

**CITY OF FOLEY
PLANNING COMMISSION**

**WORK SESSION
October 11, 2023
City Hall
Council Chambers
At 5:30 p.m.**

&

**MEETING
October 18, 2023
City Hall
Council Chambers
At 5:30 p.m.**

**PLANNING COMMISSION
WORK SESSION AGENDA OCTOBER 11, 2023
&
MEETING AGENDA OCTOBER 18, 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 October 11, 2023 at 5:30 p.m. and a meeting on October 18, 2023 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

MINUTES:

Approval of the September 13, 2023 and September 20, 2023 meeting minutes.

AGENDA ITEMS:

1. Aberdeen Place Subdivision- Preliminary Extension

The City of Foley Planning Commission has received a 6 month preliminary extension request for Aberdeen Place. Property is located S. of County Rd. 20 between S. Hickory St. and S. Pine St. Applicant is Mullins, LLC.

Planning Commission Action:

2. Greenbrier Subdivision- Preliminary Extension

The City of Foley Planning Commission has received a 6 month preliminary extension request for Greenbrier. Property is located S. of County Rd. 20 between S. Hickory St. and State Hwy. 59. Applicant is Mullins, LLC.

Planning Commission Action:

3. *Driftwood Lakes-Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Driftwood Lakes Subdivision which consists of 53.4 +/- acres and 139 lots. Property is located S. of County Rd. 26 and E. of County Rd. 65 and is located in the City of Foley Planning Jurisdiction. Applicant is Dewberry.

Public Hearing:

Planning Commission Action:

4. Wolf Creek Village- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Wolf Creek Village which consists of 4.55 +/- acres and 1 lot. Property is located E. of Foley Beach Express and N. of County Rd. 20. Applicant is SCP BPG Magnolia Holdings, LLC.

Public Hearing:

Planning Commission Action:

Note: *Denotes property located in the Planning Jurisdiction

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WORK SESSION AGENDA OCTOBER 11, 2023
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5. Cottages at the Creek- Site Plan

The City of Foley Planning Commission has received a request for a site plan approval for Cottages at the Creek. Property is located N. of County Rd. 20 and E. of Foley Beach Express. Applicant is SCP BPG Magnolia Holdings, LLC.

Planning Commission Action:

6. Wolf Ridge Subdivision- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Wolf Ridge Subdivision Phase 1 which consists of 5.1 +/- acres and 7 lots. Property is located N. of County Rd. 12 and W. of Clarke Ridge Rd. Applicant is Lieb Engineering.

Public Hearing:

Planning Commission Action:

7. Public Project- Request for Recommendation

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the East Bullard Avenue Extension.

Planning Commission Action:

WORK SESSION ONLY:

8. Presentation- Wayne Dyess

ADJOURN:

**PLANNING COMMISSION
WORK SESSION MINUTES SEPTEMBER 13, 2023
(Council Chambers of City Hall) 5:30 P.M.**

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The City of Foley Planning Commission held a work session on September 13, 2023 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Vera Quaites, Ralph Hellmich, Wes Abrams, Calvin Hare, Phillip Hinesley and Tommy Gebhart. Absent member was Bill Swanson. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Angie Eckman, Environmental Manager; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

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.

Mrs. Miriam Boone explained the request is to split the R-4 zoned property into 4 lots. She stated staff had no concerns and is recommending approval.

Commissioner Hare asked if the neighboring mobile home park is encroaching on the East side of the property.

Mr. Hunter Smith with Smith Clark & Associates explained there may possibly be an encroachment of a fence or accessory building. He stated he doesn't feel there are any permanent structures encroaching onto the property.

Mrs. Boone stated the encroachment would be a civil matter.

Mr. Smith stated the owner will have to address any encroachment issues before they build on lot 4.

Mr. Christian stated there will be a naturally wet area platted as an open passive green space conservation area.

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.

Mrs. Boone explained the request is for a duplex site plan extension. She stated this is the first extension request and staff has no issues with the approval.

Commissioner Gebhart asked if something needed to be placed in the approval regarding required progress of the development.

Mrs. Boone explained if the project is not completed within the year the applicant will have to come back before the Commission to request another extension.

Note: *Denotes property located in the Planning Jurisdiction

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Commissioner Hellmich stated most municipalities allow a 2 year extension.

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.

Mrs. Boone stated the Engineering Department noted their recommendation for approval is contingent upon resolving Riviera Utilities concerns regarding the sewer service.

Mr. Collins explained he will check with his client to make sure the sewer fees have been paid. He stated the subdivision is currently under construction and he anticipates completion in April.

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.

Mrs. Boone stated staff is not opposed to the approval of the extension. She explained her understanding is some of the delay was due to working out details with Baldwin County regarding the donation of right of way.

Commissioners discussed requirements and procedures regarding extensions.

Chairman Abrams stated staff should let the Commission know if there are any new regulations that would affect the design of a development that has not been started.

Commissioner Hellmich stated he feels if the development has not started and there are new regulations the development should have to meet the new regulations.

Mr. Christian stated a final inspection of Phase 2 has been completed. The applicant is working on resolving a few items from the final inspection.

Chairman Abrams stated if the development is progressing he has no issues approving an extension.

Commissioner Engel stated there was previous discussion regarding limiting the amount of extensions.

Mrs. Boone stated the length and number of extensions would be an amendment to the Subdivision Regulations.

Mr. Christian stated there has been an expiration date and limitations on extensions added to the Land Disturbance Permits.

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

Mrs. Rachel Keith went over the proposed public projects with the Commissioners.

Commissioner Hinesley stated he would like a more detailed map showing the locations of the projects and more details on the items.

Mrs. Boone stated staff will work with Mrs. Keith on a more detailed map.

ADJOURN:

Chairman Abrams made a motion to adjourn the meeting at 6:11 p.m.

PLANNING COMMISSION
MEETING MINUTES SEPTEMBER 20, 2023
(Council Chambers of City Hall) 5:30 P.M.

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The City of Foley Planning Commission held a meeting on September 20, 2023 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Vera Quaites, Ralph Hellmich, Wes Abrams, Calvin Hare, Phillip Hinesley, Bill Swanson and Tommy Gebhart. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Wayne Dyess, Executive Director of Infrastructure and Design; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

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

MINUTES:

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

Commissioner Swanson made a motion to approve the August 9, 2023 and August 16, 2023 meeting minutes. Commissioner Hare seconded the motion. All Commissioners voted aye.

Motion to approve the August 9, 2023 and August 16, 2023 meeting minutes passes.

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 lots. Property is located at the NE corner of S. Pecan St. and E. Bullard Ave. Applicant is Smith Clark & Associates.

Public Hearing:

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

Ms. Annie Smith resident of 1018 S. Pecan St. stated she had no objections but had concerns. She asked what type of homes would be built on the lots and if they would be sold or rented.

Mrs. Miriam Boone explained at this time they are requesting to subdivide the land for 4 single family dwellings.

Mr. Chad Christian stated there is an open space being set aside and not developed. He explained if the open area was created into a lot, detention would have been required.

Commissioner Quaites asked if the vegetation on open space would be cleared.

Mr. Hunter Smith with Smith Clark & Associates stated at this time there are plans to do anything with the open space. He explained the property is being set aside and if anything is developed in the future they are aware drainage will need to be addressed. He stated to the best of his knowledge the homes will be single family with brick or vinyl exterior and similar to an Adams or Benchmark Home.

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Mrs. Boone stated the city does not regulate if the homes will be rental or owner occupied.

Commissioner Hare stated the proposed builders have a good track record and have built homes similar to the style of Heritage and Benchmark Homes in the city. He explained the single family homes will be a good buffer between Ms. Smith and the existing mobile home park.

Planning Commission Action:

Commissioner Hellmich made a motion to approve the requested minor subdivision. Commissioner Quaites seconded the motion. All members voted aye.

Motion to approve the requested minor subdivision passes.

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:

Mrs. Boone explained the proposed plan is meeting the form based zoning ordinance requirements. She explained at the work session Commissioners had questions regarding the timeline for construction.

Mr. David Green stated he has every intention of building the proposed duplex. He explained the delay is due to the high lumber prices and current interest rates. He stated the duplex will be built to gold fortified standards. He explained the requested duplexes are not a change in the current zoning and the use fits with what is existing in the area.

Commissioner Hellmich stated this is the first extension request. He explained there are no known plans of zoning amendments that could affect the project at this time.

Commissioner Gebhart made a motion to approve the requested 1 year duplex site plan extension. Commissioner Hinesley seconded the motion. All Commissioners voted aye.

Motion to approve the requested 1 year duplex site plan extension passes.

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:

Mrs. Boone explained the engineering department staff recommended an approval contingent upon resolving Riviera Utilities concerns regarding sewer service.

Mr. Aaron Collins with S.E. Civil Engineering & Surveying explained the subdivision is under construction and their client has resolved the Riviera Utilities sewer service concerns.

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

Motion to approve the requested 1 year preliminary extension passes.

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:

Mrs. Boone went over the timeline of the subdivision.

Commissioner Hellmich stated it was discussed at the work session that the plan is meeting current regulations.

Commissioner Hare made a motion to approve the requested 1 year preliminary extension. Commissioner Quaites seconded the motion.

Commissioner Engel stated this needs to be the last extension since three extensions have now been granted for the subdivision.

Ms. Cathy Barnette with Dewberry explained the challenge and delay has been due to working with Baldwin County on the land transfer and layout for the future roundabout. She stated they appreciate the graciousness of the extension and are moving as fast as they can on the project.

All Commissioners voted aye.

Motion to approve the requested 1 year preliminary extension passes.

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

Planning Commission Action:

Commissioner Hinesley stated he would like to request the items be discussed and voted on individually.

- **Symbol Health Building**

Commissioner Hinesley made a motion to recommend the requested Symbol Health Building public project to the Mayor and Council. Commissioner Engel seconded the motion. All Commissioners voted aye.

Note: *Denotes property located in the Planning Jurisdiction

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Motion to recommend the requested Symbol Health Building public project to the Mayor and Council passes.

- **County Road 20 Extension**

Mr. Terry Heilmeier stated he lives at the end of the road and has been aware and dealing with Baldwin County over the road proposal. He explained there is a creek in the area that runs into the Bon Secour River. He stated it is ridiculous to spend the amount of money to build a bridge when there are other options for connectivity. He explained if the road is built it will destroy a lot of wildlife habitats. He stated he appreciates the preservation of downtown Foley but it is time to start thinking about preserving other areas in the city.

Mr. Wayne Dyess explained the city cannot stop the growth but the city's role is to regulate the growth. He stated that wildlife is important. He explained there are things such as connecting greenways and paths that create areas of travel for the wildlife.

Commissioner Hellmich stated the city has considerably tightened their regulations. He explained County Road 20 was always designed to be a main arterial collector. He stated with the growth in the population connectivity is very important. He stated Baldwin County is overseeing the project and the city is a 12% participant.

Commissioner Hinesley stated the comprehensive plan states it is designed to protect and preserve the environment for the betterment of the area. He explained he feels the project is too much money and will not resolve anything. He stated he feels there are other options that can be done along Hickory Street that would provide traffic improvements. He explained he does not have enough information regarding the project and the amount of wetlands being impacted.

