

**CITY OF FOLEY  
PLANNING COMMISSION**

**WORK SESSION  
November 1, 2023  
City Hall  
Council Chambers  
At 5:30 p.m.**

**&**

**MEETING  
November 8, 2023  
City Hall  
Council Chambers  
At 5:30 p.m.**

**PLANNING COMMISSION**  
**WORK SESSION AGENDA NOVEMBER 1, 2023**  
**&**  
**MEETING AGENDA NOVEMBER 8, 2023**  
**(Council Chambers of City Hall) 5:30 P.M.**

Page 1 of 3

The City of Foley Planning Commission will hold a work session on November 1, 2023 at 5:30 p.m. and a meeting on November 8, 2023 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

**MINUTES:**

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

**AGENDA ITEMS:**

**1. Streamline Addition to Foley Plat No. 2- Minor**

The City of Foley Planning Commission has received a request for approval of Streamline Addition to Foley Plat No. 2 a minor subdivision which consists of 2.18 +/- acres and 2 lots. Property is located W. of State Hwy. 59 and N. of County Rd. 20 W. Applicant is Joseph A. Schneider.

**Public Hearing:**

**Planning Commission Action:**

**2. Equity Trust Resubdivision of Lot 3- Minor**

The City of Foley Planning Commission has received a request for approval of Equity Trust Resubdivision of Lot 3 a minor subdivision which consists of 10.02 +/- acres and 4 lots. Property is located S. of Breckner Rd. and E. of Bodenhamer Rd. Applicant is PLS Group Inc.

**Planning Commission Action:**

**3. Peace Subdivision-Minor**

The City of Foley Planning Commission has received a request for approval of Peace Subdivision a minor subdivision which consists of 29 +/- acres and 3 lots. Property is located E. of the Foley Beach Express and E. and N. of Roscoe Rd. Applicant is Weygand Wilson Surveying.

**Public Hearing:**

**Planning Commission Action:**

**4. Fairfield Inn & Suites- Site Plan Extension**

The City of Foley Planning Commission has received a request for a site plan extension for Fairfield Inn & Suites. Property is located S. of County Rd. 20 and E. of S. McKenzie St. Applicant is Anil Badve.

**Planning Commission Action:**

**PLANNING COMMISSION**  
**WORK SESSION AGENDA NOVEMBER 1, 2023**  
**&**  
**MEETING AGENDA NOVEMBER 8, 2023**  
**(Council Chambers of City Hall) 5:30 P.M.**

2  
Page 2 of 3

**5. Terry Prince Family Division- Minor**

The City of Foley Planning Commission has received a request for approval of Terry Prince Family Division a minor subdivision which consists of 2.09 +/- acres and 2 lots. Property is located E. of County Rd. 12 and S. of Aqua Ln. Applicant is Andrew Grant.

**Planning Commission Action:**

**6. Wolf Creek Village- PDD Modification**

The City of Foley Planning Commission has received a request for a PDD modification for Wolf Creek Village. Property is located N. of County Rd. 20 and E. of Foley Beach Express. Applicant is SCP BPG Magnolia Holdings, LLC.

**Planning Commission Action:**

**7. Satsuma Two- Minor**

The City of Foley Planning Commission has received a request for approval of Satsuma Two a minor subdivision which consists of 1.37 +/- acres and 2 lots. Property is located at 410 W. Persimmon Ave. Applicant is Charlie Guy.

**Public Hearing:**

**Planning Commission Action:**

**8. Riviera Plaza Division 1- Preliminary**

The City of Foley Planning Commission has received a request for preliminary approval of Riviera Plaza Division 1 which consists of 16.32 +/- acres and 2 lots. Property is located E. of S. McKenzie St. and S. of County Rd. 20. Applicant is Stacey Ryals.

**Public Hearing:**

**Planning Commission Action:**

**9. \*Scurlock Subdivision- Minor**

The City of Foley Planning Commission has received a request for approval of Scurlock Subdivision a minor subdivision which consists of 5 +/- acres and 4 lots. Property is located W. of Nall Rd. and N. of County Rd. 16 and is located in the City of Foley Planning Jurisdiction. Applicant is Weygand Wilson Surveying.

**Public Hearing:**

**Planning Commission Action:**

**PLANNING COMMISSION  
WORK SESSION AGENDA NOVEMBER 1, 2023  
&  
MEETING AGENDA NOVEMBER 8, 2023  
(Council Chambers of City Hall) 5:30 P.M.**

Page 3 of 3

**10. Keystone Subdivision Phase 1- Preliminary**

The City of Foley Planning Commission has received a request for preliminary approval of Keystone Subdivision Phase 1 which consists of 121.79 +/- acres and 88 lots. Property is located S. of US Hwy 98 and W. of Venice Blvd. Applicant is Jade Consulting, LLC.

**Public Hearing:**

**Planning Commission Action:**

**11. 2024 Meeting and Deadline Calendar**

**ADJOURN:**

4

**PLANNING COMMISSION  
WORK SESSION MINUTES OCTOBER 11, 2023  
(Council Chambers of City Hall) 5:30 P.M.**

Page 1 of 5

The City of Foley Planning Commission held a work session on October 11, 2023 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Larry Engel, Tommy Gebhart, Deborah Mixon, Calvin Hare, Wes Abrams and Bill Swanson. Absent members were: Ralph Hellmich, Vera Quaites and Phillip Hinesley. Staff present were: Miriam Boone, City Planner; Eden Lapham, Planner 1; 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. 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.

Mrs. Miriam Boone explained the request is for a 6 month extension and staff is recommending approval.

Chad Christian stated he rode by the property yesterday. They are working on it and engineering is good with the progress.

**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.

Mrs. Boone explained the request is for a 6 month extension and staff is recommending approval.

**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.

Mrs. Boone explained this subdivision was in unzoned Baldwin County, District 34. There is no city zoning requirements and the LDP is ready to issue by the Engineering Department. Staff recommends approval.

Commissioner Gebhart asked what the shaded area on the layout was representing.

Mr. Christian stated the layout had it labeled as an isolated wetland.

Commissioner Gebhart asked if the city was happy with the green space shown.

Angie Eckman explained the green space provided and stated she was ok with the proposed.

Commissioner Engel asked if this subdivision came in before the subdivision amendment

Note: \*Denotes property located in the Planning Jurisdiction

**PLANNING COMMISSION  
WORK SESSION MINUTES OCTOBER 11, 2023  
(Council Chambers of City Hall) 5:30 P.M.**

5

Page 2 of 5

stating lots in the Planning Jurisdiction must be at 30,000 sq. ft.

Mrs. Boone stated yes.

**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.

Mrs. Boone stated this request was for a 1 lot subdivision. This item came in as a Preliminary Subdivision due to the boulevard being built.

