOR FINAL RECORDING)
(SHEET 3 OF 4)

S.E. Civil
Engineering
& Surveying
880 HOLCOMB BLVD
FAIRHOPE, AL 36532
(251) 998-6666

DRAWN	RDC
CHKD.	JAF
PROJ MGR	DED
SCALE	1"=40'
PROJECT	20210933
FILE	20210933_PRELIM
SHEET	3 OF 4



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

26

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Rosewood Subdivision

REQUEST: Extension

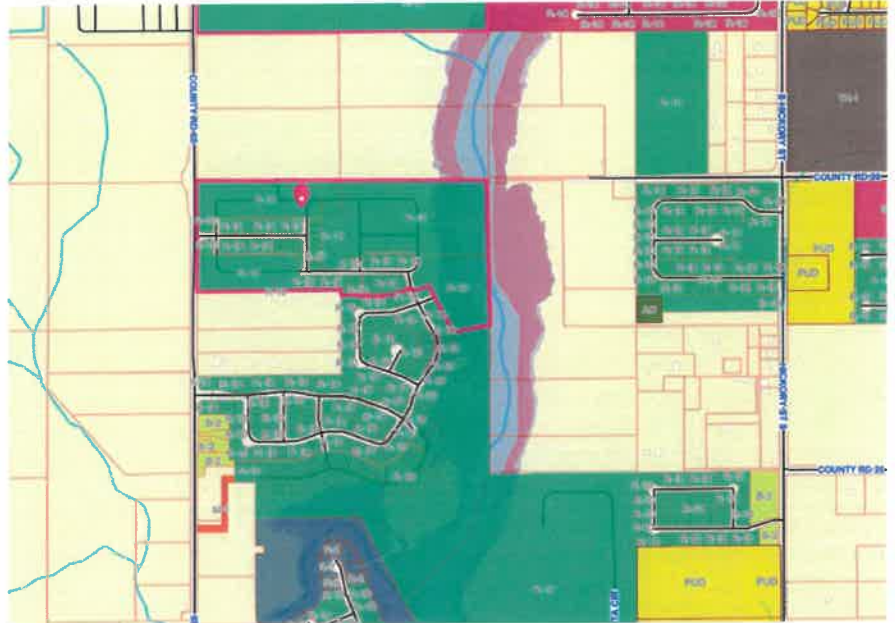
OWNER / APPLICANT:
Dewberry/Emily Phillips

ACREAGE: 36.91

PIN#(s):
66267,378445,50007

LOCATION:
E of Co Rd 65,
N of Arbor Walk Subdivision

PROJECT DESCRIPTION:
Request a 1 year extension



CURRENT ZONING:
R-1D

REQUESTED ZONING:
N/A

ADJACENT ZONING:
R-1A-Residential Single Family
& Unzoned BC District 27

FUTURE LAND USE:
Phase 2 has submitted for final plat approval and is awaiting City approval. Phase 3 has been delayed waiting on the county road realignment and ROW acquisition and is pending a preconstruction meeting with the City. Construction is set to begin as soon as possible.



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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 -

1/16/2019 - Received preliminary approval on the entire development

2/9/2020 - Received a 1-year extension (We now allow 2 years to build a subdivision)

4/15/2021 - Phase I received final plat approval

11/10/2021 - Phases 2 & 3 received a 1 year extension

10/12/2022 - Phases 2 & 3 received a 1 year extension

5/4/2023 - Submitted for Phase 2 final approval - still in process

9/20/2023 - Requesting a 1 year extension

ENGINEERING:

Chad Christian - Not opposed.

ENVIRONMENTAL:

Angie Eckman - Not opposed.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.



Dewberry Engineers Inc.
25353 Friendship Road
Daphne, AL 36526

251.990.9950
251.990.9910 fax
www.dewberry.com

28

August 25, 2023

Miriam Boone
City Planner
120 S. McKenzie St.
Foley, AL 36535

**RE: Rosewood Phases 2 & 3
Extension Requests**

Dear Mrs. Boone,

On behalf of the owner/developer, we respectfully request an additional twelve-month extension on the preliminary plat approvals for Rosewood Subdivision, Phases 2 and 3. The previous extensions will expire on 10/19/2023. Phase 2 is pending final approval from the City of Foley. Phase 3 has been delayed waiting on the county road re-alignment and ROW acquisition and is pending a preconstruction meeting with the City of Foley; construction is set to begin as soon as possible.

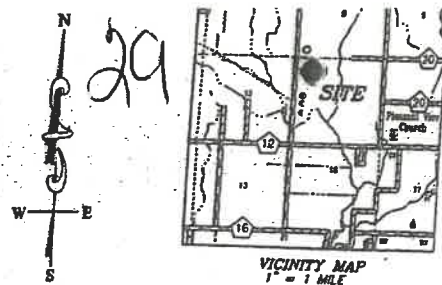
If you have any questions or comments, please contact us.

Sincerely,
Dewberry

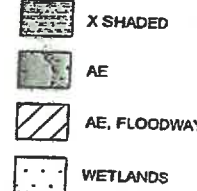
A handwritten signature in blue ink, appearing to read "EM", located below the Dewberry logo.

Emily M. Phillips
Project Support Specialist

cc: File 50106121



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



FLOOD CERTIFICATE:
THIS PROPERTY LIES WITHIN ZONE "X"
(UNSHADED) AS SCALED FROM THE
FEDERAL EMERGENCY MANAGEMENT
AGENCY'S FLOOD INSURANCE RATE MAP
OF BALDWIN COUNTY, ALABAMA, MAP
NUMBER 15000, PANEL NUMBER 0950,
SUFFIX L. MAP REVISED DATE JULY 17,
2007.