Commissioner Engel stated he looks at the project the same way as Commissioner Hinesley and feels the rivers in the area need to be protected.

Mr. Dyess stated the comprehensive plan includes a lot of detail regarding connectivity which is extremely important.

Chairman Abrams explained one of the biggest complaints from citizens is traffic. He stated he feels a key item in the comprehensive plan is connectivity.

Commissioner Hinesley stated he has concerns over the unzoned Baldwin County area the extension is being done in which the city has no control over.

Mr. Dyess stated the unzoned area is in the City of Foley extra territorial jurisdiction which does regulate minimum lot sizes.

Mrs. Boone explained the proposed extension was listed in the 10 year 2007 and 2019 transportation plan which is a part of the Comprehensive Plan.

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Commissioner Hellmich made a motion to recommend the County Road 20 Extension public project to the Mayor and Council. Commissioner Hare seconded the motion. Commissioner Hinesley voted nay, Commissioner Engel voted nay and all other Commissioners voted aye.

Motion to recommend the County Road 20 Extension public project to the Mayor and Council passes.

- **Farmers Market Commercial Kitchen & Leased Space**

Commissioner Quaites made a motion to recommend the requested Farmers Market Commercial Kitchen and Leased Space public project to the Mayor and Council. Commissioner Swanson seconded the motion. All Commissioners voted aye.

Motion to recommend the requested Farmers Market Commercial Kitchen and Leased Space public project to the Mayor and Council passes.

- **Expansion of the Civic Center**

Commissioner Hinesley made a motion to recommend the requested Expansion of the Civic Center public project to the Mayor and Council. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to recommend the requested Expansion of the Civic Center public project to the Mayor and Council passes.

- **Graham Creek Pavilion, Graham Creek Nature Preserve Restroom & Pavilion and Wolf Creek Park Shoreline Project**

Commissioner Hinesley made a motion to recommend the requested Graham Creek Pavilion, Graham Creek Nature Preserve Restroom & Pavilion and Wolf Creek Park Shoreline public project to the Mayor and Council. Commissioner Hellmich seconded the motion. All members voted aye.

Motion to recommend the requested Graham Creek Pavilion, Graham Creek Nature Preserve Restroom & Pavilion and Wolf Creek Park Shoreline public project to the Mayor and Council passes.

- **Max Griffin Upgrade**

Commissioner Quaites made a motion to recommend the requested Max Griffin Upgrade public project to the Mayor and Council. Commissioner Hellmich seconded the motion. All Commissioners voted aye.

Motion to recommend the requested Max Griffin Upgrade public project to the Mayor and Council passes.

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- **Wilson/Horse Arena Road**

Commissioner Engle made a motion to recommend the requested Wilson/Horse Arena Road public project to the Mayor and Council. Commissioner Hinesley seconded the motion. All members voted aye.

Motion to recommend the requested Wilson/Horse Arena Road public project to the Mayor and Council passes.

- **South Pilgrim Street Extension**

Commissioner Quaites made a motion to recommend the South Pilgrim Street Extension public project to the Mayor and Council. Commissioner Swanson seconded the motion. All Commissioners voted aye.

Ms. Smith stated S. Pilgrim Street runs behind her property. She explained she has been promised for 50 years the road would be extended and asked if it will be done this year.

Commissioner Hellmich stated the extension is in the budget and will be built this fiscal year.

Commissioner Hare asked if utilities will be added in the area.

Commissioner Hellmich asked Chad to coordinate with Riviera Utilities and see if there is a desire to install utilities in the area so it can be incorporated into the plan.

Motion to recommend the South Pilgrim Street Extension public project to the Mayor and Council passes.

- **Beck Road**

Commission Hellmich stated there are no plans to build this road unless development happens in the area and it is needed.

Commissioner Swanson made a motion to recommend the Beck Road public project to the Mayor and Council. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

Motion to recommend the Beck Road public project to the Mayor and Council passes.

ADJOURN:

Chairman Abrams adjourned the meeting at 6:38 p.m.



PLANNING COMMISSION JOINT STAFF REPORT: October 2023

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STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: **Aberdeen Subdivision**

REQUEST: **6 month Extension**

OWNER / APPLICANT:
Lennar Homes of
Alabama / Todd
Wheeler of Mullins, LLC

ACREAGE: ± 19.8 ac

PIN#(s): 232026,
228776, 232017

LOCATION: S of CR-20,
between S Hickory St &
S Pine St

PROJECT DESCRIPTION:
84 townhome lots

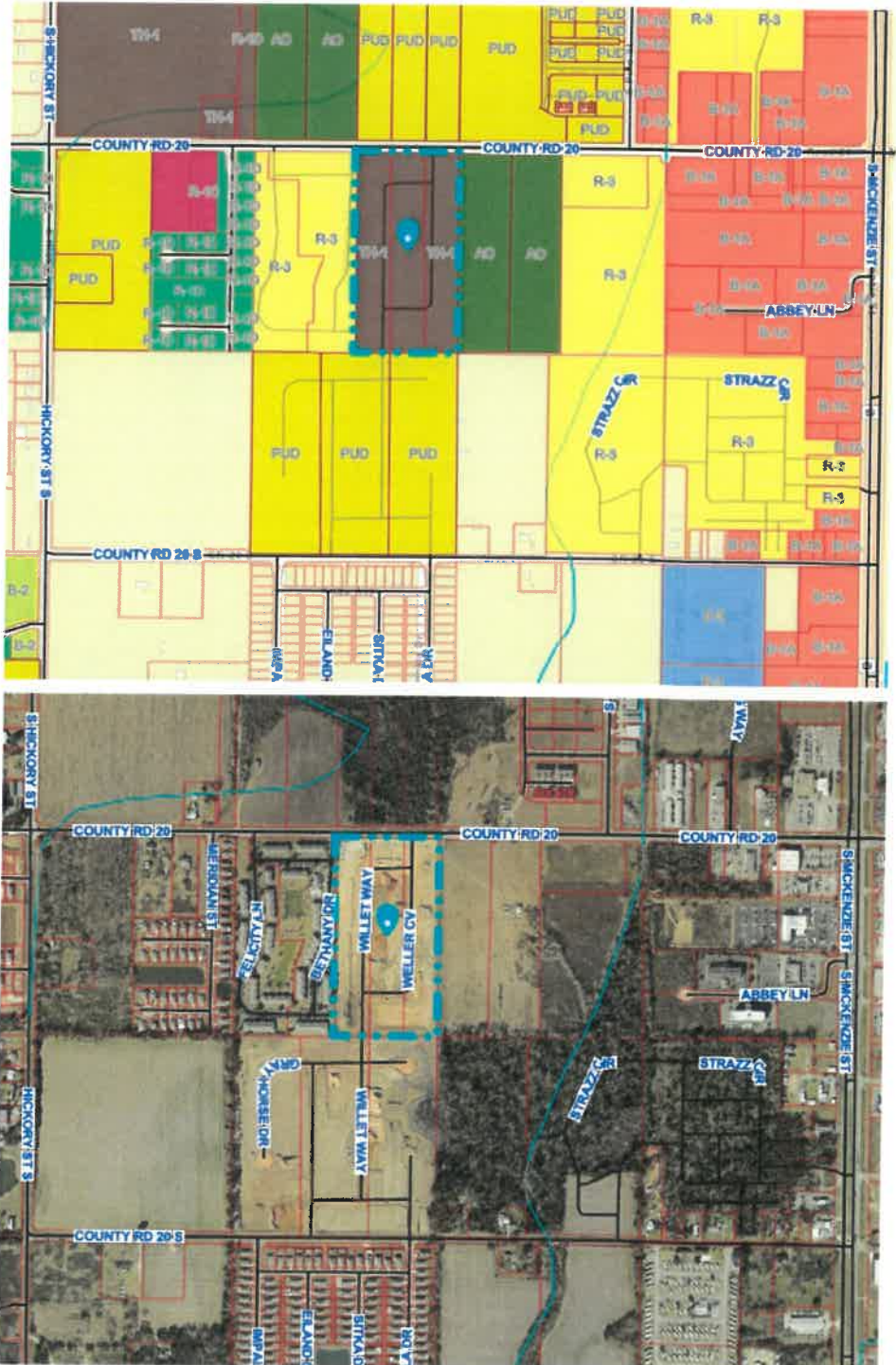
CURRENT ZONING:
TH-1

REQUESTED ZONING:
N/A

ADJACENT ZONING:
PUD to north & south,
AO to east, R-3 to west

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

EXISTING LAND USE:
vacant w/subdivision
infrastructure underway



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

ZONING:

Miriam Boone - The subdivision received preliminary approval in October 2021. Final plat was requested in August 2023. As you can see from Chad's report below, it is nearing completion. They are requesting a 6 month extension so it doesn't expire during this process.

ENGINEERING:

Chad Christian - Engineering recommends approval. Construction nearing completion.

ENVIRONMENTAL:

Angie Eckman - Environmental recommends approval.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.

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Please consider this our formal request for an extension to the Preliminary Approval for Aberdeen Place Subdivision.

Aberdeen Place

Length of Extension Request 6 months

Status: Final Plats and As-Builts have been submitted to CDD, Eng and utilities for approval.

If you need any further information please let me know.

Todd M Wheeler PE
Senior Civil Engineer
240 East Intendencia St.
Pensacola, FL 32502
(Cell) 205-937-9553
todd.wheeler@mullinsllc.net



PLANNING COMMISSION JOINT STAFF REPORT: October 2023

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STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Greenbrier Subdivision

REQUEST: 6 month Extension

OWNER / APPLICANT:
Lennar Homes of
Alabama / Todd Wheeler
of Mullins, LLC

ACREAGE: ± 38.95 ac

PIN#(s): 320431,
64581, 320430

LOCATION: N of CR-20S,
between S Hickory St & St
Hwy 59

PROJECT DESCRIPTION:
102 lots

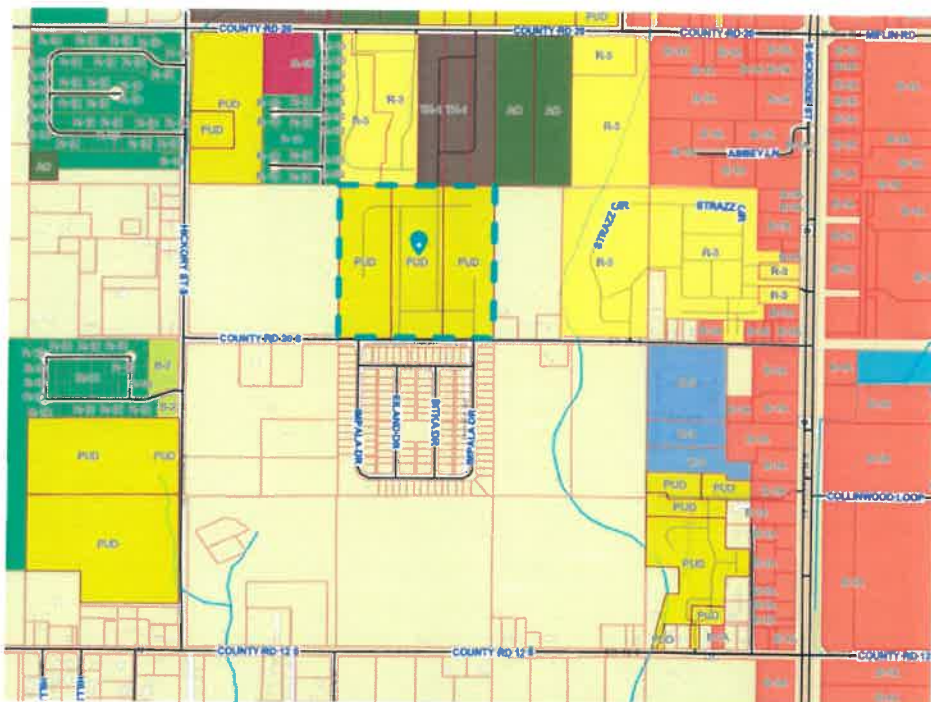
CURRENT ZONING:
PUD

REQUESTED ZONING:
N/A

ADJACENT ZONING:
R-3 & TH-1 to the north,
unzoned BC Dist 34 to
east, south & west

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

EXISTING LAND USE:
vacant w/subdivision
infrastructure underway



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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 subdivision received preliminary approval in October 2021. Final plat was requested in August 2023. As you can see from Chad's report below, it is nearing completion. They are requesting a 6 month extension so it doesn't expire during this process.