Chairman Abrams asked what the staff recommendation was.

Mrs. Boone said it was left open due to Environmental comments.

Mr. Dyess stated he didn't see from his perspective there was an issue with the subdivision request.

Mr. Christian stated they have submitted construction plans.

**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.

Mr. Dyess stated the Commission had received his comments that were sent to the applicant and there were a few items that he saw as issues.

There is a panhandle lot beside the lot we just spoke about with the subdivision in the last item, which needs to be addressed

There is an area shown as commercial on their approved conceptual master plan that is now residential that is in violation of what was approved.

The density is also in question as to whether or not their proposal is considered high density.

These 3 things need to be shown as an amendment to their site plan which would in turn require an amendment to their master plan.

Mr. Dyess stated the cottage concept was nice however the orientation needed to be facing the green court.

The PDD ordinance states unless a deviation has been asked for then the standard requirements would apply. This is considered multi-family so the multi-family standards would apply.

Note: \*Denotes property located in the Planning Jurisdiction

**PLANNING COMMISSION  
WORK SESSION MINUTES OCTOBER 11, 2023  
(Council Chambers of City Hall) 5:30 P.M.**

Page 3 of 5

The City will get clarification on whether a master plan amendment needs to be approved by the City Council.

Chairman Abrams asked about garages.

Evan Geerts stated some units will have garages.

Mr. Geerts stated the change in areas in the master plan is true however it is the same amount of commercial and residential. Some of the commercial area has been moved from the back of the property and the adjacent homes and moved to the front.

Phillip Burton stated this will be a heavily amenitized apartment community that will be horizontal instead of vertical.

Mr. Burton stated the areas shown as open space will be active amenities such as grilling stations, outside tables, etc. These areas are spread out throughout the development so everyone in the community can enjoy them.

The plan has changed slightly but with a 104 acre property we couldn't identify exactly how it was going to be until we got into some of the specific design aspects.

With respect to the development not being high density Mr. Burton stated there was no definition of high density in the ordinance.

Mr. Burton stated there would be elevations that would be facing the streets and the rear.

Commissioner Gebhart asked what the people were going to be seeing when they go down the Foley Beach Express.

Mr. Burton explained they have received inquiries for other developments along the Foley Beach Express. As to this specific development, we are envisioning doing a natural barrier between the Foley Beach Express and the units.

Commissioner Gebhart asked about the emergency access coming off of the Foley Beach Express.

Mr. Christian stated the access would need to be gated.

Mr. Burton stated this development will be more expensive than your traditional apartment product but less expensive than your typical single family built to rent product.

Commissioner Gebhart asked if these would be long term rentals.

Mr. Burton replied yes.

Chairman Abrams stated he would like to see a modification of the master plan showing the changes of the locations of the uses.



**PLANNING COMMISSION**  
**WORK SESSION MINUTES OCTOBER 11, 2023**  
**(Council Chambers of City Hall) 5:30 P.M.**

7

Page 4 of 5

Mr. Dyess stated staff would get clarity on the modification of the master plan on whether or not the modification would need to be re-advertised and approved by the City Council.

Mr. Burton asked if a conditional approval would be possible.

Mr. Dyess stated he would have no problem with a conditional approval.

Commissioner Engel stated he wasn't sure about the conditional approval yet but he wants to make sure this development go through the correct process.

Ms. Boone wanted to make clear the Commission was aware the road from the previous subdivision needs to be built before this development is done. Infrastructure and utilities are also needed. There is time to get the conceptual plan right.

Commissioner Engel asked about the buffer to the east against Frank Cole Ln.

Ms. Boone stated there was a required 70 ft. buffer from existing single family residential. Using their scale it looks like there is 750 ft. from the east boundary line.

**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.

Mrs. Boone stated the subdivision meets the PUD and staff recommends approval.

Mrs. Boone read an excerpt from the motion of the approved PUD pre-zoning which stated "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."

**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.

Mrs. Boone stating staff recommends approval.

Mr. Christian stated this will an alternate to a cul-de-sac-at the end for fire truck turn around.

**8.\*Magnolia Pines Phases 2 & 3- Request for 1 year Preliminary Extension**

The City of Foley Planning Commission has received a request for a 1 year preliminary extension for Magnolia Pines Phases 2 & 3. Property is located E. of County Rd. 55, S. of Rhodes Ln. and is located in the City of Foley Planning Jurisdiction. Applicant is Dewberry.

Mrs. Boone stated the request is for a 1 year extension.

Note: \*Denotes property located in the Planning Jurisdiction



**PLANNING COMMISSION  
WORK SESSION MINUTES OCTOBER 11, 2023  
(Council Chambers of City Hall) 5:30 P.M.**

8

Page 5 of 5

Mrs. Eckman stated the site was better than it was before. They are working on the site and are moving in positive direction.

**WORK SESSION ONLY:**

**9. Presentation- Wayne Dyess**

Mr. Dyess presented a training series.

**ADJOURN:**

Chairman Abrams adjourned the meeting at 6:55 p.m.

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

9

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

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

**MINUTES:**

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

Commissioner Swanson made a motion to approve the September 13, 2023 and September 20, 2023 meeting minutes. Commissioner Engel seconded the motion. All Commissioners voted aye.

**Motion to approve the September 13, 2023 and September 20, 2023 meeting minutes passes.**

**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:**

Commissioner Gebhart made a motion to approve the requested 6 month preliminary extension. Commissioner Swanson seconded the motion. All members voted aye.

**Motion to approve the requested 6 month preliminary extension passes.**

**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:**

Commissioner Quaites made a motion to approve the requested 6 month preliminary extension. Commissioner Mixon seconded the motion. All members voted aye.

**Motion to approve the requested 6 month preliminary extension passes.**

**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

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

10

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:**

Mr. Fred Beaman resident of 11351 County Rd. 65 stated he is concerned about traffic issues and asked if there are any plans for road improvements.

Mr. Josh Eisenhower with Dewberry stated Baldwin County is currently working on improvements to the intersection that will include a signal light and turn lanes. He explained the access to the development will be off of County Rd. 26 with an emergency access only off of County Rd. 65. He stated the developer has put forth funding towards the road improvements.

Commissioner Engel asked if there was a timeline for the road improvements.

Mr. Eisenhower stated he is not involved with the road improvements and it is a project being done by Baldwin County. He explained the last time he met with Baldwin County he was told the improvement plans were 90% complete.

Ms. Nancy Reamsma, resident of 11338 Barner Rd. asked what type of homes would be built within the subdivision, size and value of the homes and the sewer service provider. She explained she has concerns regarding runoff water.

Mr. Eisenhower explained the homes will be single family residential homes. He stated he did not have information on the value or size of the homes and the sewer provider will be Riviera Utilities. He explained there will be two retention areas for the storm water which are located near the wetlands.