SURVEYOR'S CERTIFICATE:
STATE OF ALABAMA
COUNTY OF BALDWIN

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN
COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES 59 MINUTES 43 SECONDS EAST, A DISTANCE OF
28.26 FEET FOR A POINT OF BEGINNING;
THENCE RUN NORTH 89 DEGREES 59 MINUTES 43 SECONDS EAST, A DISTANCE OF 1307.34 FEET;
THENCE RUN NORTH 89 DEGREES 59 MINUTES 44 SECONDS EAST, A DISTANCE OF 1336.02 FEET;
THENCE RUN SOUTH 00 DEGREES 00 MINUTES 16 SECONDS WEST, A DISTANCE OF 331.19 FEET;
THENCE RUN SOUTH 82 DEGREES 15 MINUTES 19 SECONDS WEST, A DISTANCE OF 331.19 FEET;
THENCE RUN NORTH 21 DEGREES 04 MINUTES 19 SECONDS WEST, A DISTANCE OF 80.10 FEET;
THENCE RUN NORTH 32 DEGREES 44 MINUTES 40 SECONDS WEST, A DISTANCE OF 151.24 FEET;
THENCE RUN NORTH 22 DEGREES 57 MINUTES 36 SECONDS WEST, A DISTANCE OF 83.95 FEET;
THENCE RUN NORTH 30 DEGREES 25 MINUTES 46 SECONDS WEST, A DISTANCE OF 60.82 FEET;
THENCE RUN NORTH 21 DEGREES 00 MINUTES 36 SECONDS WEST, A DISTANCE OF 130.10 FEET;
THENCE RUN SOUTH 68 DEGREES 05 MINUTES 55 SECONDS WEST, A DISTANCE OF 161.84 FEET;
THENCE RUN NORTH 73 DEGREES 06 MINUTES 46 SECONDS WEST, A DISTANCE OF 76.38 FEET;
THENCE RUN SOUTH 69 DEGREES 20 MINUTES 08 SECONDS WEST, A DISTANCE OF 463.69 FEET;
THENCE RUN SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 42.86 FEET;
THENCE RUN NORTH 00 DEGREES 01 MINUTES 12 SECONDS EAST, A DISTANCE OF 1305.93 FEET;
THENCE RUN NORTH 89 DEGREES 59 MINUTES 07 SECONDS EAST, A DISTANCE OF 993.36 FEET TO THE
POINT OF BEGINNING. TRACT CONTAINS 64.32 ACRES, MORE OR LESS, AND LIES IN SECTION 7, TOWNSHIP
8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.

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

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

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



ROSEWOOD SUBDIVISION

DECEMBER 12, 2018 - SHEET 1 OF 3 SHEETS
PRELIMINARY PLAT - NOT FOR FINAL RECORDING

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD.	M.S.P.
ENG	J.N.E.	SURVEYOR	D.E.D.	PROJ. MGR	J.N.E.
SCALE 1"=100'					
PROJ. NO. 50106121					
FILE 50106121PRELIM					
SHEET 1 OF 3					

Dewberry

23553 Friendship Road Daphne, AL 36526
251.990.9950 fax 251.990.9815

RECEIVED
DEC 20 2018
BY: LMR

Revised site data

SURVEYOR/ENGINEER:
DEWBERRY
23553 FRIENDSHIP ROAD
DAPHNE, AL 36526
DAVID E. DIEHL, PLS AL LIC. 26014
JASON N. ESTES, P.E. LIC. NO. 22714

OWNER:
COTTON BAYOU DEVELOPMENT, LLC
10505-B CO RD 65
FOLEY, AL 36535

OWNER/DEVELOPER:
GCOF ARBOR WALK LLC
160 GREENTREE DR STE 101
DOVER, DE 19904

SITE DATA:
ZONE: R1-D
LIN. FT. STREETS: 5,840 LF
NUMBER OF LOTS: 167 LOTS
DENSITY: 2.6 LOTS/ACRE
SMALLEST LOT: 7,756 SF
LARGEST LOT: 17,395 SF (LOT 164)
COMMON AREA: 35.91 AC
TOTAL AREA: 64.32 AC

REQUIRED SETBACKS: (AS PER R-1D)
FRONT: 20 FEET
REAR: 15 FEET
SIDE: 10 FEET
STREET SIDE: 20 FEET

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

ADJACENT PROPERTY OWNERS

- | | |
|---|--|
| (A) BENCHMARK HOMES GROUP LLC
1250 MAIN ST STE E
DAPHNE, AL 36526 | (B) ROBERT BREEDEN
1201 PEMBROKE WAY
FOLEY, AL 36535 |
| (C) JEREMY TAYLOR & TERESA SLATEN
1255 PEMBROKE WAY
FOLEY, AL 36535 | (D) CORBIN SMITH
1231 PEMBROKE WAY
FOLEY, AL 36535 |