ENGINEERING:

Chad Christian - Engineering recommends approval. Construction nearing completion.

ENVIRONMENTAL:

Angie Eckman - Environmental recommends approval.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.

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Please consider this our formal request for an extension to the Preliminary Approval for Greenbrier Subdivision

Greenbrier

Length of Extension Request 6 months

Status: Final Plats and As-Builts have been submitted to CDD, Eng and utilities for approval.

If you need any further information please let me know.

Todd M Wheeler PE
Senior Civil Engineer
240 East Intendencia St.
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(Cell) 205-937-9553
todd.wheeler@mullinsllc.net



PLANNING COMMISSION JOINT STAFF REPORT: October 2023

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STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Driftwood Lakes Subdivision

REQUEST: Preliminary Plat Application

OWNER / APPLICANT:

John Keith & Marilyn Dillon,
Lloyd & Theresa Dillon /
Emily Phillips w/Dewberry

ACREAGE: 53.4 ac

PIN#(s):

728, 738, & 397186

LOCATION: S. of County
Rd. 26 & E. of County Rd.
65

PROJECT DESCRIPTION:

139 lots

CURRENT ZONING:

unzoned BC Dist 34

REQUESTED ZONING:

n/a

ADJACENT ZONING:

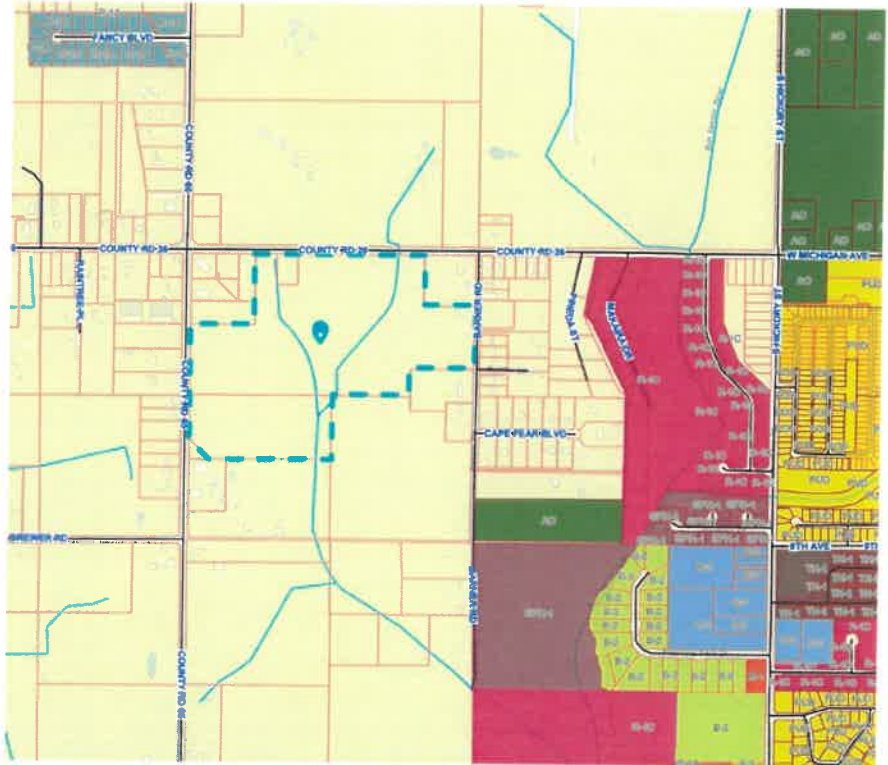
unzoned BC Dist 34

FUTURE LAND USE:

RL, Residential Low
Density (2-4)

EXISTING LAND USE:

vacant farmland



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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 - This is in our Planning Jurisdiction in unzoned BC District 34 therefore we have no zoning requirements.

ENGINEERING:

Chad Christian - LDP "ready to issue" memo issued.

ENVIRONMENTAL:

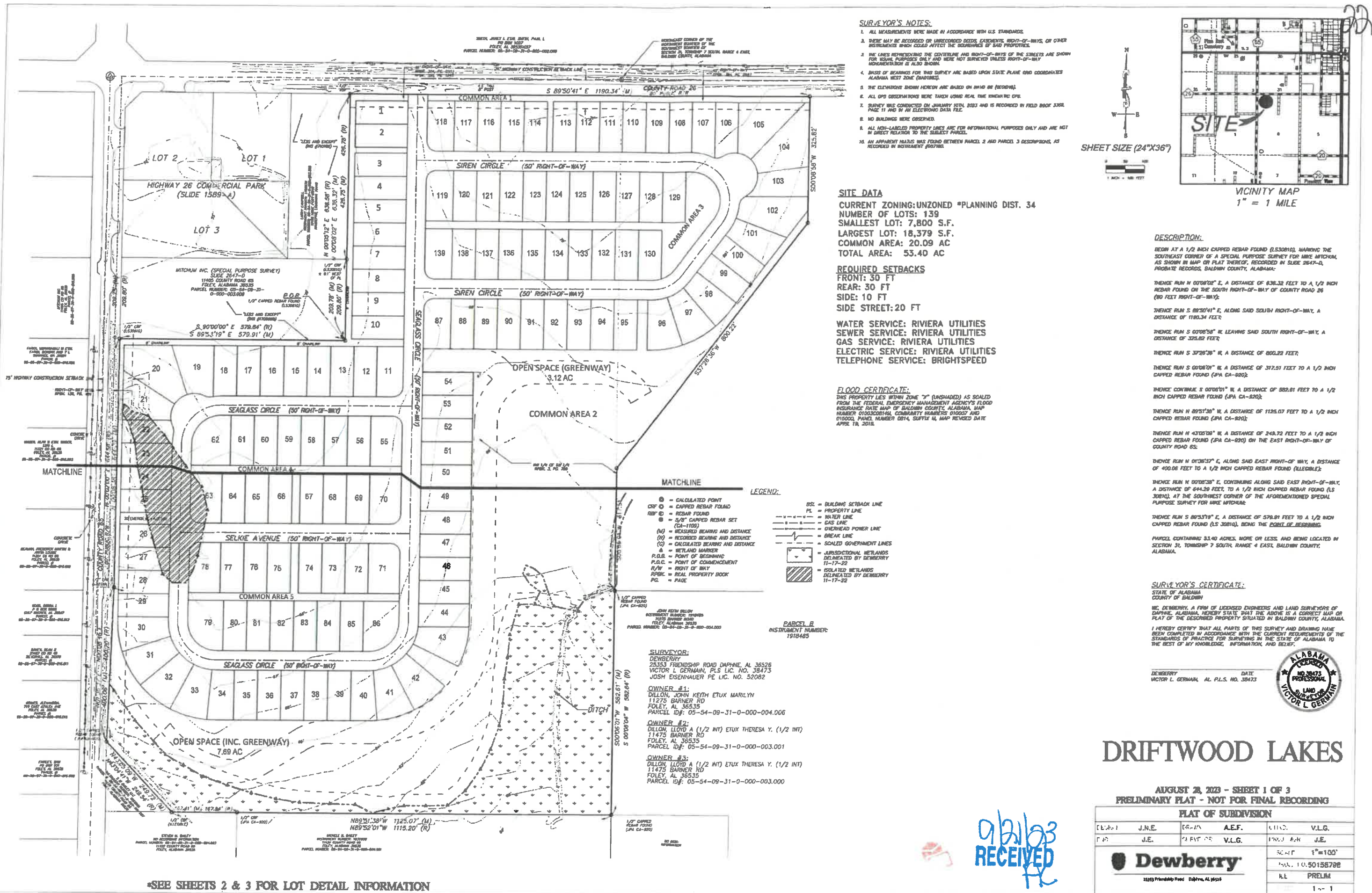
Angie Eckman - Not opposed.

FIRE:

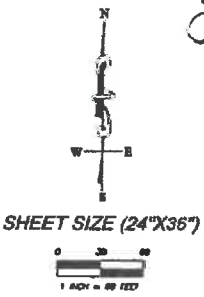
Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.