A resident stated she has lived on 3 acres across the street from the proposed development for 20 years. She asked if there would be any type of landscaping or if she would have to look at tons of privacy fences. She stated she has concerns regarding the traffic and currently has issues pulling out onto County Rd. 65.

Mr. Eisenhower stated there will be trees planted within the development but they will not necessarily screen the development from County Rd. 65.

Mr. Beaman stated he feels it would be helpful for the applicant to be able to answer the questions the citizens have before the Commission votes on the item.

Mr. Wayne Dyess explained the development is outside the City limits and the City can only regulate certain items such as the design, function and drainage. He stated the property is located in unzoned Baldwin County. He encouraged the residents in the area to talk with Baldwin County regarding zoning the area which will help control things such as lot sizes and uses.

Commissioner Engel asked if the development would be touching Barner Rd.

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

\\

Mr. Eisenhower stated the development will not be touching Barner Rd. He explained they will be coming back to subdivide off the portion touching Barner Rd. and it will remain in the current ownership.

Commissioner Engel stated he feels the 60' lots are too small and there is not enough green space within the development. He explained he would like to see at least 75' lots and more green space. He stated the lots in the area are large and increasing lot size would match what is existing in the area.

Mr. Dyess asked if Baldwin County had reviewed the plan.

Mr. Eisenhower answered yes and stated the lot sizes and amount of green space are meeting the Baldwin County and City regulations.

**Planning Commission Action:**

Commissioner Swanson made a motion to approve the requested preliminary due to it meeting all of the required regulations. Commissioner Gebhart seconded the motion.

Commissioner Engel asked about greenway plans that were discussed at a previous meeting and how they are handled when going over private property.

Mr. Dyess explained the variety of different ways greenway plans and how they can be accomplished.

Commissioner Engel abstained. All other Commissioners voted aye.

**Motion to approve the requested preliminary passes.**

**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:**

Ms. Rosalie Wolfe resident of 22325 Wolf Creek Dr. explained her home has flooded three times and knows firsthand about damage from flooding. She stated due to the lack of help from anyone in 2014 she organized a petition in order to get the creek cleaned out. She explained there has been 3 to 4 ft. of water and raw sewage running through her home. She stated she is certified to take water samples and has four samples showing the high levels of bacteria in Wolf Creek. She explained the citizens need the city to stop allowing all the construction in order to stop the flooding.

A resident stated she didn't realize until recently that Riviera Utilities releases treated sewage into the creek and the creek is contaminated. She explained if Riviera Utilities is going to use the creek to disburse sewage they need to be responsible for cleaning the timber from previous hurricanes

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

12

out of the creek. She stated the new construction will lead to more sewage being released in the creek. She explained the citizens in the area need help with getting someone to clean out the creek.

Chairman Hare stated the developments have to follow certain environmental protections.

Ms. Wolfe stated OWA's ponds are never empty. She explained when it rains OWA pumps the rain water into Wolf Creek so OWA doesn't flood.

Mr. Dyess explained the drainage basins for flooding are extremely large. He stated the City and Baldwin County do not have any jurisdiction or authority to clean the creek. He explained once the sewage is treated it is not sewage anymore.

Ms. Eckman explained the Environmental Department is continuously testing for water quality and the majority of the samples show no bacteria.

Mr. Evan Geerts stated there is not a firm plan for lot 1. He stated the master plan does indicate lot 1 will be for a commercial use. He explained subdivision is being done in order to create the Boulevard.

**Planning Commission Action:**

Mr. Evan Gerts explained the request is for the creation of a subdivision for 1 lot and to construct the Creekview Blvd. He stated the pond will be a dry detention pond which will be dry after a period of 72 hours. He explained the City has reviewed and approved the proposed drainage plan.

Chairman Hare stated it sounds like the citizen's concerns are regarding Riviera Utilities filtering the sewage, creek contamination and to prevent an increase in storm water.

Mr. Evan Geerts explained the development will be outside the wetland and floodplain area. He stated the City has very stringent drainage standards and the proposed plan has been reviewed and is meeting the requirements.

Mr. Ben Lollar resident of 10677 Cub Ln. stated the area is way over developed. He said the problem is the State of Alabama's lack of help to clean the creek. He explained his home never used to flood but with all the development it is now a reoccurring issue. He stated the creek is full of trees and beaver dams which is preventing proper water flow. He explained there is a drainage ditch in the area that needs cleaning. He said development needs to be put to a halt until the issues are addressed.

Chairman Hare stated we have to work within what the law allows us to do. He explained the citizens and community need to work together in trying to fix the issue and protect the natural resources.

Commissioner Swanson made a motion to approve the preliminary. Commissioner Gebhart seconded the motion.

13

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

Commissioner Engel stated he has been adamant about protecting our local waterways. He explained the local waterways are what draws people to our area. He stated someone needs to check with Riviera Utilities and see what is going on.

Commissioner Engel voted nay. All other Commissioners voted aye.

**Motion to approve the requested preliminary passes.**

**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:**

Mr. Dyess explained there has been lengthy discussions regarding the design and building orientations. He stated a conditional approval is being recommended. He explained the applicant has requested buffering on Foley Beach Express to include fencing and landscaping which will provide buffering from the Foley Beach Express which was agreed upon by staff. He stated the applicant has stated the development will be more of a free standing horizontal apartment development with a community cottage court concept.

Commissioner Swanson stated the applicant has done well with meeting the City's request.

Commissioner Gebhart made a motion to approve the requested site plan with conditions. Commissioner Mixon seconded the motion. Commissioner Engle voted nay. All other Commissioners voted aye.

**Motion to approve the requested site plan with conditions passes.**

**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:**

Ms. Yvonne Quinlan, resident of 9195 Clarke Ridge Rd. asked if anything had changed since the prior meeting when the plan was presented and if the 7 proposed lots would be for homes.

Mr. Chris Lieb stated the proposed 7 lots would be for residential homes.

**Planning Commission Action:**

Commissioner Engel made a motion to approve the requested preliminary. Commissioner Quaites seconded the motion. All Commissioners voted aye.

**Motion to approve the requested preliminary passes.**



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

14

**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:**

Chairman Hare recused himself.

Commissioner Gebhart chaired the meeting for this item.

Commissioner Quaites made a motion to recommend to the Mayor and Council the East Bullard Avenue Extension Public Project. Commissioner Engel seconded the motion. Commissioner Hare abstained. All other Commissioners voted aye.

**Motion to recommend to the Mayor and Council the East Bullard Avenue Extension Public Project passes.**

**8.\*Magnolia Pines Phases 2 & 3- Request for 1 year Preliminary Extension**

The City of Foley Planning Commission has received a request for a 1 year preliminary extension for Magnolia Pines Phases 2 & 3. Property is located E. of County Rd. 55, S. of Rhodes Ln. and is located in the City of Foley Planning Jurisdiction. Applicant is Dewberry.