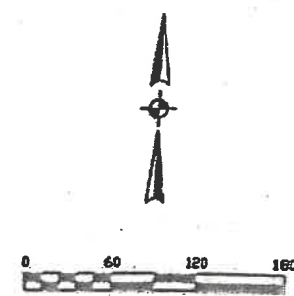
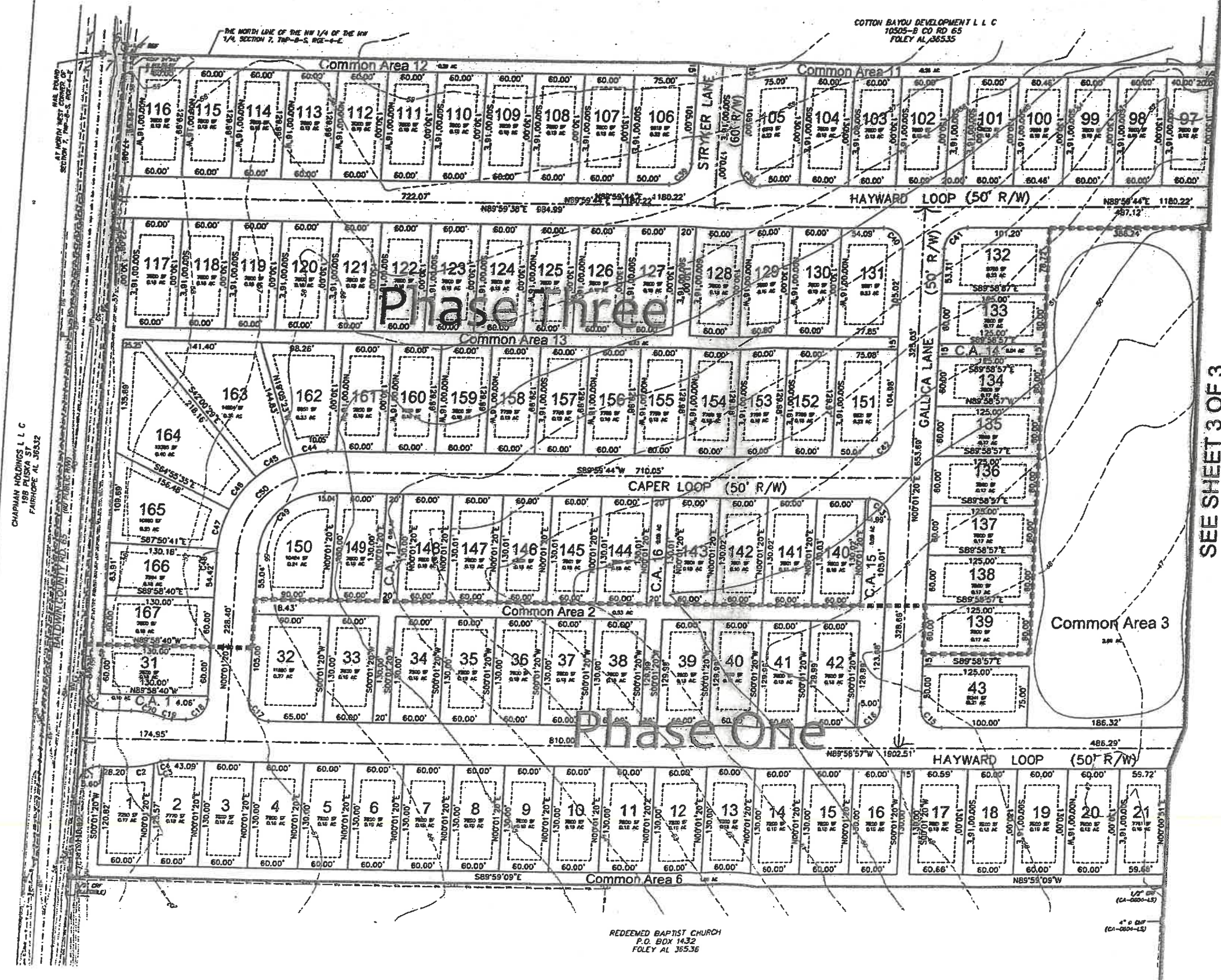
SURVEYOR'S NOTES:

- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
- THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
- BASIS OF BEARINGS FOR THIS PLAT IS THE EAST RIGHT-OF-WAY LINE OF BALDWIN COUNTY ROAD NO. 65 AS BEING N00D107E - S00D107W. BEARINGS ARE STATE PLANE GRID COORDINATES ALABAMA WEST (NAD83).
- SURVEY WAS CONDUCTED ON SEPTEMBER 25TH, 2018; AND IS RECORDED IN FIELD BOOK #316, AT PAGE 9 AND IN AN ELECTRONIC DATA FILE.
- THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA.
- ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 83 (EPOCH 2000.55). GEOID12B
- IMPROVEMENTS MAY BE EXAGGERATED FOR CLARITY.

LEGEND:

- = WETLAND FLAG
- = CONCRETE MONUMENT FOUND
- = REBAR FOUND
- = CAPPED REBAR FOUND
- INS = INSTRUMENT
- # = NUMBER
- R/W = RIGHT-OF-WAY
- (R) = RECORD MAP OR DEED BEARING AND DISTANCE
- (M) = MEASURED BEARING AND DISTANCE
- CA = CERTIFICATE OF AUTHORIZATION
- LS = LAND SURVEYOR
- U.C. = UTILITY EASEMENT
- TWP = TOWNSHIP
- RGE = RANGE
- EW = WATER METER
- WV = WATER VALVE
- FX = FIRE HYDRANT
- CV = GAS VALVE
- TP = TELEPHONE PEDESTAL
- ED = ELECTRIC BOX
- PU = POWER/UTILITY POLE
- GW = GUY WIRE
- UM = UTILITY MARKER
- SM = SEWER MAINHOLE
- DM = DRAINAGE MAINHOLE
- SP = SINGLE POLE SIGN
- SL = SEWER LINE
- WL = WATER LINE
- GL = GAS LINE
- OL = OVERHEAD POWER LINE
- EL = ELEVATION CONTOUR
- SL = SECTION/QUARTER SECTION LINES