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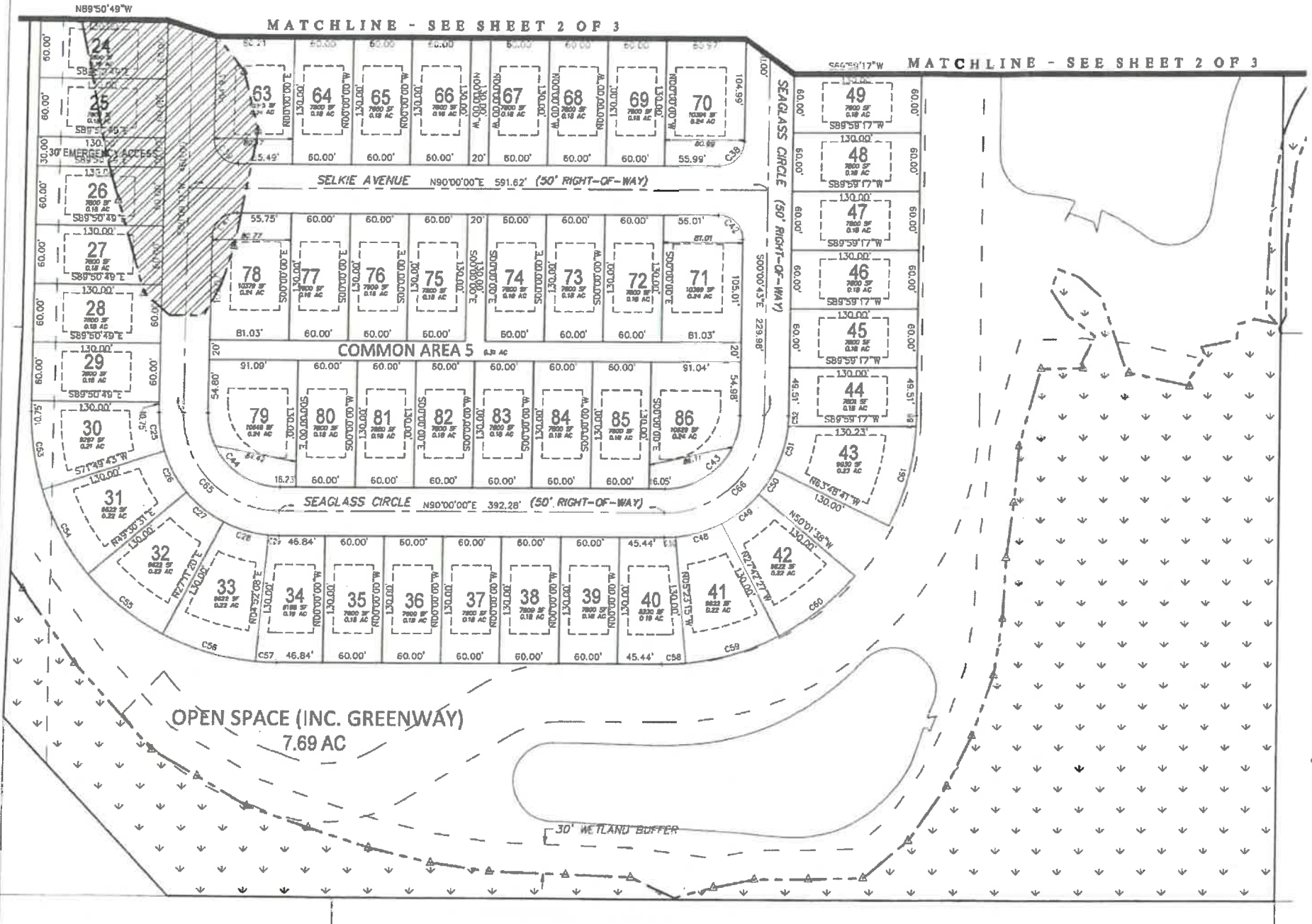
CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	75.00	39.20	S44°55'52"	35.31	
C2	125.00	55.16	N77°12'16"	54.73	
C3	25.00	5.57	N70°56'44"	5.56	
C4	25.00	20.22	S72°30'03"	19.67	
C5	60.00	22.71	N76°43'31"	41.81	
C6	60.00	36.34	N64°54'38"	37.63	
C7	60.00	40.82	S26°46'52"	40.03	
C8	60.00	71.16	S26°41'08"	67.07	
C9	25.00	25.19	N33°52'49"	24.66	
C10	125.00	15.54	N17°23'16"	15.42	
C11	125.00	36.71	N29°01'47"	36.58	
C12	125.00	25.19	N43°15'42"	25.34	
C13	125.00	48.69	N60°14'24"	48.19	
C14	125.00	40.80	N60°46'29"	40.72	
C15	25.00	39.34	S45°04'08"	38.41	
C16	125.00	22.19	N64°54'55"	22.15	
C17	125.00	4.71	S78°45'04"	4.71	
C18	25.00	17.16	N82°35'52"	16.83	
C19	60.00	47.39	S85°37'42"	46.17	
C20	60.00	40.78	N87°16'22"	40.00	
C21	60.00	44.10	S17°44'41"	43.11	
C22	60.00	18.36	N18°04'45"	18.29	
C23	25.00	17.16	S07°10'57"	16.83	
C24	125.00	25.15	N06°29'21"	25.10	
C25	125.00	39.98	S09°00'33"	39.81	
C26	125.00	48.69	N29°19'53"	48.39	
C27	125.00	48.69	N61°35'05"	48.39	
C28	125.00	48.69	N73°56'16"	48.39	
C29	125.00	10.62	S83°13'56"	10.62	
C30	125.00	11.75	S87°18'22"	11.75	
C31	25.00	39.28	S44°59'39"	38.36	
C32	25.00	39.14	N45°04'08"	38.41	
C33	75.00	166.53	N26°12'13"	134.41	
C34	75.00	44.52	S54°36'03"	44.25	
C35	75.00	24.07	N80°57'14"	23.97	
C36	25.00	39.20	S44°55'52"	38.31	
C37	25.00	39.16	N45°00'21"	38.35	
C38	25.00	35.28	N44°59'39"	35.36	
C39	25.00	39.14	N44°55'25"	38.40	
C40	75.00	117.81	N45°04'35"	105.92	
C41	25.00	39.20	S45°04'35"	38.31	
C42	25.00	39.26	S45°00'21"	38.35	
C43	75.00	117.83	N44°59'39"	105.08	
C44	75.00	118.01	S44°55'25"	105.21	
C45	25.00	51.79	N43°15'42"	51.70	
C46	25.00	69.34	N60°14'24"	68.71	
C47	25.00	63.45	N80°46'29"	63.07	
C48	125.00	48.69	S71°27'09"	48.39	
C49	125.00	48.69	S61°07'58"	48.39	
C50	125.00	30.07	S33°04'50"	30.00	
C51	125.00	48.66	S15°29'43"	48.39	
C52	125.00	10.50	N02°23'42"	10.50	
C53	25.00	81.55	S09°01'33"	81.11	
C54	25.00	99.34	S28°16'53"	98.71	
C55	25.00	99.34	N51°39'05"	98.71	
C56	25.00	99.34	N73°56'16"	98.71	
C57	25.00	21.67	N87°33'56"	21.65	
C58	25.00	21.98	N87°18'22"	21.97	
C59	25.00	99.34	S73°22'09"	98.71	
C60	25.00	99.34	S81°07'58"	98.71	
C61	25.00	106.11	S14°16'02"	105.35	
C62	100.00	222.17	N26°12'13"	179.22	
C63	100.00	31.99	N65°47'47"	30.78	
C64	100.00	158.81	N45°04'35"	141.61	
C65	100.00	157.35	S44°55'25"	141.61	
C66	100.00	157.10	S44°59'39"	141.44	
C67	60.00	2.90	S62°02'55"	2.90	
C68	255.00	10.49	S01°10'01"	10.49	

DRIFTWOOD LAKES

AUGUST 28, 2023 - SHEET 2 OF 3
PRELIMINARY PLAT - NOT FOR FINAL RECORDING

PLAT OF SUBDIVISION				
PREP.	J.N.E.	TR-11	A.E.F.	V.L.G.
DRAWN	J.E.	REVIEWED	V.L.G.	J.E.
Dewberry				SCALE 1\"=60'
25333 Friendship Road, Auburn, AL 36834				PROJECT 24-50158798
				FILE PRELIM
				SHEET 2 OF 3

*SEE SHEET 1 OF 3 FOR OVERALL BOUNDARY INFORMATION



CURV	RA	TS	ARC	LENGTH	CHORD BEARING	CHORD LENGTH
C1	125.00	36.20		125.00	N43°55'32"E	34.31
C2	125.00	55.18		125.00	N77°12'16"W	34.73
C3	125.00	5.57		125.00	N70°58'44"W	5.56
C4	25.00	20.22		25.00	S79°30'03"W	18.67
C5	60.00	42.71		60.00	N76°43'31"E	41.81
C6	60.00	38.14		60.00	N64°34'36"W	37.69
C7	60.00	46.87		60.00	S38°46'52"E	40.05
C8	60.00	71.16		60.00	S28°41'08"W	57.01
C9	25.00	25.78		25.00	N33°52'49"E	24.66
C10	125.00	35.54		125.00	N17°28'16"E	35.42
C11	125.00	36.71		125.00	N29°01'47"E	36.38
C12	125.00	25.39		125.00	N43°15'42"E	25.34
C13	125.00	48.69		125.00	N61°21'24"E	48.69
C14	125.00	40.90		125.00	N60°48'29"E	40.72
C15	25.00	19.14		25.00	S45°40'08"W	19.41
C16	125.00	22.19		125.00	N84°54'55"E	22.16
C17	125.00	4.71		125.00	S78°45'04"W	4.71
C18	25.00	17.16		25.00	N82°39'57"W	16.83
C19	60.00	47.39		60.00	S85°37'47"E	46.17
C20	60.00	40.78		60.00	N51°16'22"E	40.00
C21	60.00	14.10		60.00	S11°44'41"W	41.11
C22	60.00	18.36		60.00	N18°04'45"W	18.29
C23	25.00	17.16		25.00	S07°10'57"E	16.83
C24	125.00	26.15		125.00	N08°29'21"E	26.10
C25	125.00	39.95		125.00	S09°00'31"E	39.81
C26	125.00	48.69		125.00	N28°41'08"E	48.69
C27	125.00	48.69		125.00	S51°39'05"W	48.69
C28	125.00	48.69		125.00	N73°58'16"W	48.69
C29	125.00	10.62		125.00	S67°33'56"E	10.62
C30	125.00	11.75		125.00	S67°16'22"W	11.75
C31	25.00	39.28		25.00	S44°59'59"W	39.36
C32	25.00	19.14		25.00	N45°04'08"E	19.41
C33	75.00	168.63		75.00	N26°21'13"W	114.41
C34	75.00	44.82		75.00	S54°36'01"W	44.25
C35	75.00	24.07		75.00	N80°57'14"E	23.97
C36	75.00	39.28		75.00	S44°55'52"E	39.31
C37	25.00	39.28		25.00	N45°00'21"W	39.36
C38	25.00	39.28		25.00	N44°59'59"E	39.36
C39	25.00	39.14		25.00	N44°55'25"W	39.40
C40	75.00	117.61		75.00	N45°04'35"E	105.92
C41	25.00	39.28		25.00	S45°04'35"W	39.31
C42	25.00	39.28		25.00	S45°00'21"E	39.36
C43	75.00	117.61		75.00	N44°59'59"E	106.08
C44	75.00	118.01		75.00	S44°55'25"E	108.21
C45	255.00	51.79		255.00	N43°15'42"E	51.70
C46	255.00	99.34		255.00	N60°14'24"E	98.71
C47	255.00	83.45		255.00	N80°46'29"E	81.07
C48	125.00	48.69		125.00	S71°27'09"W	48.69
C49	125.00	48.69		125.00	S51°07'58"W	48.69
C50	125.00	10.07		125.00	S31°04'50"W	30.00
C51	125.00	48.68		125.00	S15°04'13"W	48.69
C52	125.00	10.50		125.00	N02°34'42"E	10.50
C53	255.00	81.55		255.00	S09°00'31"E	81.21
C54	255.00	99.34		255.00	S28°19'53"E	98.71
C55	255.00	99.34		255.00	N51°39'05"W	98.71
C56	255.00	99.34		255.00	N73°58'16"W	98.71
C57	255.00	21.87		255.00	N87°15'42"W	21.68
C58	255.00	21.98		255.00	N87°16'22"E	21.97
C59	255.00	99.34		255.00	S71°27'09"W	98.71
C60	255.00	99.34		255.00	S51°07'58"W	98.71
C61	255.00	106.11		255.00	S11°16'02"W	105.35
C62	100.00	222.11		100.00	N26°21'13"W	179.22
C63	100.00	51.98		100.00	N63°47'47"E	58.78
C64	100.00	156.81		100.00	N43°04'35"E	141.23
C65	100.00	157.35		100.00	S44°55'25"E	141.61
C66	100.00	157.10		100.00	S44°59'39"W	141.44
C67	60.00	2.90		60.00	S62°02'55"W	2.90
C68	255.00	10.49		255.00	S01°10'01"W	10.49

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

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

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____.

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

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____.

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____.