**Planning Commission Action:**

Ms. Angie Eckman stated improvements have been made and they are working in a forward direction.

Mr. Eisenhower stated they have installed sod on the slopes in order to stabilize the area and help resolve some of the environmental concerns.

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

**Motion to approve the requested 1 year preliminary extension passes.**

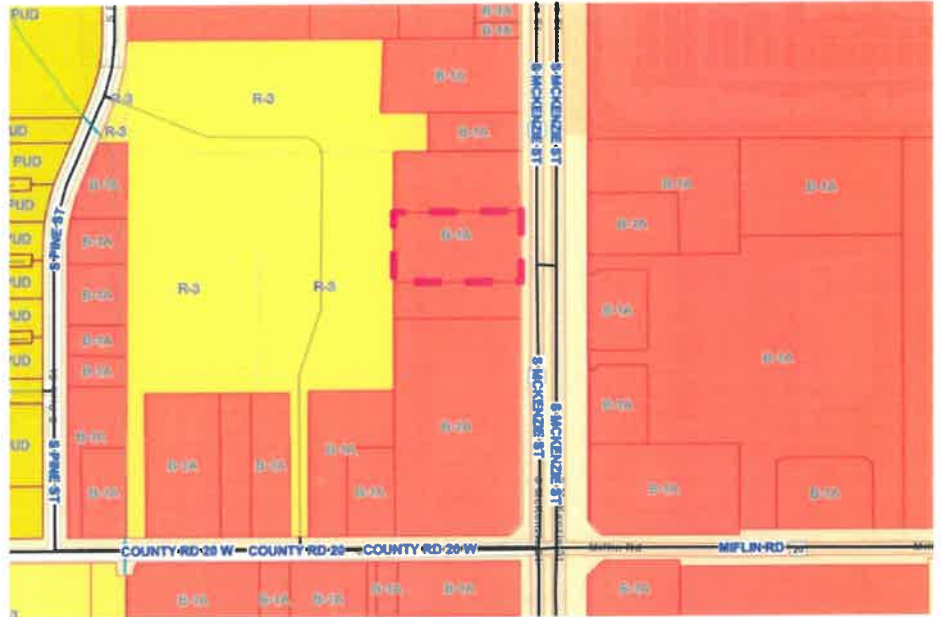
**ADJOURN:**

Chairman Hare adjourned the meeting at 6:50 p.m.



## 15

**EXISTING LAND USE:**  
Commercial



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

16

**ZONING:**

Eden Lapham - Building Setbacks shown on plat meet or exceed current B-1A setback requirements.

**ENGINEERING:**

Chad Christian - Engineering recommends approval.

**ENVIRONMENTAL:**

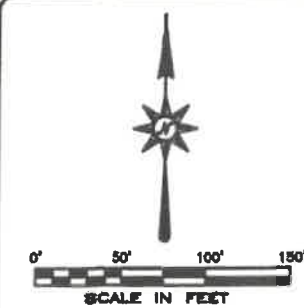
Angie Eckman - No issues with minor subdivision

**FIRE:**

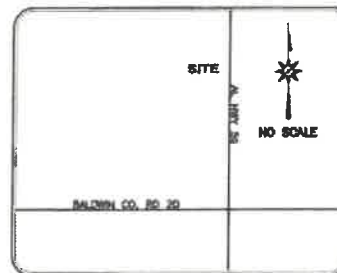
Brad Hall - Not opposed.

**BUILDING/FLOODPLAIN:**

Chuck Lay - Not opposed.



## VICINITY MAP



ABBREVIATIONS			
P.O.B.	POINT OF BEGINNING	THE	TOWNSHIP & RANGE
P.O.B.	POINT OF BEGINNING	R/L	RANGE 4 EAST
(H)	HEAVEN	R/L	RANGE 4 EAST
(D)	DEVELOPED	R/L	RANGE 4 EAST
(C)	CIVILIAN	R/L	RANGE 4 EAST
(I)	INSTRUMENT #	145488	

## CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (SEWER)

The undersigned, as authorized by Riviera Utilities, hereby approved the within plot for recording of same in the probate office of Baldwin County, Alabama, this the \_\_\_\_ Day of \_\_\_\_, 2023.

AUTHORIZED SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (GAS)

The undersigned, as authorized by Riviera Utilities, hereby approved the within plot for recording of same in the probate office of Baldwin County, Alabama, this the \_\_\_\_ Day of \_\_\_\_, 2023.

AUTHORIZED SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

STATE OF ALABAMA  
BALDWIN COUNTY

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.

Date: \_\_\_\_\_

Derek S. Meadows, PLS  
Alabama License No. 28988  
dmeadows@gonzalez-strength.com

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Derek S. Meadows, whose name is signed to the foregoing certificate as Corporate Partner for Gonzalez-Strength & Associates, Inc., as Surveyor, and who is known to me, acknowledged before me on this date that, after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefor.

Given under my hand and seal this the \_\_\_\_ day of \_\_\_\_, 2023.

Notary Public

My commission expires: \_\_\_\_\_

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF \_\_\_\_\_  
COUNTY

This is to certify that I (we), the undersigned on (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 herein, 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, 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: \_\_\_\_\_

Joseph A. Schneider, Designated Officer  
SDP AL Foley 1, LLC

## NOTARY PUBLIC CERTIFICATE

STATE OF \_\_\_\_\_  
COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Joseph A. Schneider, Designated Officer for SDP AL Foley 1, LLC, whose name is signed to the foregoing certificate and who is known to me, acknowledged before me on this date that after having been duly informed of the contents of said certificate, he executed same voluntarily as such representative with full authority therefor.

Given under my hand and seal this the \_\_\_\_ day of \_\_\_\_, 2023.

Notary Public

My commission expires: \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY BALDWIN EMC (ELECTRIC)

The undersigned, as authorized by Baldwin EMC, hereby approved the within plot for recording of same in the probate office of Baldwin County, Alabama, this the \_\_\_\_ Day of \_\_\_\_, 2023.

AUTHORIZED SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (WATER)

The undersigned, as authorized by Riviera Utilities, hereby approved the within plot for recording of same in the probate office of Baldwin County, Alabama, this the \_\_\_\_ Day of \_\_\_\_, 2023.

AUTHORIZED SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

## STREAMLINE ADDITION TO FOLEY PLAT NO. 2

A resurvey of Lot 2 according to the Map of Streamline Addition to Foley Plat No. 1 as recorded in Slide 2811-F situated in the Southeast one-quarter of the Southeast one-quarter of Section 05, Township 08, South, Range 4 East Baldwin County, Alabama.