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CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	25.00'	36.27'	33.36'	N45°01'05"E
C2	108.76'	32.28'	32.18'	S81°30'59"W
C3	108.76'	8.27'	8.26'	N70°50'17"E
C4	25.00'	9.32'	9.26'	N72°20'13"E
C5	25.00'	5.84'	5.83'	S83°17'38"E
C6	25.00'	30.65'	28.77'	N41°26'48"W
C7	421.82'	115.74'	115.38'	N14°15'08"W
C8	381.82'	102.14'	101.80'	S15°46'33"E
C9	25.00'	30.65'	28.75'	N29°11'50"E
C10	125.00'	140.29'	133.04'	N32°08'51"E
C11	75.00'	57.22'	55.64'	S24°51'19"W
C12	75.00'	60.61'	58.98'	N66°51'44"E
C13	25.00'	33.31'	33.38'	N44°56'44"W
C14	25.00'	39.24'	35.33'	S45°03'24"W
C15	25.00'	39.27'	35.33'	N44°56'47"W
C16	25.00'	39.27'	35.33'	N45°01'06"E
C17	25.00'	39.27'	35.38'	N44°56'58"W
C18	25.00'	39.27'	35.35'	S45°01'06"W
C19	25.00'	9.40'	9.35'	N45°12'49"W
C20	108.76'	40.89'	40.65'	S72°12'43"E
C21	25.00'	39.27'	35.38'	S44°56'43"E
C22	100.00'	9.31'	9.30'	N67°21'08"E
C23	100.00'	147.83'	134.72'	S42°20'20"W
C24	288.00'	126.74'	125.72'	N12°34'25"E
C25	25.00'	35.04'	32.24'	S40°09'28"E
C26	25.00'	39.23'	35.32'	S45°02'43"W
C27	25.00'	39.31'	35.39'	N44°57'17"W
C28	25.00'	39.27'	35.36'	N44°56'44"E
C29	25.00'	4.23'	4.22'	N85°09'28"W
C30	75.00'	76.44'	73.17'	S29°12'09"E
C31	75.00'	41.37'	40.85'	S74°12'08"E
C32	25.00'	39.23'	35.32'	N45°02'43"E
C33	25.00'	39.31'	35.39'	N44°57'17"W
C34	125.00'	140.04'	132.83'	N32°08'51"E
C35	125.00'	51.07'	50.72'	S75°53'57"E
C36	125.00'	5.24'	5.24'	N45°00'16"W
C37	100.00'	157.08'	141.42'	N45°00'16"W
C38	25.00'	39.27'	35.36'	N45°00'16"W
C39	25.00'	39.27'	35.36'	S44°59'44"W
C40	25.00'	38.10'	34.52'	S43°37'57"E
C41	25.00'	38.07'	34.50'	S43°39'01"E
C42	25.00'	39.28'	35.35'	S45°00'26"W
C43	25.00'	39.28'	35.37'	N44°59'37"W
C44	125.00'	41.63'	41.43'	S80°27'02"W
C45	125.00'	50.00'	48.67'	N59°27'04"E
C46	125.00'	50.00'	48.67'	N36°31'58"E
C47	125.00'	50.00'	48.67'	N13°36'52"E
C48	125.00'	4.65'	4.65'	N01°05'20"E
C49	75.00'	117.77'	105.04'	S45°00'28"W
C50	100.00'	157.03'	141.39'	N45°00'32"E