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____.

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

CERTIFICATION OF OWNERSHIP AND DEDICATION(#1):
I, THE UNDERSIGNED, THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND DEDICATES ALL EASEMENTS FOR THE PURPOSES HEREIN SET FORTH, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED HEREON OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

ACKNOWLEDGEMENT OF NOTARY PUBLIC: (OWNER #1)
STATE OF ALABAMA)
COUNTY OF BALDWIN)
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT _____ AS OWNER IS SUBMITTED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT SHE SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON, SAID INSTRUMENT AT HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

CERTIFICATION OF OWNERSHIP AND DEDICATION(#2):
I, THE UNDERSIGNED, THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND DEDICATES ALL EASEMENTS FOR THE PURPOSES HEREIN SET FORTH, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED HEREON OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

ACKNOWLEDGEMENT OF NOTARY PUBLIC: (OWNER #2)
STATE OF ALABAMA)
COUNTY OF BALDWIN)
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT _____ AS OWNER IS SUBMITTED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT SHE SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON, SAID INSTRUMENT AT HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

CERTIFICATION OF OWNERSHIP AND DEDICATION(#3):
I, THE UNDERSIGNED, THE OWNER OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND DEDICATES ALL EASEMENTS FOR THE PURPOSES HEREIN SET FORTH, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED HEREON OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

ACKNOWLEDGEMENT OF NOTARY PUBLIC: (OWNER #3)
STATE OF ALABAMA)
COUNTY OF BALDWIN)
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT _____ AS OWNER IS SUBMITTED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT SHE SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON, SAID INSTRUMENT AT HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

DRIFTWOOD LAKES

AUGUST 28, 2023 - SHEET 3 OF 3
PRELIMINARY PLAT - NOT FOR FINAL RECORDING

PLAT OF SUBDIVISION

PLAT	J.N.E.	A.E.F.	CHORD	V.L.G.
F 1"	J.E.	PURPOSE	V.L.G.	F 1" 66

Dewberry
15355 Friendship Road, Daphne, AL 36526

1"=60'
50158798
FILE
PRELIM
3 of 3

*SEE SHEET 1 OF 3 FOR OVERALL BOUNDARY INFORMATION



PLANNING COMMISSION JOINT STAFF REPORT: October 2023

25

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Wolf Creek Subdivision

REQUEST: Preliminary

OWNER / APPLICANT:
SCP/BPG Magnolia
Holdings, LLC-
Evan Geerts-DDG

ACREAGE: 4.55 +/- acres

PIN#(s): 17683

LOCATION: NE Corner of
FBE & Co Rd 20

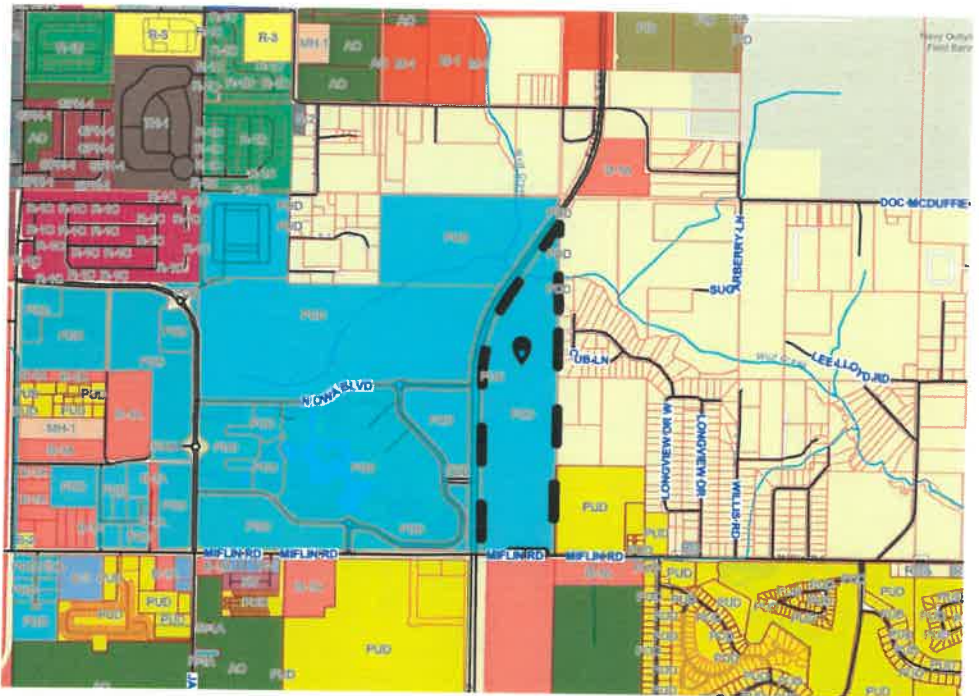
PROJECT DESCRIPTION:
Request a 1 lot
subdivision

CURRENT ZONING:
PDD

REQUESTED ZONING:
N/A

ADJACENT ZONING:
PDD- Planned
Development District &
B-1A- Extended
Business District

FUTURE LAND USE:
RCC- Retail Commercial
Concentration



26

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 - This 4.55 acre lot is part of a 102+/- parcel. The request is for preliminary approval so Creekview Boulevard would be completed prior to final plat approval.

ENGINEERING:

Chad Christian - If the intent for remnant is the rental development proposed then should be numbered and recorded as a lot.

ENVIRONMENTAL:

Angie Eckman - Under review comments forthcoming.

FIRE:

Brad Hall - Meeting minimum standards.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.



PLANNING COMMISSION JOINT STAFF REPORT: October 2023

28

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Cottages at the Creek

REQUEST: Site Plan Approval

OWNER / APPLICANT:
SCP/BPG Magnolia
Holdings, LLC-
Evan Geerts-DDG

ACREAGE: 23.88 +/- ac

PIN#(s): 17683

LOCATION: NE Corner of
FBE & Co Rd 20

PROJECT DESCRIPTION:
Request site plan
approval for 252 single
tenant rentals.

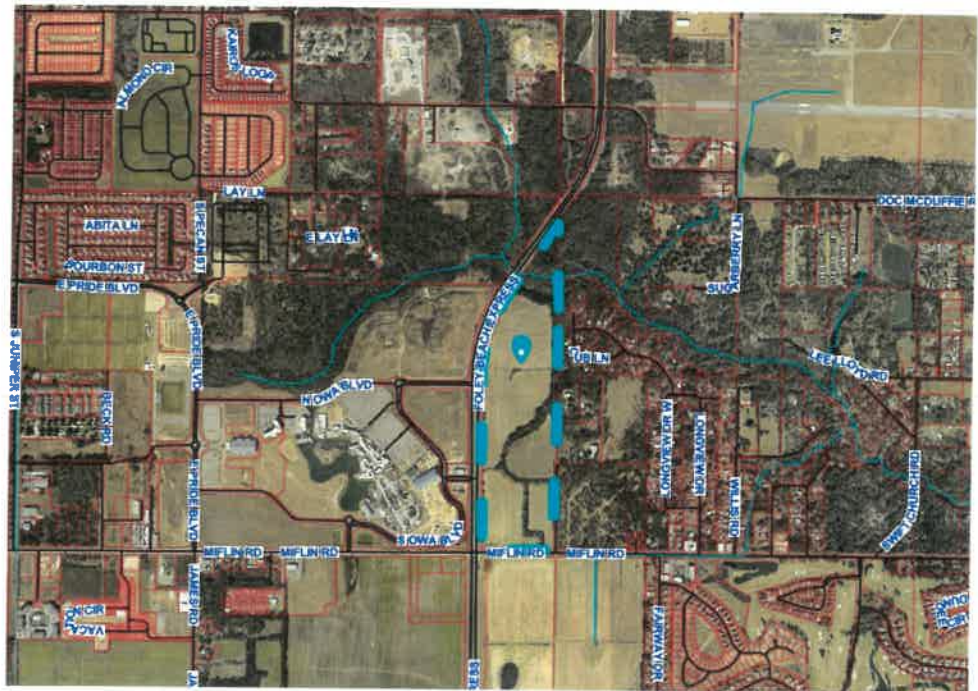
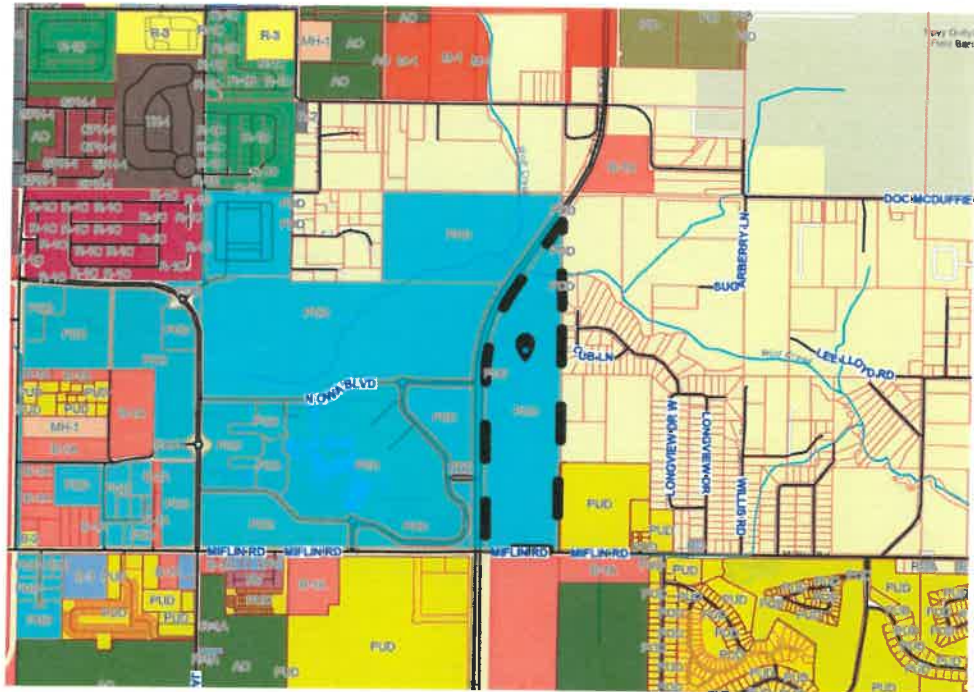
CURRENT ZONING:
PDD

REQUESTED ZONING:
N/A

ADJACENT ZONING:
PDD- Planned
Development District &
B-1A- Extended Business
District

FUTURE LAND USE:
RCC- Retail Commercial
Concentration

EXISTING LAND USE:
Vacant



29

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

ZONING:

Miriam Boone - It appears this site plan covers the area identified as Tract 4 & Tract 5 on documents provided in October 2022 for the Tract 7 & Tract 8 site plans. The PDD modification in April 2022 showed this area as Residential High Density and Commercial. A portion of the proposed commercial is being incorporated into this phase. This area appears to be outside the FBE Overlay District.

- Phase I received site plan approval in October 2022 with 288 residential units
- Phase II received site plan approval in October 2022 with 156 residential units
- Cottages at the Creek site plan proposal = 248 residential units on 23.88 acres.