Prepared by:



© Copyright 2008

September 2023

JOB #22-0636

- NOTES**
- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no ascertainable evidence.
  - North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2011. Using Global Positioning System (GPS) and derived by static observation. Using State Station Designation ALFO CORN AVE, PID DL7331 Combined Feature 0.00003813 Convergence Factor -0.00 16.1
  - According to the Flood Insurance Rate Map (FIRM) for Baldwin County, Alabama (community-based number 010630 0031 14, dated April 14, 2010), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.25 annual chance floodplain."
  - A 15' utility easement along all front and rear property lines is reserved per letter from Riviera Utilities to Gonzalez-Strength & Associates, Inc., dated 9-28-2021.
  - A 10' easement along all side property lines is reserved per letter from Riviera Utilities to Gonzalez-Strength & Associates, Inc., dated 9-28-2021.
  - Dedicated beneath a 10' utility easement on all lot lines adjacent to the right-of-way and a 10' utility easement on each side of lot lines, unless otherwise noted per Baldwin EMC.

## LEGEND

- P.O.B. BEGIN FOR PLAT
- P.O.B. BEGIN FOR LOT 2 (1/4) BEGIN W/LOT
- CONCRETE MONUMENT FOUND
- CRUISE FOUND
- ORIGINATED POINT

## PROPERTY DESCRIPTION

A parcel of land situated in the Southeast Quarter of the Southeast Quarter of Section 5, Township 8 South, Range 4 East, Baldwin County, Alabama, said parcel being all of Lot 2 according to the Streamline Addition to Foley, Plat No. 1 as recorded in Slide 2811-F in the Office of the Judge of Probate Baldwin County, Alabama, and being more particularly described as follows:

Begin at a found 5/8 inch capped rebar stamped CA-580LS, said point marking the Northeast corner of Lot 2 of Streamline Addition to Foley Plat No. 1 as recorded in Slide 2811-F in the Office of the Judge of Probate, Baldwin County, Alabama, said point lying on the Westernmost Right of Way of Alabama State Route 66 (220' Right of Way); thence run South 00 Degrees 00 Minutes 35 Seconds East along said Right of Way for a distance of 227.57 feet to a Found 5/8 inch capped rebar stamped CA-580LS; thence bearing said Right of Way run North 88 Degrees 57 Minutes 58 Seconds West for a distance of 417.47 feet to a Found 5/8 inch capped rebar stamped CA-580LS, said point lying on the East line of Lot 2 of Streamline Addition as recorded in Slide 2188-B in the Office of the Judge of Probate, Baldwin County, Alabama; thence run North 00 Degrees 00 Minutes 40 Seconds West along said East line for a distance of 227.57 feet to a Found 5/8 inch capped rebar stamped CA-580LS; thence bearing the East line of said Lot 2 run South 88 Degrees 57 Minutes 58 Seconds East for a distance of 417.48 feet to the Point of Beginning. Said parcel contains 86,172 square feet or 2.18 Acres more or less.

## CERTIFICATE OF MORTGAGEE

\_\_\_\_\_, Designated Officer  
Planters Bank

## NOTARY PUBLIC CERTIFICATE

STATE OF \_\_\_\_\_  
COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that \_\_\_\_\_, Designated Officer for Planters Bank, whose name is signed to the foregoing certificate and who is known to me, acknowledged before me on this date that after having been duly informed of the contents of said certificate, he executed same voluntarily as such representative with full authority therefor.

Given under my hand and seal this the \_\_\_\_ day of \_\_\_\_, 2023.

Notary Public

My commission expires: \_\_\_\_\_



I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN THE 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.

## CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

The undersigned, as City Engineer of the City of Foley, Alabama, hereby approved the within plot for recording of same in the probate office of Baldwin County, Alabama, this the \_\_\_\_ Day of \_\_\_\_, 2023.

City Engineer: \_\_\_\_\_ DATE: \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (COMMUNICATIONS)

The undersigned, as authorized by Riviera Utilities, hereby approved the within plot for recording of same in the probate office of Baldwin County, Alabama, this the \_\_\_\_ Day of \_\_\_\_, 2023.

AUTHORIZED SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

The within plot of property division for the North Lot, LLC, is hereby approved by the City of Foley Planning Commission, this the \_\_\_\_ Day of \_\_\_\_, 2023.

City Planning Commission Chairman: \_\_\_\_\_

DATE: \_\_\_\_\_

101-323  
RECEIVED





## PLANNING COMMISSION JOINT STAFF REPORT: November 2023

**STAFF RECOMMENDATION:** Approve  
**PROJECT NAME:** Equity Trust Resubdivision of Lot 3  
**REQUEST:** Minor Subdivision

**OWNER / APPLICANT:** Sarah Wicker

**ACREAGE:** 10.02

**PIN#(s):** 05-55-07-25-0-000-044.001

**LOCATION:** 17722 BRECKNER RD

**PROJECT DESCRIPTION:** Equity Trust- MINOR  
Resubdivision of Lot 3,

**CURRENT ZONING:** AO

**REQUESTED ZONING:** n/a

**ADJACENT ZONING:** NORTH & EAST: Unzoned  
BC Dist 18; SOUTH: R-3; WEST: AO

**FUTURE LAND USE:** RMH - Residential Med-  
High Density (9-15)

**EXISTING LAND USE:** Residential/Wooded



UTILITY LETTERS  
RECEIVED: Yes  
DEED RECEIVED: Yes  
AGENT AUTHORIZATION: Yes

19

**Reviewer:** Miriam Boone, 251-952-4011, mboone@cityoffoley.org, Building Department  
**Review Status:** Approved

1. (Reviewed by Eden Lapham) Each lot exceeds the Zoning requirement of 1 acre per lot in AO. The setbacks shown on the plat match the current requirements.

**Reviewer:** Engineering Team, , tdavis@cityoffoley.org, Engineering  
**Review Status:** Approved

1. Engineering recommends approval. The two 30 foot flag widths would preclude further division of Lots 3 and 4.

**Reviewer:** Angie Eckman, 251-923-4267 xt. 885, aeckman@cityoffoley.org, Environmental  
**Review Status:** Approved

1. I do not see an issue.

**Reviewer:** Chuck Lay, 251-952-4011, clay@cityoffoley.org, Building Department  
**Review Status:** Approved

1. Not opposed.

PRELIMINARY/FINAL PLAT - RESUBDIVISION OF  
LOT 3, EQUITY TRUST COMAPANY  
SECTION 25, TOWNSHIP 7 SOUTH, RANGE 3 EAST,  
CITY OF FOLEY, BALDWIN COUNTY, ALABAMA  
SCALE: 1"=80' OCTOBER 2023



I, SARAH E. WICK, A LICENSED LAND SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SUPERVISED THE PROPERTY OF PEDRO GOMEZ AND CLAUDIA J. DE LA CRUZ G., SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:  
LOT 3, EQUITY TRUST AS RECORDED IN INSTRUMENT NUMBER 1513037, PRIVATE COURT RECORDS, BALDWIN COUNTY, ALABAMA.  
AND THAT THE PLAT OR MAP CONTAINED HEREIN IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED, THE LOTS AND BEARINGS OF EACH LOT AND EASEMENT AND ITS NUMBER AND SHOWING THE STREETS, ALLEYS AND PUBLIC ROADS AND OTHERS, LOTS, LINES AND NAME OF THE STREETS, LOTS AND LINES, AND SHOWING THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED (A) TO (E) HEREON AND (F) HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.  
WITNESS MY HAND AND SEAL THIS 20 DAY OF OCTOBER, 2023.