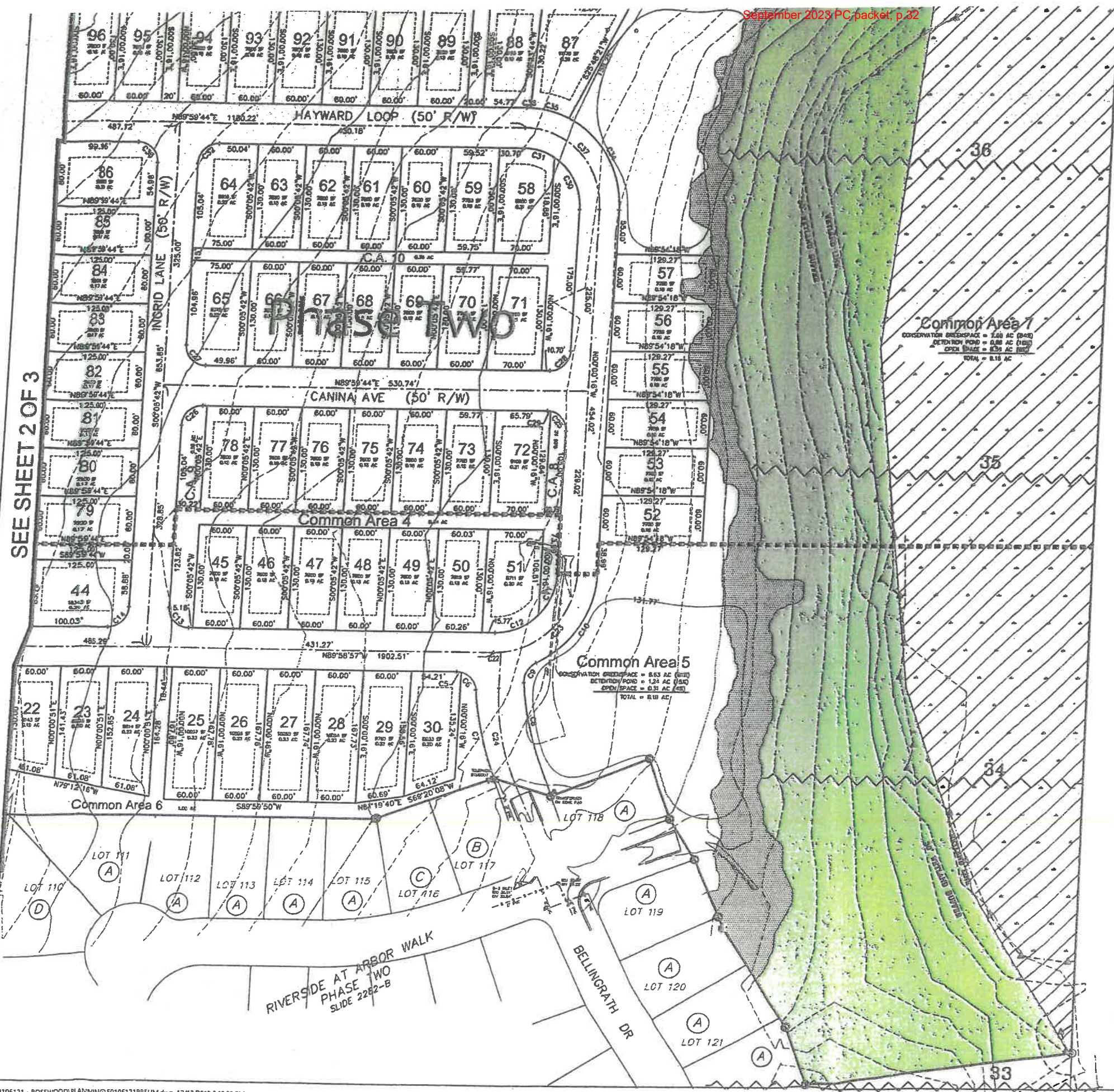
SEE SHEET 3 OF 3

Rosewood Subdivision

DECEMBER 12, 2018 - SHEET 2 OF 3 SHEETS
PRELIMINARY FLAT NOT FOR FINAL RECORDING
BOUNDARY SURVEY AND FLAT OF SUBDIVISION

DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD.	M.S.P.
ENG	J.D.L.	SURVEYOR	D.E.D.	PROJ MGR	J.N.E.
					SCALE 1"=60'
25555 Piedmont Road, Daphne, AL 36526 251-990-9950 Fax 251-990-9955					PROJ. NO. 50106121
					FILE 50106121Prelim
					SHEET 2 OF 3

SEE SHEET 2 OF 3



CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	25.00'	38.27'	35.36'	N45°01'05"E
C2	106.76'	32.25'	32.16'	S61°50'25"W
C3	106.76'	8.27'	8.26'	N70°50'17"E
C4	25.00'	8.32'	7.78'	N78°20'15"E
C5	25.00'	5.84'	5.83'	S63°17'56"E
C6	25.00'	30.65'	28.77'	N41°25'46"W
C7	421.82'	116.74'	115.55'	N14°13'02"W
C8	361.82'	102.14'	101.80'	S15°22'33"E
C9	25.00'	30.63'	28.75'	N42°11'52"E
C10	125.00'	140.20'	133.04'	N32°08'51"E
C11	75.00'	57.22'	55.84'	S21°51'11"E
C12	75.00'	60.81'	58.96'	N88°51'44"E
C13	25.00'	39.31'	38.36'	N44°58'44"W
C14	25.00'	36.24'	35.33'	S45°03'24"E
C15	25.00'	39.27'	38.34'	N44°58'47"E
C16	25.00'	39.27'	38.35'	N45°01'08"E
C17	25.00'	39.27'	38.35'	N44°58'56"W
C18	25.00'	39.27'	38.35'	S45°01'08"W
C19	25.00'	8.40'	8.35'	N78°12'48"E
C20	106.76'	40.88'	40.65'	S77°12'43"E
C21	25.00'	39.27'	38.36'	S44°58'55"E
C22	100.00'	8.31'	8.30'	N87°21'05"E
C23	100.00'	147.81'	134.77'	S42°20'26"W
C24	225.00'	126.74'	125.72'	N12°35'21"E
C25	25.00'	35.04'	32.24'	S40°05'26"E
C26	25.00'	39.25'	38.33'	S45°02'43"E
C27	25.00'	39.31'	38.39'	N44°57'17"W
C28	25.00'	4.23'	4.23'	N85°09'28"E
C29	75.00'	76.44'	73.17'	S29°12'05"E
C30	75.00'	41.57'	40.65'	S74°12'06"E
C31	25.00'	39.25'	38.32'	N45°02'43"E
C32	25.00'	39.31'	38.39'	N44°57'17"W
C33	125.00'	140.04'	133.83'	N32°08'51"E
C34	125.00'	51.67'	50.72'	S75°03'57"E
C35	125.00'	5.24'	5.24'	N88°46'16"E
C37	100.00'	157.08'	141.42'	N45°00'16"W
C38	25.00'	39.27'	38.35'	N44°58'44"E
C39	25.00'	39.27'	38.35'	S45°01'08"E
C40	25.00'	35.10'	34.53'	S43°57'57"E
C41	25.00'	35.07'	34.50'	S43°58'01"E
C42	25.00'	35.26'	35.35'	S45°02'28"E
C43	25.00'	35.26'	35.37'	N44°58'37"E
C44	125.00'	41.63'	41.43'	S74°12'02"E
C45	125.00'	50.00'	49.67'	N38°27'04"E
C46	125.00'	50.00'	49.67'	N38°31'58"E
C47	125.00'	50.00'	49.67'	N11°35'52"E
C48	125.00'	4.65'	4.65'	N01°05'20"E
C49	75.00'	117.77'	108.04'	S45°00'26"W
C50	100.00'	157.03'	141.39'	N45°00'32"E

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

MORTGAGEE'S ACCEPTANCE:
IN WITNESS WHEREOF, _____ OF SCOT ARBOR WALK LLC, THE OWNERS OF THE MORTGAGE (NOT A FUTURE) ON THE ATTACHED DESCRIBED PROPERTY HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICER, HEREUNTO DATED AND AUTHORIZED ON THIS _____ DAY OF _____, 20____.