The total of all 3 (692 units) would bring the overall density of the 103.17 acre site to approximately 6.70 units per acre. If you remove the 4.55 acre parcel being subdivided, the density would be approximately 7.02 units per acre.. Using the 23.88 acres for this site plan, the density would be approximately 10.38 residential units per acre. The PDD was approved for a maximum of 30 residential units per acre.

The north side of the site is buffered by stormwater & open space preservation. The west side is adjacent to the FBE & is across from OWA. The south side is adjacent to property in the same ownership but does have an approximate 500' buffer. The east side requires a 70' buffer from existing single family residential. The proposed homes are approximately 750' from the east boundary. All buffers appear to be satisfied.

Required parking is 496 spaces, they are proposing approximately 566 spaces including parking garages. The applicant indicated they "intend to revise the site plan to satisfy the parking stall size requirements dictated by the city up to a maximum of 10'x20' stalls."

This site has approximately 55% open space. A landscape plan will be required prior to permitting.

The proposed height is less than 35'. There is a letter on file from Randy Roy (Community Planning Liaison Officer / Naval Air Station Whiting Field)

30
recommending "that the proponent and future tenants be advised that aircraft have the potential to overfly the property and the intended use may incur noise impacts due to aircraft activities at the airfield."

ENGINEERING:

Chad Christian - Designate as a lot on plat for Wolf Creek Village Subdivision.

ENVIRONMENTAL:

Angie Eckman - Under review comments forthcoming.

FIRE:

Brad Hall - Previously discussed access with developer. Fire is not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.



Duplantis Design Group, PC
c/o Evan M. Geerts, P.E.
3703 Old Shell Road
Mobile, AL 36608

September 25, 2023

City of Foley
Community Development
120 S McKenzie St
Foley, AL 36535

**Re: Site Plan Application
Cottages at the Creek
NEC of FBE and proposed "Creekview Boulevard"
DDG Project #23-1146**

To whom it may concern:

DDG, on behalf of our client *SCP/BPG Magnolia Holdings, LLC*, as authorized on the enclosed Affidavit of Ownership by the owners of the subject property, is applying for site plan approval of certain property located on a portion of parcel 05-61-02-03-0.000-001.000. The site is within the previously approved *Magnolia Walk East PDD*. A pre-application meeting specific to this request was held on September 20, 2023.

The proposed development is a build-to-rent community of approximately 252 single-tenant rentals. All units are planned to be on a single lot of record. Access to the community is proposed from the planned Creekview Boulevard which has been designed, approved by City Engineering, and for which preliminary plat approval is being concurrently sought.

The layout integrates wide sidewalks for walkability and many shared open space areas. The homes utilize small setbacks from each other to achieve a cozy density while the individual units add to the character of the overall development and create a sense of independence for the residents. It is the developer's intent to provide substantial amenities such as:

- Clubhouse with a gym, meeting area, leasing office, etc.
- Pool
- Grill Areas
- Dog Parks
- Sports facilities such as bocce ball, pickle ball, etc.

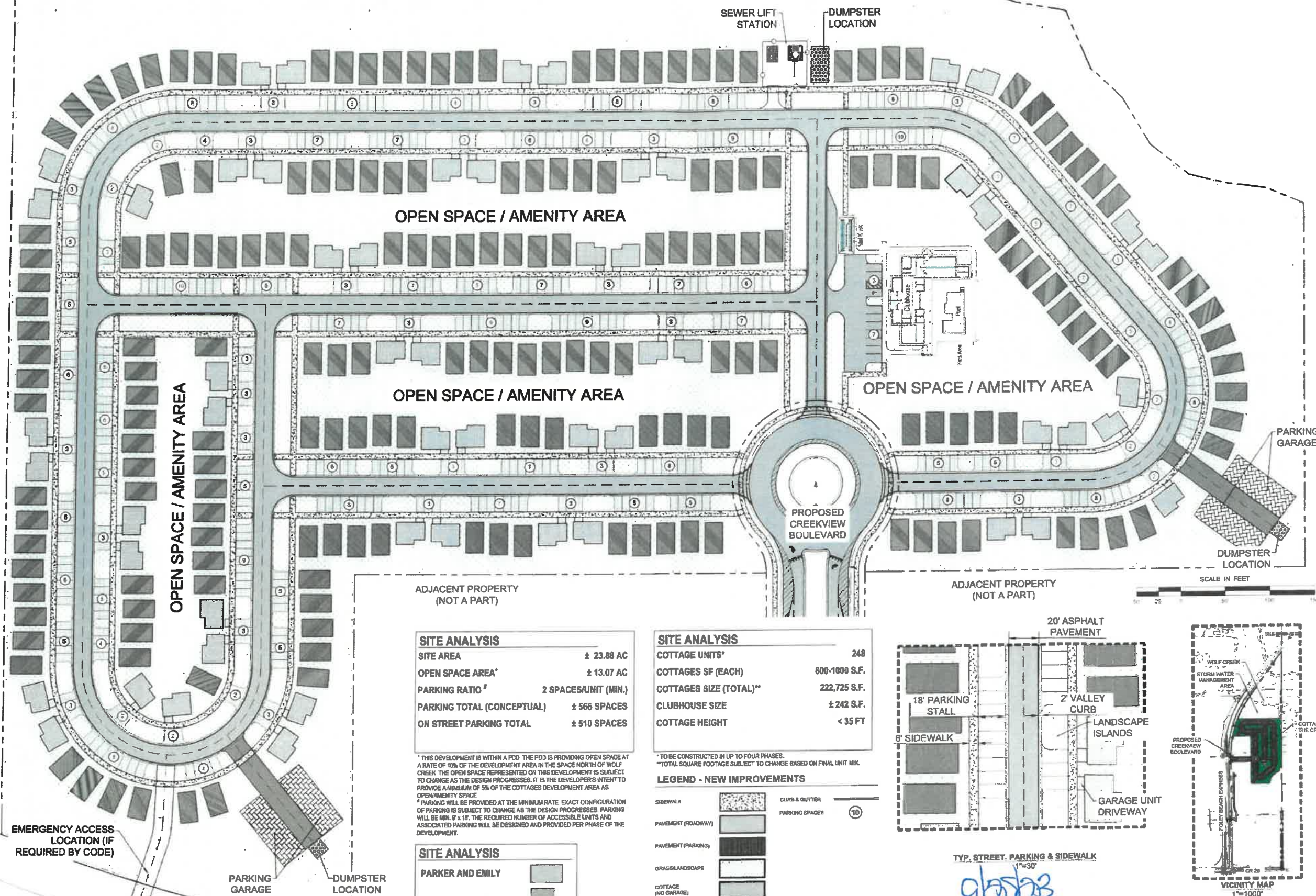
Sincerely,

Duplantis Design Group, PC
Evan M. Geerts, P.E.



32

SHARED STORM WATER
MANAGEMENT AREA



OPEN SPACE / AMENITY AREA

OPEN SPACE / AMENITY AREA

OPEN SPACE / AMENITY AREA

PROPOSED
CREEKVIEW
BOULEVARD

PARKING
GARAGE

DUMPSTER
LOCATION

ADJACENT PROPERTY
(NOT A PART)

ADJACENT PROPERTY
(NOT A PART)

SCALE IN FEET



SITE ANALYSIS

SITE AREA	± 23.88 AC
OPEN SPACE AREA*	± 13.07 AC
PARKING RATIO ²	2 SPACES/UNIT (MIN.)
PARKING TOTAL (CONCEPTUAL)	± 566 SPACES
ON STREET PARKING TOTAL	± 510 SPACES

* THIS DEVELOPMENT IS WITHIN A PDD. THE PDD IS PROVIDING OPEN SPACE AT A RATE OF 10% OF THE DEVELOPMENT AREA IN THE SPACE NORTH OF WOLF CREEK. THE OPEN SPACE REPRESENTED ON THIS DEVELOPMENT IS SUBJECT TO CHANGE AS THE DESIGN PROGRESSES. IT IS THE DEVELOPER'S INTENT TO PROVIDE A MINIMUM OF 5% OF THE COTTAGES DEVELOPMENT AREA AS OPEN/AMENITY SPACE.

² PARKING WILL BE PROVIDED AT THE MINIMUM RATE. EXACT CONFIGURATION OF PARKING IS SUBJECT TO CHANGE AS THE DESIGN PROGRESSES. PARKING WILL BE MIN. 9' x 18'. THE REQUIRED NUMBER OF ACCESSIBLE UNITS AND ASSOCIATED PARKING WILL BE DESIGNED AND PROVIDED PER PHASE OF THE DEVELOPMENT.

SITE ANALYSIS

PARKER AND EMILY	
PARKER WITH GARAGE	

SITE ANALYSIS

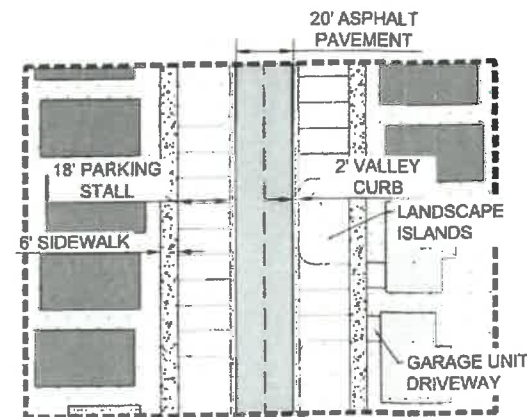
COTTAGE UNITS*	248
COTTAGES SF (EACH)	800-1000 S.F.
COTTAGES SIZE (TOTAL)**	222,725 S.F.
CLUBHOUSE SIZE	± 242 S.F.
COTTAGE HEIGHT	< 35 FT

* TO BE CONSTRUCTED IN UP TO FOUR PHASES.

** TOTAL SQUARE FOOTAGE SUBJECT TO CHANGE BASED ON FINAL UNIT MIX.

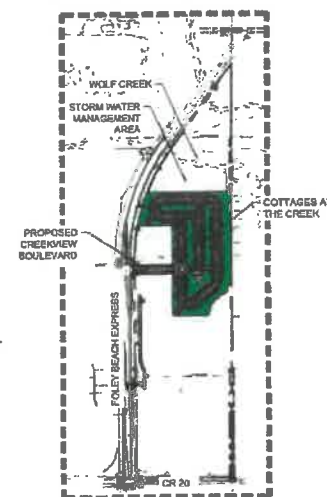
LEGEND - NEW IMPROVEMENTS

SIDEWALK		CURB & GUTTER	
PAVEMENT (ROADWAY)		PARKING SPACES	
PAVEMENT (PARKING)			
GRASSLANDSCAPE			
COTTAGE (NO GARAGE)			
COTTAGE (WITH GARAGE)			
PARKING GARAGES			



TYP. STREET PARKING & SIDEWALK
1"=30'

RECEIVED
H.C.



**PRELIMINARY
NOT FOR
CONSTRUCTION**

EVAN M. GEERTS
AL PE #40279

PROJECT NO. 23-1148

SITE PLAN APPROVAL
09/25/2023

CHECKED BY: EMG
DRAWN BY: BMA

SHEET

C-1



PLANNING COMMISSION JOINT STAFF REPORT: October 2023

33

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Wolf Ridge Subdivision, Ph 1

REQUEST: Preliminary

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

ACREAGE: 5.16+/-
acres

PIN#(s): 45501

LOCATION: N of Co Rd
12, W of Clarke Ridge
Rd

PROJECT DESCRIPTION:
Request a 7 lot
subdivision

CURRENT ZONING:
PUD

REQUESTED ZONING:
N/A

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

FUTURE LAND USE:
Adjacent to RM(4-7)
Residential Medium
Density

EXISTING LAND USE:
Vacant



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

ZONING:

Miriam Boone - These lots meet the requirements of the PUD zoning. The PC motion was "...recommend the requested pre-zoning and to consider the design of a rural subdivision in order to allow for open ditches and no required sidewalks to the Mayor and Council... All members voted aye."