SARAH E. WICK, PLS. AL. LICENSE 130017

OWNER'S DECLARATION

I, CLAUDIA J. DE LA CRUZ G. AND PEDRO FIGUEROA GOMEZ, HAVE CAUSED THE LAND ENCOMPASSED BY THE WITHIN PLAT TO BE SURVEYED, LAYED OUT AND PLATTED TO BE KNOWN AS RESUBDIVISION OF LOT 3, EQUITY TRUST COMPANY, AND THAT THE EASEMENTS, AS SHOWN ON THIS PLAT, EXCEPT THOSE DEDICATED AS PRIVATE, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

CLAUDIA J. DE LA CRUZ G.

PEDRO FIGUEROA GOMEZ

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, \_\_\_\_\_, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT CLAUDIA J. DE LA CRUZ G. WHOSE NAME AS OWNER 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, SAID AS SUCH OFFICER AND WITH FULL AUTHORITY EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID ENTITY ON THE DAY THE SAME BEARS DATE.  
GIVEN UNDER MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC  
MY COMMISSION EXPIRES THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

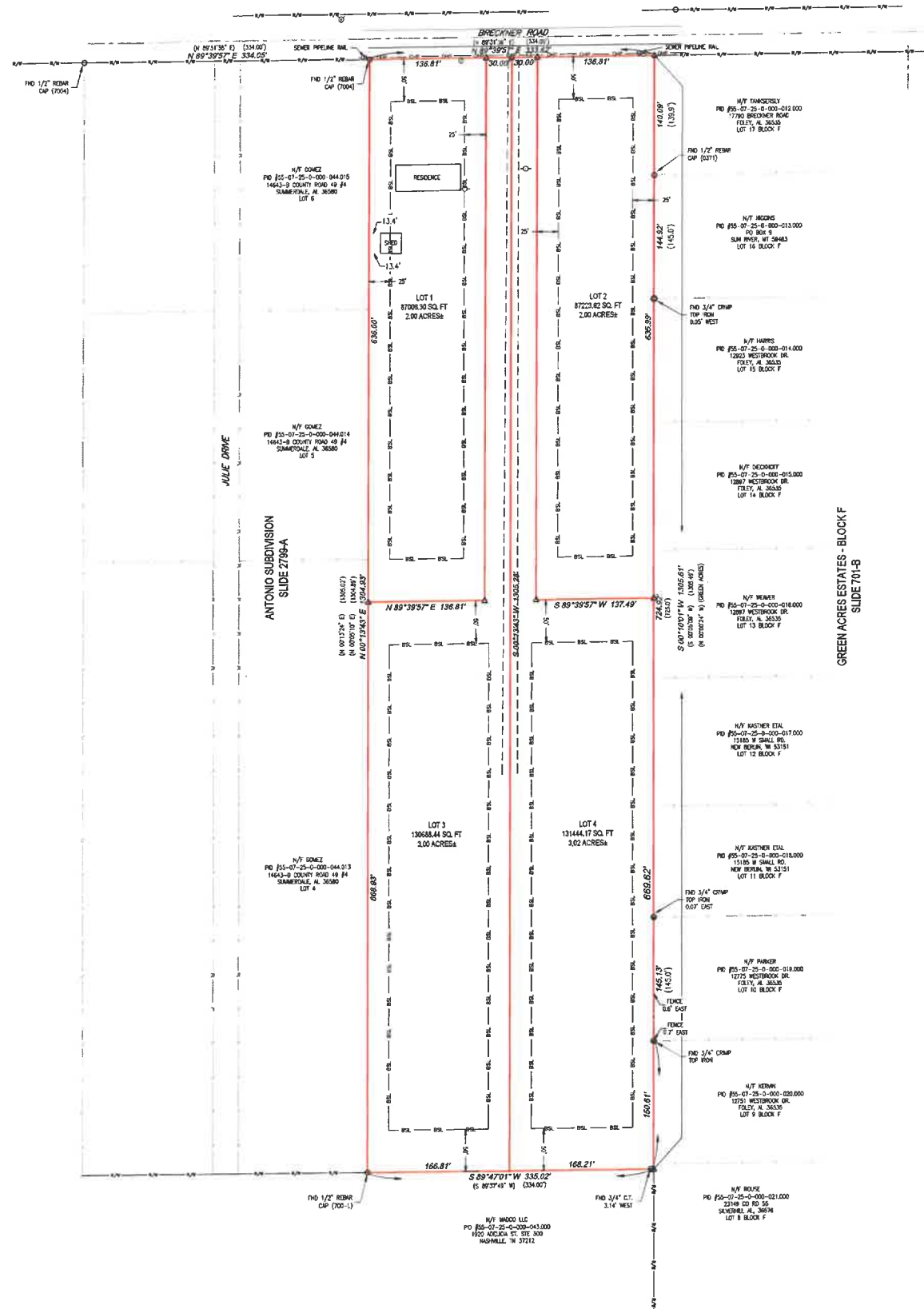
STATE OF ALABAMA  
COUNTY OF BALDWIN

I, \_\_\_\_\_, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT PEDRO GOMEZ, WHOSE NAME AS OWNER 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 OFFICER AND WITH FULL AUTHORITY EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID ENTITY ON THE DAY THE SAME BEARS DATE.  
GIVEN UNDER MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC  
MY COMMISSION EXPIRES THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SURVEYOR'S CERTIFICATION OF CURRENT FEMA SPECIAL FLOOD HAZARD AREA ZONE

THE ABOVE DESCRIBED PROPERTY IS LOCATED ENTIRELY IN FLOOD ZONE X (UNHAZARDED).  
BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY CHARTERED PLATTING ONLY, THIS PROPERTY LIES WITHIN ZONE X, UNHAZARDED ON FLOOD INSURANCE RATE MAP NUMBER 0503020501A, WHICH IS IN EFFECTIVE DATE OF 04/17/2018 AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, NO FLOOD SURVEYING WAS PERFORMED TO DETERMINE THE ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