CERTIFICATION BY NOTARY PUBLIC:
STATE OF _____
COUNTY OF _____
I, _____, a Notary Public in and for the County of _____ in the State of _____, do hereby certify that _____, whose name as _____, has appeared before me on this day in person and acknowledged to me that he is the owner of the within described property and that he has executed the foregoing instrument for the purposes and to the effect herein stated. Executed on this _____ day of _____, 20____.

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

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

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

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

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY E-911:
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 20____.

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

CERTIFICATION OF OWNERSHIP AND DEDICATION:
WE, SCOT ARBOR WALK LLC, AS PROPRIETORS, HAVE CAUSED THE LAND DESCRIBED IN THE WITHIN PLAT TO BE SURVEYED, Laid OUT AND PLATTED TO BE KNOWN AS ARBOR WALK, A PART OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS AND RIGHT-OF-WAYS HEREON ARE DEDICATED TO THE PUBLIC, AND THE EASEMENTS AND COMMON AREAS ARE DEDICATED TO THE ARBOR WALK HOME OWNERS ASSOCIATION, INC.

CERTIFICATION BY NOTARY PUBLIC:
STATE OF ALABAMA
COUNTY OF BALDWIN
I, _____, a Notary Public in and for the County of _____ in the State of ALABAMA, do hereby certify that _____, whose name as _____, has appeared before me on this day in person and acknowledged to me that he is the owner of the within described property and that he has executed the foregoing instrument for the purposes and to the effect herein stated. Executed on this _____ day of _____, 20____.

Rosewood Subdivision

DECEMBER 12, 2018 - SHEET 3 OF 3 SHEETS
PRELIMINARY PLAT NOT FOR FINAL RECORDING
BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD.	M.S.P.
ENG	J.D.L.	SURVEYOR	D.E.D.	PROJ MGR	J.N.E.
Dewberry					SCALE 1"=60'
					PROJ. NO. 50106121
					FILE 50106121Prelim
					SHEET 3 of 3



PLANNING COMMISSION JOINT STAFF REPORT: September 2023

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STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Public Projects

REQUEST: PC Review & Recommendation

OWNER / APPLICANT:
City of Foley/Rachel Keith

ACREAGE: N/A

PIN#(s): Various

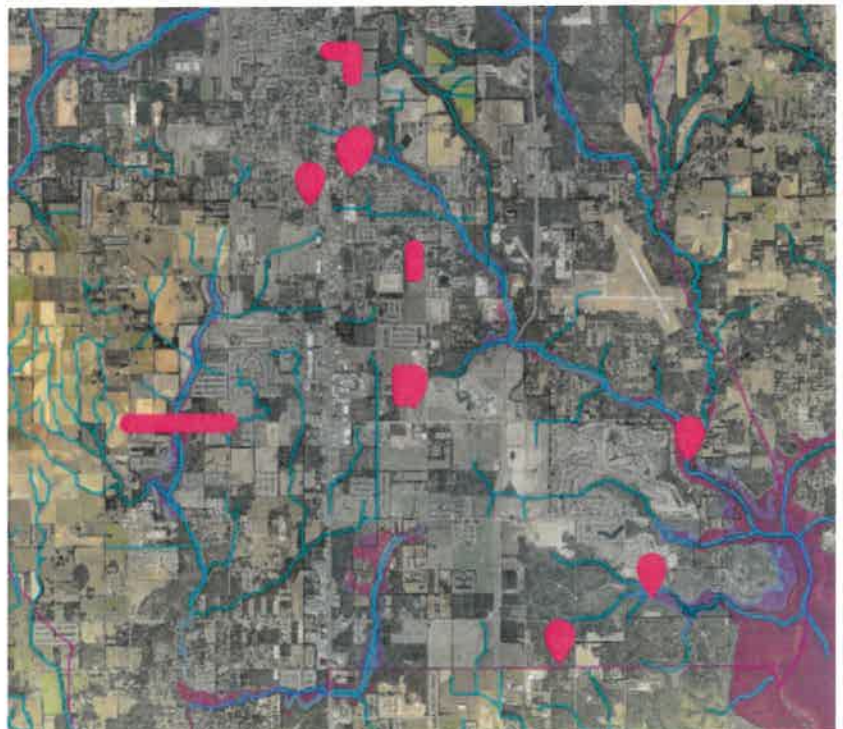
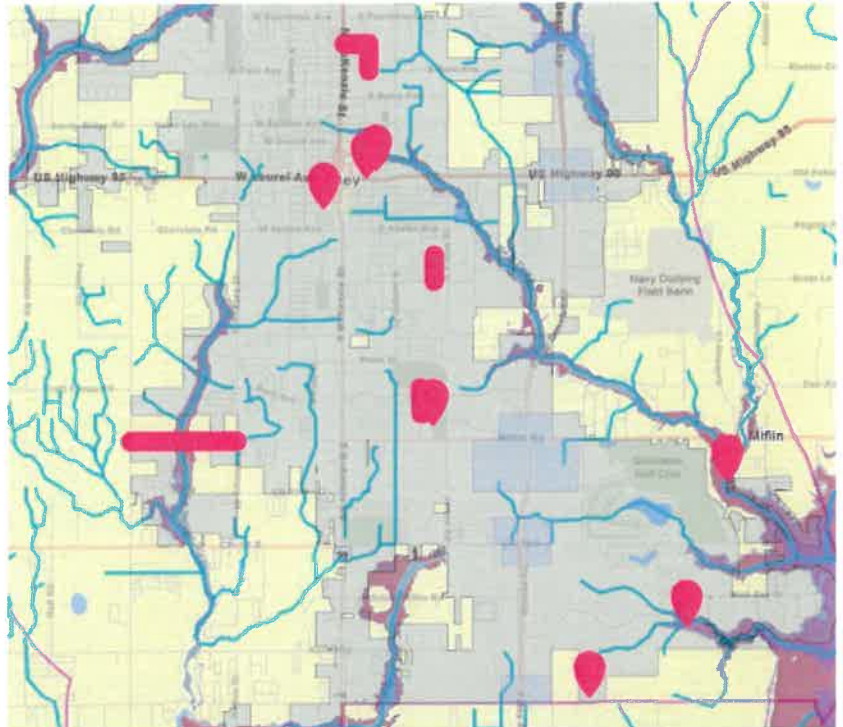
LOCATIONS:
E Jessamine Ave
Co Rd 20
Farmers Market
Civic Center
Graham Creek
Wolf Creek
Max Griffin Park
Wilson/Horse Arena Rd
S Pilgrim St
Beck Rd