ENGINEERING:

Chad Christian - LDP "ready to issue" memo has been provided to CDD.

ENVIRONMENTAL:

Angie Eckman - Meeting Environmental requirements.

FIRE:

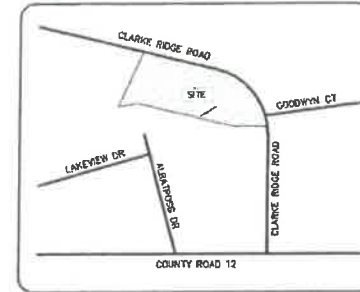
Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.

PRELIMINARY PLAT OF CREEK RIDGE PHASE I

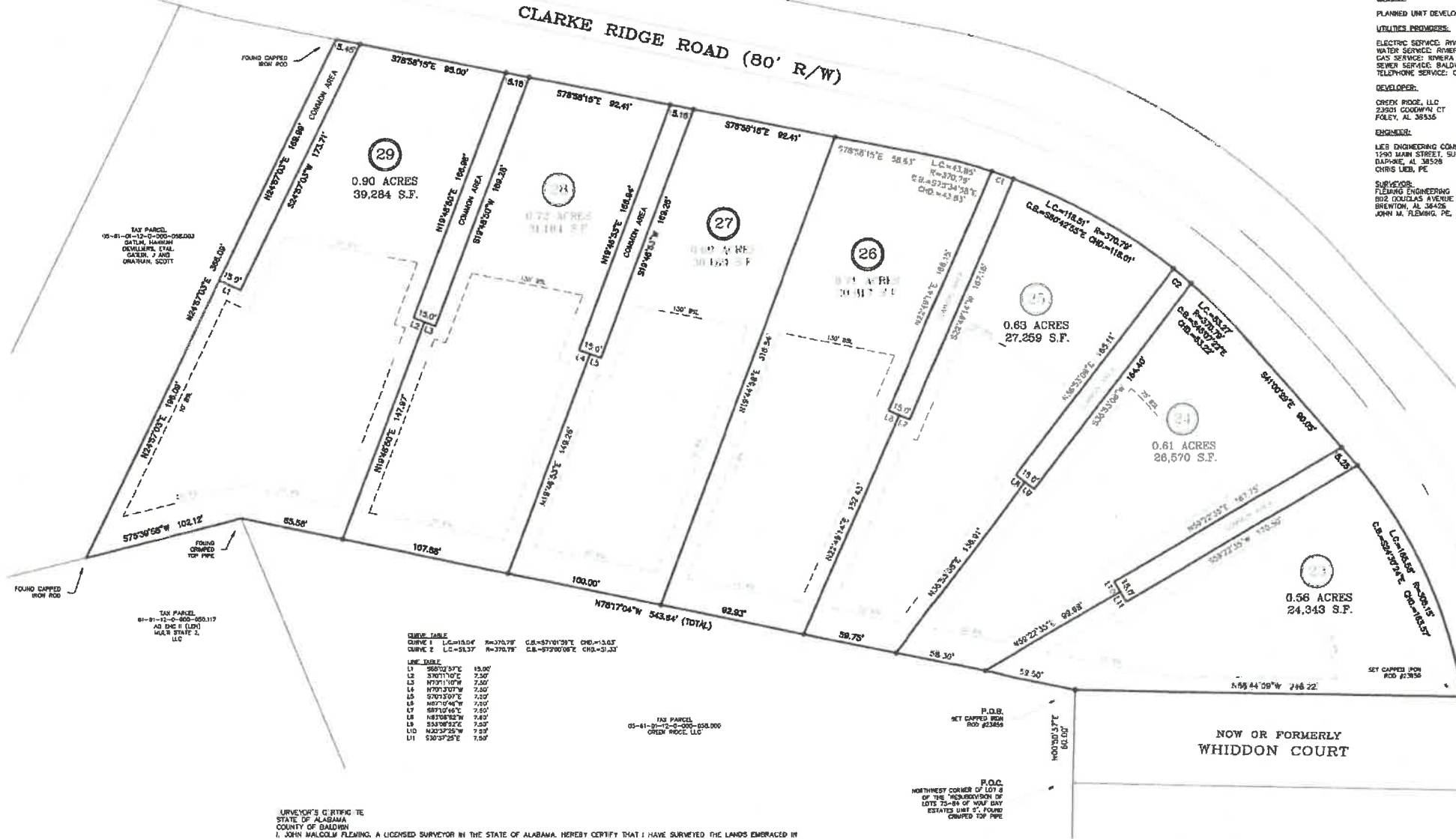
PLANNED UNIT DEVELOPMENT
CITY OF FOLEY, ALABAMA
SECTION 12, T-8-S, R-4-E



LOCATION MAP

LEGEND

- POB - POINT OF BEGINNING
POC - POINT OF COMEANCEMENT
(F) - FIELD MEASURED INFORMATION
(C) - CALCULATED INFORMATION
CR - CAPPED IRON ROD
IP - IRON PIPE
IR - IRON ROD
CTP - CROWNED TOP PIPE
CM - CONCRETE MONUMENT
R/W - RIGHT-OF-WAY
FND - FOUND
OW - OVERHEAD WIRE
UP - UTILITY POLE
CIR - CAPPED IRON ROD SET
FIR - FIRE HYDRANT
- WM - WATER METER
WV - WATER VALVE
GV - GAS VALVE
GM - GAS METER
SSM - SANITARY SEWER MANHOLE
SDM - STORM DRAIN MANHOLE
UP - UTILITY POLE



CURVE DATA	LINE DATA
Curve 1: L=114.04' R=374.78' C.B.=87°10'28" C.H.D.=13.03'	L1: S65°12'37"E 13.00'
Curve 2: L=93.37' R=374.78' C.B.=87°10'28" C.H.D.=13.03'	L2: S70°17'00"E 7.50'
	L3: N79°11'00"W 7.50'
	L4: N70°13'07"W 7.50'
	L5: S70°13'07"E 7.50'
	L6: N87°05'46"W 7.50'
	L7: S87°12'46"E 7.50'
	L8: N87°05'46"W 7.50'
	L9: S87°12'46"E 7.50'
	L10: N30°37'25"W 7.50'
	L11: S30°37'25"E 7.50'

SURVEYOR'S CERTIFICATE
STATE OF ALABAMA
COUNTY OF BALDWIN
I, JOHN MALCOLM FLEMING, A LICENSED SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS EMBODIED IN THE WITHIN PLAT OR MAP DESIGNATED "CREEK RIDGE PHASE I - PHASE ONE", ALL LYING WITHIN SECTION 12, TOWNSHIP 8 SOUTH, RANGE 4 EAST OF THE ST. STEPHENS MERIDIAN, BALDWIN COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CROWNED TOP PIPE REPRESENTING THE NORTHWEST CORNER OF LOT 8 OF THE SUBDIVISION KNOWN AS THE "RESUBDIVISION OF LOTS 75-84 OF WOLF BAY ESTATES UNIT 5", RECORDED IN PLAT BOOK 11, PAGE 83 (SLIDE 955-8); THENCE A BEARING OF N00°50'37"E FOR 60.00 FEET TO A SET CAPPED IRON ROD FOR THE POINT OF BEGINNING; THENCE A BEARING OF N78°17'04"W FOR 543.54 FEET TO A FOUND CROWNED TOP PIPE; THENCE A BEARING OF S78°39'58"W FOR 102.12 FEET TO A FOUND CAPPED IRON ROD; THENCE A BEARING OF N24°57'03"E FOR 368.09 FEET TO A FOUND CAPPED IRON ROD AT THE SOUTH RIGHT-OF-WAY OF CLARKE RIDGE ROAD (80' R/W); THENCE ALONG SAID RIGHT-OF-WAY A BEARING OF S78°58'15"E FOR 384.27 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY A CURVE LENGTH OF 245.38 FEET WITH A RADIUS OF 370.79 FEET (C.B.=59°58'20"E, C.H.D.=241.21'); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY A BEARING OF S41°00'28"E FOR 100.00 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY A CURVE LENGTH OF 170.88 FEET WITH A RADIUS OF 303.56 FEET (C.B.=52°01'04"E, C.H.D.=168.65'); TO A SET CAPPED IRON ROD #23558; THENCE DEPARTING FROM SAID RIGHT-OF-WAY A BEARING OF N88°44'03"W FOR 246.22 FEET BACK TO THE POINT OF BEGINNING; SAID PARCEL OF LAND CONTAINING 5.16 ACRES.

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

JOHN MALCOLM FLEMING
ALABAMA LICENSE NO. 23659

- SURVEYOR'S NOTES:**
1. THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL FROM THIS FLEMMING ENGINEERING.
 2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN OR NOTED.
 3. UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE APPARENT FROM A CASUAL ABOVE GROUND INSPECTION OF PREMISES.
 4. UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
 5. ENCROACHMENTS AND IMPROVEMENTS ARE AS SHOWN.
 6. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN OR NOTED.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA
COUNTY OF BALDWIN

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

DATED THIS _____ DAY OF _____, 20____

AS AUTHORIZED REPRESENTATIVE OF CREEK RIDGE, LLC (OWNER)

_____, IT' OF NOVA Y PLU 12

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, A NOTARY PUBLIC AND FOR THE COUNTY OF BALDWIN, IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT ROBERT ANDERSON, WHOSE NAME AS REPRESENTATIVE OF CREEK RIDGE, LLC, 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 ORDER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

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

PUBLIC NOTARY

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

AUTHORIZED REPRESENTATIVE

CITY OF FOLEY, BY BALDWIN COUNTY S & R SER _____, THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICE, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 20____

AUTHORIZED REPRESENTATIVE

_____, OF APPROVAL BY CENTURY LINK, PH-NE 3RD, THE UNDERSIGNED, AS AUTHORIZED BY CENTURY LINK, 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 ENGINEER
THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____, 20____

CITY ENGINEER

CERTIFICATE OF APPROVAL BY CITY OF FOLEY PLANNING COMMISSION
THE WITHIN PLAT OF CREEK RIDGE PHASE I, FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS _____ DAY OF _____, 20____

CITY PLANNING COMMISSION CHAIRMAN

NOTES

1. FOR THE LOCATION OF UTILITIES, SEE CONSTRUCTION PLANS.
2. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
3. COMMON AREAS SHALL BE OWNED BY THE CREEK RIDGE PROPERTY OWNERS.
4. MAINTENANCE FOR COMMON AREAS IS OUTLINED IN COVENANTS.