OWNER  
PEDRO FIGUEROA GOMEZ  
17722 BRECKNER RD  
FOLEY, ALABAMA 36535

SITE DATA :  
TAX PARCEL NUMBER : 05-55-07-25-0-000-044.001  
NUMBER OF LOTS = 4  
SIZE OF SUBDIVISION = 10.02 AC. ±  
SMALLEST LOT SIZE = 2.00 AC. ±  
THIS PROPERTY IS IN ZONE "X"

SETBACKS :  
MINIMUM FRONT SETBACK = 50'  
MINIMUM REAR SETBACK = 50'  
SIDE SETBACK = 25'

UTILITY PROVIDERS :  
RIVERIA UTILITIES - ELECTRIC  
RIVERIA UTILITIES - WATER  
RIVERIA UTILITIES - INTERNET  
SEPTIC TANK - SEWER



LEGEND OF ABBREVIATIONS

O.T.	- OPEN TOP PIPE	N	- NORTH
R/W	- RIGHT OF WAY	S	- SOUTH
N/F	- NOW OR FORMERLY	E	- EAST
PL	- PROPERTY LINE	W	- WEST
PG	- PAVE	OHP	- OVERHEAD POWER
SS	- SANITARY SEWER	[123]	- STREET ADDRESS
X 0.00	- EXISTING SPOT ELEVATION	FO	- FOUND
P.O.C.	- POINT OF COMMENCEMENT	INV.	- INVERT
P.O.B.	- POINT OF BEGINNING	EL.	- ELEVATION
CP	- CONTROL POINT		
CONC.	- CONCRETE		

LEGEND

△	CALCULATED POINT NOT SET
●	SET PROPERTY CORNER
○	1/2" REBAR WITH CAP
○	STAMPED PLS. CAP 1067-LS, LBN8096, LSN1260
○	FOUND IRON PIN
○	TYPE AND SIZE AS SHOWN
○	CAMPED TOP PIPE (SIZE AS SHOWN)
○	FIRE HYDRANT
○	POST, TPOST
○	POWER POLE AND GUY (TYPICAL)
○	OPEN TOP PIPE (SIZE AS SHOWN)
○	TELEPHONE PEDESTAL
○	FEET / MINUTES
○	INCHES / SECONDS
○	NOT TO SCALE
○	AS MEASURED THIS SURVEY
○	RECORD INFORMATION, DEED OR OTHER
○	RIGHT OF WAY LINE
○	CENTERLINE
○	APPROXIMATE ADJOINING PROPERTY LINES
○	OVERHEAD POWER LINE
○	PROPERTY LINE (THIS SURVEY)
○	BUILDING SET BACK LINE
○	CHAIN LINK FENCE

NOTES:

- 1) NO REQUEST FOR, OR ATTEMPT MADE TO LOCATE ANY IMPROVEMENTS OR UNDERGROUND INSTALLATIONS, OTHER THAN SHOWN.
- 2) THIS SURVEY, PLAT OR DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND WAS SOLELY BASED ON THE INFORMATION OBTAINED FROM PUBLIC RECORDS AND/OR PROVIDED TO THE SURVEYOR BY THE SURVEYOR'S OWN INFORMATION AND INSTRUMENT NUMBER 1513037.
- 3) BEARINGS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATES WEST ZONE AS DERIVED FROM A GEODETIC SOLUTION USING RTK GPS. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
- 4) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED.
- 5) LIABILITY TO THE SURVEYOR SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
- 6) THIS DRAWING IS INTENDED TO BE PRINTED ON 35X24, IF PRINTED ON A DIFFERENT SIZE THE SCALE WILL BE INACCURATE.
- 7) THERE MAY BE ADDITIONAL EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY WHERE THE PROPERTY IS LOCATED.

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY ENGINEER:  
THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY COMMUNITY DEVELOPMENT DIRECTOR:  
THE UNDERSIGNED, AS COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF FOLEY, HEREBY APPROVES THE ROAD NAMES AS SHOWN ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CITY OF FOLEY COMMUNITY DEVELOPMENT DIRECTOR

CERTIFICATE OF APPROVAL BY RIVERIA UTILITIES - INTERNET

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

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY RIVERIA UTILITIES - POWER

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

AUTHORIZED SIGNATURE

CERTIFICATE OF APPROVAL BY RIVERIA UTILITIES - WATER

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

AUTHORIZED SIGNATURE

CERTIFICATE BY THE BALDWIN COUNTY HEALTH DEPARTMENT

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE BALDWIN COUNTY LHD. NO REPRESENTATION IS MADE THAT ANY LOTS ON THIS PLAT WILL ACCOMMODATE AN ON-SITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HERE ON.

PUBLIC HEALTH ENVIRONMENTALIST BALDWIN COUNTY, ALABAMA DATE



6411 COUNTY ROAD 224  
BRYAN, AL 36025  
PHONE: 251-888-0000  
FAX: 251-888-0001  
1798 PANAMA CITY BEACH PARKWAY  
PANAMA CITY BEACH, FL 32413  
PHONE: 904-997-1000  
179 HONEYBROOK ROAD, SUITE 3  
DOTHAN, AL 36024  
PHONE: 251-888-0000  
34565 U.S. HIGHWAY 31, SUITE C  
STATIONERS, AL 36578  
PHONE: 251-997-1000