PROJECT DESCRIPTION:
See following pages for
descriptions of individual
projects

CURRENT ZONING:
N/A

REQUESTED ZONING:
N/A

ADJACENT ZONING:
N/A



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

ZONING:

Miriam Boone - The public projects are required to be recommended by the Planning Commission to Council in order to move forward.

ENGINEERING:

Chad Christian - Recommend approval

ENVIRONMENTAL:

Angie Eckman - Recommend approval

FIRE:

Brad Hall - Recommend approval

BUILDING/FLOODPLAIN:

Chuck Lay - Request review opportunities during the conceptual phase to ensure wind load/building code compliance.

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407 East Laurel Avenue
P.O. Box 1750
Foley, Alabama 36536



(251) 943-1545
Fax (251) 952-4014
www.cityoffoley.org

FROM THE FINANCIAL SERVICES DIVISION OFFICE

August 25, 2023

Melissa Ringler
City of Foley
Planning & Zoning

Melissa,

Below is a list of the City of Foley's proposed Projects for the fiscal year beginning October 1, 2023, that are subject to Planning Commission review and recommendation based on Section 11-52-11, Code of Alabama. Be advised that the projects have not been reviewed by any other commission, board or district of the City, County or State. I request that these items be placed on the September Planning Commission Agenda.

ENGINEERING:

- **2023-01 – Symbol Health Building**

Location: East Jessamine Avenue Next to Armory

Estimated Cost: \$475,331

Project Description: Building, drainage, lighting, utilities and parking lot



MAYOR Ralph G. Hellmich • CITY ADMINISTRATOR Michael L. Thompson

COUNCIL MEMBERS J. Wayne Trawick • Vera J. Quaites • Richard Dayton • Cecil R. Blackwell • Charles J. Ebert III

Examples of potential building:



- **2023-02 - County Road 20 Extension**

Location: Hickory to County Road 65

Estimated Cost \$3,750,000

Project Description: A BUILD grant will/is being applied for and the hope is for 80/20 on construction. The county will fund one-half of the 20 percent match.

LEISURE SERVICES:

- **2023-03 – Farmers Market Commercial Kitchen & Leased Space**

Location: 781 Farmers Market Lane

Estimated Cost: \$500,000

Project Description: The commercial kitchen is crucial for local food entrepreneurs to expand their businesses, meet demand, access learning opportunities, and receive mentorship and business incubation services. It will contribute to the growth and development of the community.

Rental of the kitchen and additional space will help to offset the cost of operations. We anticipate the building to be approximately 2,500 sq. ft.

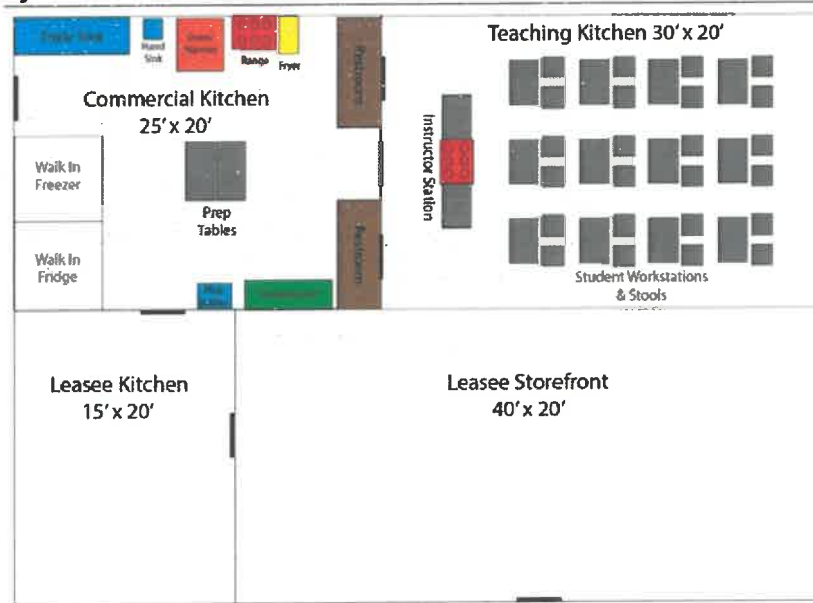


Sample photo of teaching kitchen:



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Sample layout of Commercial Kitchen:



MUNICIPAL COMPLEX

- **2023-04 – Expansion of the Civic Center**

Location: 407 East Laurel Avenue

Estimated Cost: \$5,000,000

Project Description: An addition of approximately 10,000 sf will be constructed on the north end of the current Civic Center. The design would occur in FY2024 and construction will have to be coordinated with regards to the schedule of events/booking of the Civic Center.



NATURE PARKS:

- **2023-05 – Graham Creek Pavilion**

Location: Philomene Holmes Boulevard, south of Graham Creek near the trailhead

Estimated Cost: \$150,000

Project Description: 40'x60' pavilion with solar panels for power. Wedding venue with rental potential.