REQUIRED BUILDING SETBACKS:

- FRONT, LOTS 25 & 26: 75 FT
- FRONT, LOT 27: 100 FT
- FRONT, LOTS 28-29: 150 FT
- REAR: 25 FT
- SIDE: 10 FT

FLOOD ZONE DETERMINATION:
THIS IS TO CERTIFY THAT WE HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 17040C0055A, EFFECTIVE DATE OF 04/19/2019, AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE X (UNSHADED) AND DOES NOT LIE IN AN IDENTIFIED FLOOD HAZARD ZONE.

GRAPHIC SCALE



RECEIVED



Fleming Engineering
Civil Engineering Land Surveying
802 Douglas Avenue
Brentwood, Alabama 38426
251.887.2446
FlemingEngineering@gmail.com
Copyright Fleming Engineering, 2023

Date _____

Revision _____

No. _____

PRELIMINARY PLAT
OF
CREEK RIDGE
PHASE I

Project:

Dr wing No:

Project No.

34

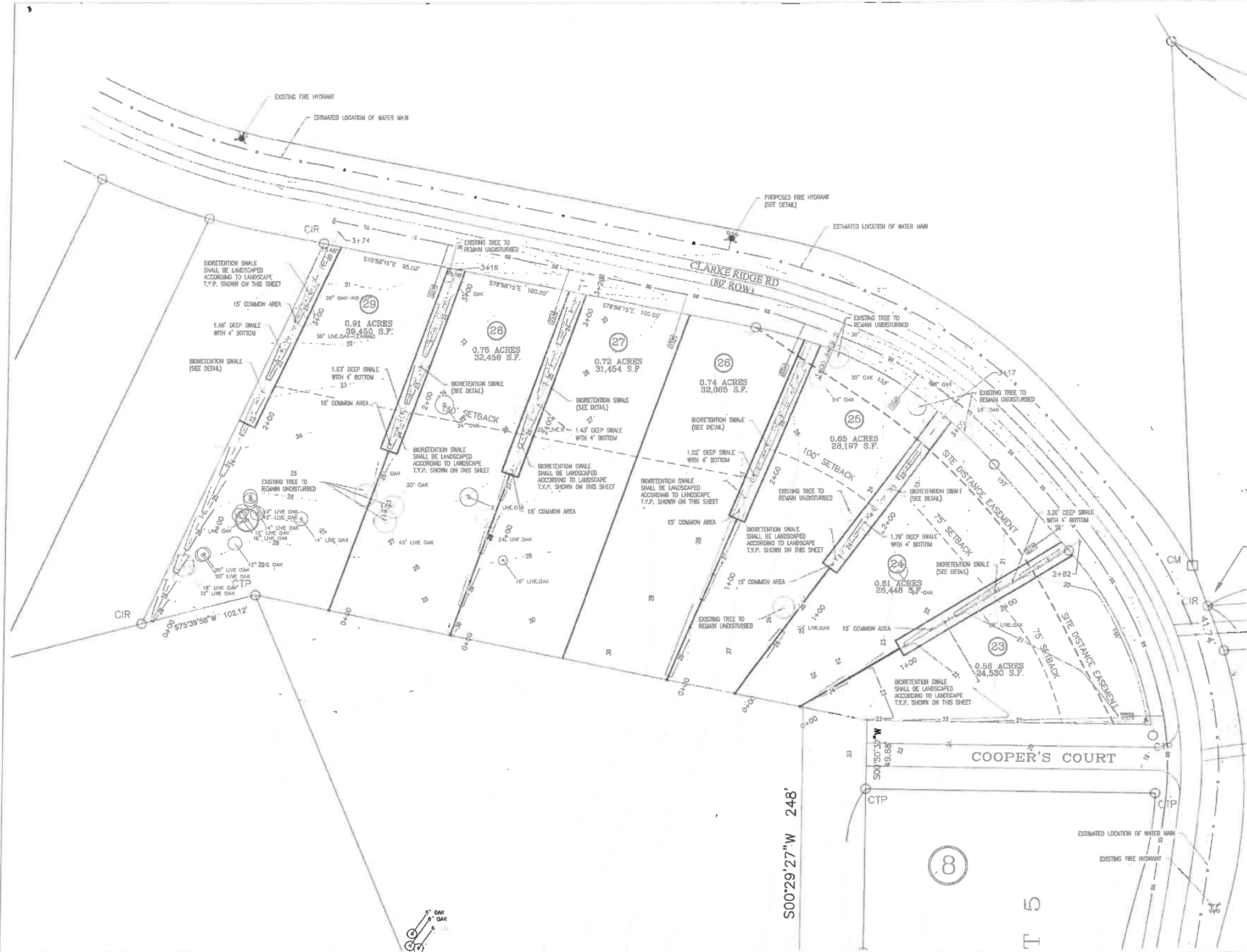
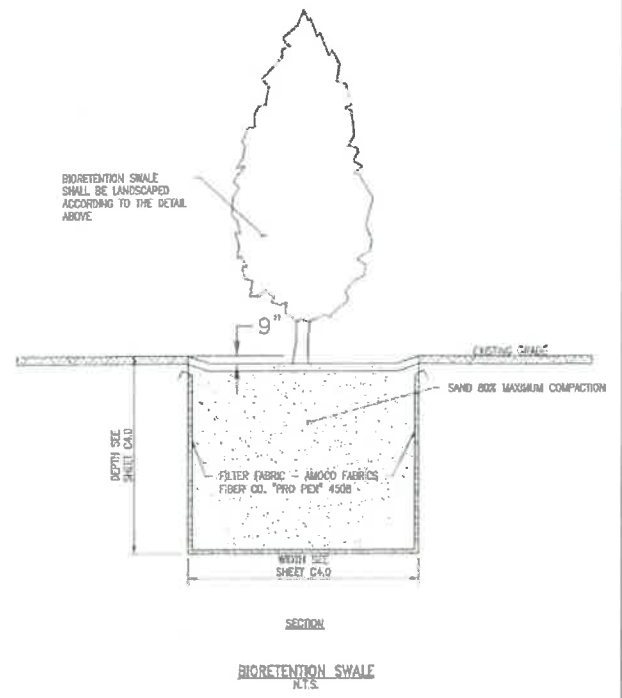
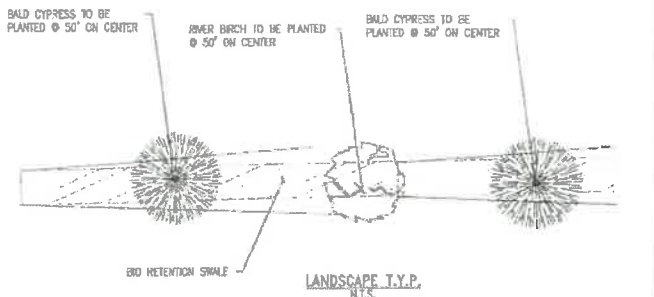


SCALE: 1" = 40'

- NOTES:
- SEE SHEET C2.0 FOR ALL GENERAL NOTES.
 - ALL DRIVEWAYS AND RESIDENTIAL AREAS SHALL BE REPLACED IN-KIND AND RESTORED TO EQUAL OR BETTER CONDITION.

LEGEND

PROPOSED SAND FILLED BIORETENTION SWALE



REVISIONS			
A	ISSUED FOR REVIEW	08/30/2023	
B	ADDRESSED CITY COMMENTS	09/20/2023	
C	ADDRESSED CITY COMMENTS	09/21/2023	
D	ADDRESSED CITY COMMENTS	09/22/2023	



LIEB ENGINEERING COMPANY
1290 MAIN STREET, SUITE E
DAPHNE, AL 36526
PH: (251) 978-9779

NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER.
ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIEB, P.E. LICENSE NUMBER 31204
ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER: 4938

JOB NUMBER: 2022-079
DRAWN BY: NTB
CHECKED BY: C.J.L.
DATE: 08/30/2023
APPROVED BY: C.J.L.
SCALE: 1"=40'
ENGR: C.J.L.

CREEK RIDGE PUD PHASE 1
SITE, GRADING AND DRAINAGE PLAN
FOLEY, AL
OWNER: CREEK RIDGE, LLC

SHEET NUMBER: 3 OF 6
C3.0
D



09/22/2023



PLANNING COMMISSION JOINT STAFF REPORT: October 2023

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STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: East Bullard Ave Extension

REQUEST: Public Project Review

APPLICANT:
City of Foley

ACREAGE: tbd

PIN#(s): 56293

LOCATION: the east end of E Bullard Ave, north of E Michigan & east of S Maple

PROJECT DESCRIPTION:
ROW acquisition, improving drainage, paving, adding alternate turnaround for Fire & Public Works

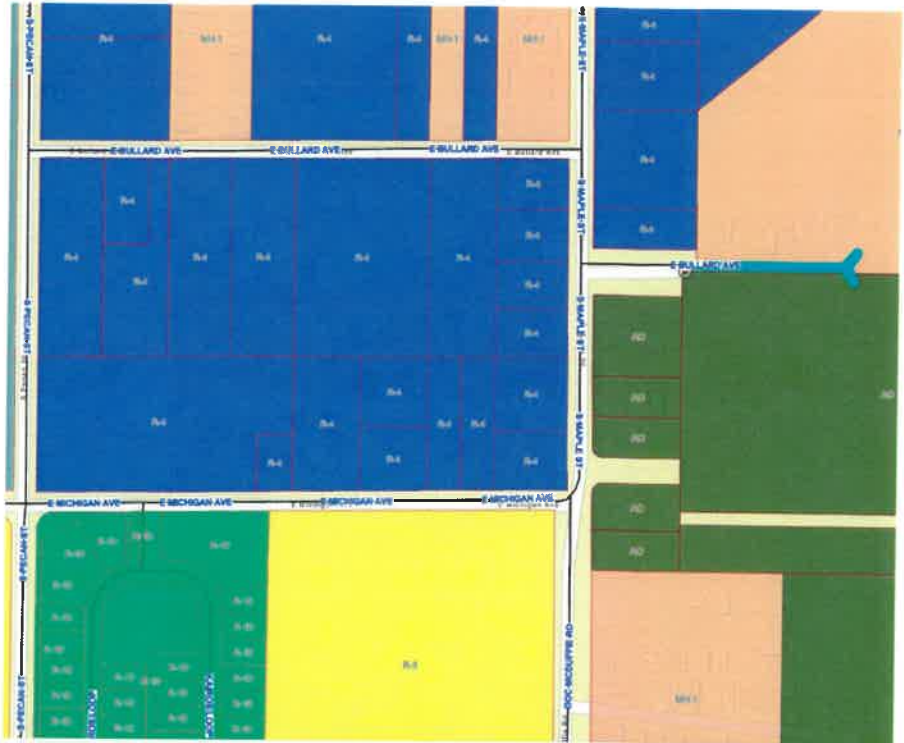
CURRENT ZONING:
MH-1

REQUESTED ZONING:
unzoned ROW

ADJACENT ZONING:
R-1 to the west, AO to the north & south, unzoned BC Dist 34 to the east

FUTURE LAND USE:
RM, Residential Med. Density (4-7) on west edge
IN, Industrial District on east

EXISTING LAND USE: small
MH park driveway



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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 - This will provide better access for the residents as well as public safety departments.

ENGINEERING:

Chad Christian - Engineering recommends approval. City Council requested project.

ENVIRONMENTAL:

Angie Eckman - Not opposed.

FIRE:

Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:

Chuck Lay - Not opposed.