- **2023-06 – Graham Creek Nature Preserve Restroom & Pavilion**

Location: South entrance to the park, east of the parking area for the southern two disc golf courses, accessed by Russian Road

Estimated Cost: \$350,000

Project Description: This would add facilities for Disc Golf Courses and Tournaments. Restrooms and an open air pavilion for use mainly by disc golf and biking groups. This will be extremely useful for leagues and tournaments.

- **2023-07 - Wolf Creek Park Shoreline Project**

Location: Wolf Creek Park along the northern waterfront

Estimated Cost: \$35,000

Project Description: Stabilize shoreline and develop a pocket beach. Use innovative low impact development strategies to stabilize eroding shoreline from fishing pier southward to tree line.

PARKS AND RECREATION:

- **2023-08 – Max Griffin Upgrade**

Location: Max Griffin Park, south of the Kid's Park

Estimated Cost: \$200,000

Project Description: A CXT precast bathroom building will be placed south of the Kid's park.

Examples below:

2 Multiuser Restrooms with Concession

**STREET DEPARTMENT:**

- **2023-09 – Wilson/Horse Arena Road**

Location: North of Horse Arena and then along the East boundary of newly acquired Wilson Property down to Fern Avenue

Estimated Cost: \$500,000

Project Description: This area may be developed for traffic flow from the horse arena and for drainage improvements.

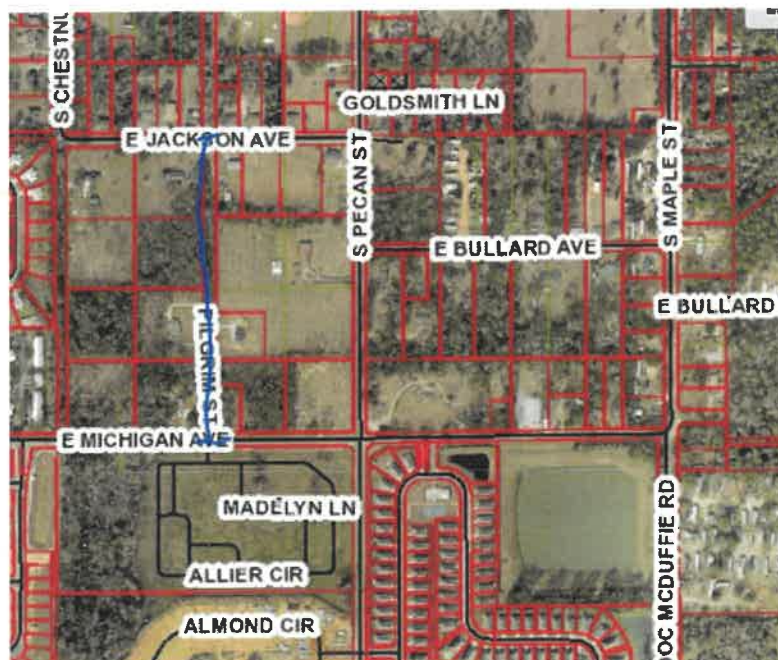


- 2023-10 – South Pilgrim Street Extension**

Location: South Pilgrim Street is located north of East Michigan, Extension of South Pilgrim Street to East Jackson Avenue

Estimated Cost: \$350,000

Project Description: This piece of unmaintained right-of-way may be opened up in FY24 for light use by residents and for drainage improvements.



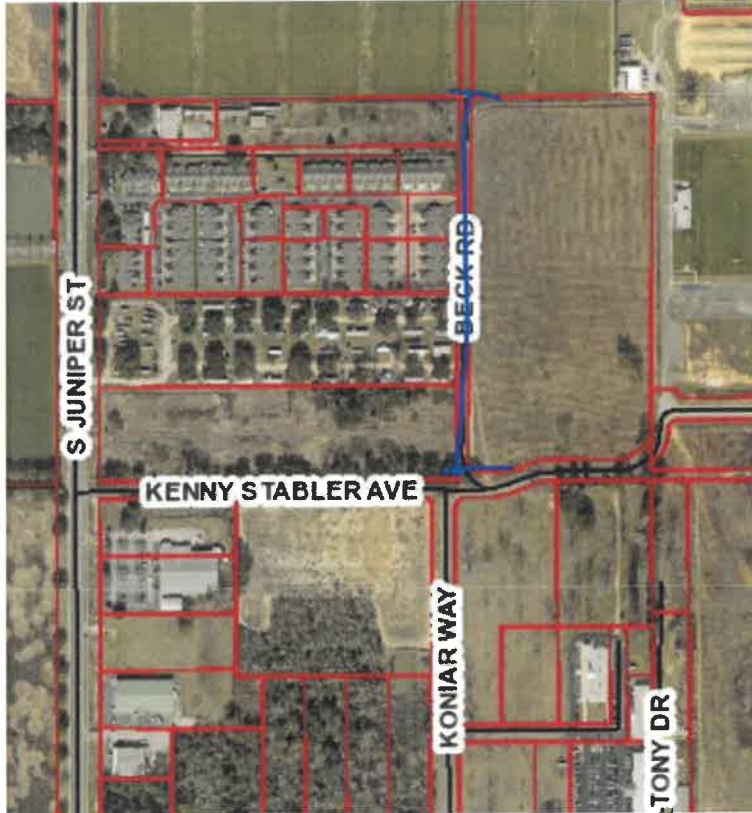
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- **2023-11 – Beck Road**

Location: North of Kenny Stabler Avenue and Koniar Way

Estimated Cost: 150,000

Project Description: The right-of-way of Beck Road is not maintained. In the event of a development behind the Elks Lodge, this piece will be built for a secondary access for public safety. If the development doesn't happen, the road will not be developed.



Respectfully submitted,

Rachel Keith

Rachel Keith
Project/Risk/Airport Manager