# PLANNING COMMISSION JOINT STAFF REPORT: November 2023

21

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

**PROJECT NAME:** Peace Subdivision

**REQUEST:** Minor SD

**OWNER / APPLICANT:**  
Peace Lutheran Church of  
Baldwin County, Inc /  
Weygand Wilson Surveying

**ACREAGE:** 29 ac

**PIN#(s):** 217136

**LOCATION:** E of FBE,  
E & N of Roscoe Rd

**PROJECT DESCRIPTION:**  
3 lot subdivision

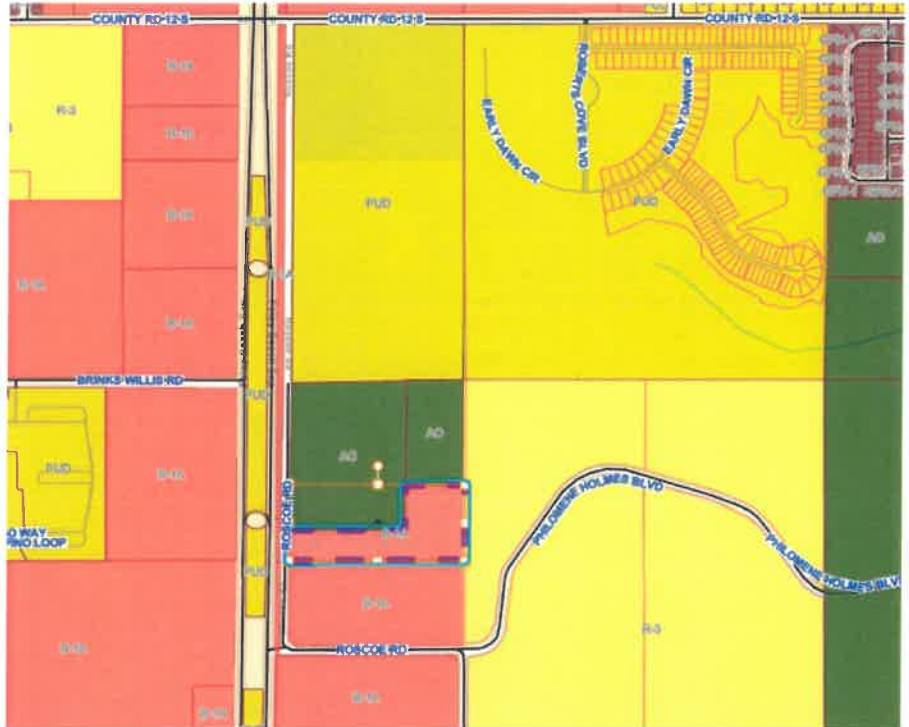
**CURRENT ZONING:**  
B-1A

**REQUESTED ZONING:**  
n/a

**ADJACENT ZONING:**  
AO to N, R3 to E,  
B-1A to S, PUD to W

**FUTURE LAND USE:**  
MXU, Mixed Use  
Commercial/Residential

**EXISTING LAND USE:**  
Church





22

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

**ZONING:**

Miriam Boone - The church is zoned B1A & the existing structures appear to meet setbacks. The new lot is 5.29 acres so is plenty big for B1A. I believe the 30' flag would preclude them from future subdivision of Lot 2 in the future. They may wish to make it a minimum 50' for future subdivision but that is not a requirement for zoning.

**ENGINEERING:**

Chad Christian - Engineering recommends approval and concurs with Zoning comments. The 30' flag will preclude further division of Lot 2.

**ENVIRONMENTAL:**

Angie Eckman - No issues with minor subdivision

**FIRE:**

Brad Hall - FIRE IS NOT OPPOSED

**BUILDING/FLOODPLAIN:**

Chuck Lay - Not opposed.

State of Alabama  
Baldwin County

The undersigned, Trent Wilson, Professional Land Surveyor, State of Alabama, Peace Lutheran Church of Baldwin County (INC) and Beach Express Storage LLC, owners, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as PEACE SUBDIVISION, situated in the City of Foley, Baldwin County, Alabama.

In Witness Whereof, we have hereunto set our hands this 9th day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Trent Wilson  
PLS, 894794  
By: \_\_\_\_\_  
Judy Meeks  
(Council President Peace Lutheran Church)  
By: \_\_\_\_\_  
Geoff Lane  
(Manager of Beach Express Storage LLC)

Legal Description:

Commencing at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 8 South, Range 4 East, Baldwin County, Alabama; thence run South 00°09'00" East, 778.00 feet to the Point of Beginning; thence continue South 00°09'00" East 545.10 feet; thence run South 89°30'00" West, 1313.72 feet to the East margin of Roscoe Road; thence run North 00°44'52" East, along said East margin, 230.00 feet; thence run North 89°30'00" East, 860.49 feet; thence run North 00°09'00" East, 514.56 feet; thence run North 89°12'29" East, 450.00 feet to the Point of Beginning.

Also:  
Commencing at a 1/2" rebar at the long establish Northwest corner of the Southeast quarter of the Southeast quarter of Section 15, Township 8 South, Range 4 East, Saint Stephen's Methodist and run thence North 89°47'22" East, along the North line of the Southeast quarter of said Section 15, a distance of 30.00 feet to a 6" capped rebar (CA-1109-LB) on the East right-of-way of Roscoe Road for the Point of Beginning; thence North 89°47'22" East, along the North line of the Southeast quarter of the Southeast quarter of said Section 15, a distance of 1298.86 feet to a 5/8" capped rebar (CA-1109-LB) at the Northeast corner of the Southeast quarter of said Section 15; thence run South 00°10'00" East, along the East line of said Section 15, a distance of 636.86 feet to a 6" capped rebar (CA-1109-LB) on the North right-of-way of the aforementioned Roscoe Road; thence run South 89°51'12" West, along the South right-of-way of said Roscoe Road, a distance of 1248.00 feet to a 5/8" capped rebar (CA-1109-LB); thence run North 40°08'17" West, along said Roscoe Road, a distance of 76.72 feet to a 6" capped rebar (CA-1109-LB); thence run North 00°09'00" West, along the East right-of-way of said Roscoe Road, a distance of 684.22 feet to the Point of Beginning.

State of Alabama  
Baldwin County

I, \_\_\_\_\_, a Notary Public in and for said County and State, do hereby certify that Judy Meeks, whose name is signed to the foregoing certificate as Council President of Peace Lutheran Church, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, executed same voluntarily and with full authority therefor.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Notary Public - Commission Exp.

State of Alabama  
Baldwin County

I, \_\_\_\_\_, as Notary Public in and for said County and State, do hereby certify that Geoff Lane, whose name is signed to the foregoing certificate as Manager of Beach Express Storage LLC, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, executed same voluntarily and with full authority therefor.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Notary Public - Commission Exp.

**CERTIFICATE OF APPROVAL BY THE ELECTRIC PROVIDER**

I, the undersigned, as authorized by the Baldwin EMC hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Authorized Signature

**CERTIFICATE OF APPROVAL BY THE WATER PROVIDER**

Orange Beach Water, Sewer and Fire Protection Authority

I, the undersigned, as authorized by the Orange Beach Water, Sewer and Fire Protection Authority hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Authorized Signature

**CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION**

The within plat of the subdivision shown hereon in Foley, Alabama is hereby approved by the City of Foley Planning Commission this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Planning Commission Chairman

**CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY ENGINEER**

The undersigned, as City Engineer of the City of Foley, Alabama hereby approves the within plat for the recording of same in the Office of the Judge of Probate of Baldwin County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

City Engineer

**BALDWIN COUNTY E-911 BOARD**

The undersigned, as authorized by Baldwin County E-911 Board, hereby approves the road names as depicted on the map within plat and hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Authorized Representative

**BALDWIN COUNTY HEALTH DEPARTMENT**

This division meets the emergency in 425-3-1-14. The lots on this plat are subject to approval or deletion by the (Baldwin County) LHD. No representation is made that any lot on this plat will accommodate an On-site Sewage System (OSS). The appropriateness of a lot for residential sewage treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or obligate owners to special maintenance and repairing improvements, and these are on the with said health department and are made a part of 914 plat as if set out here on.

this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Authorized Representative

## PEACE SUBDIVISION

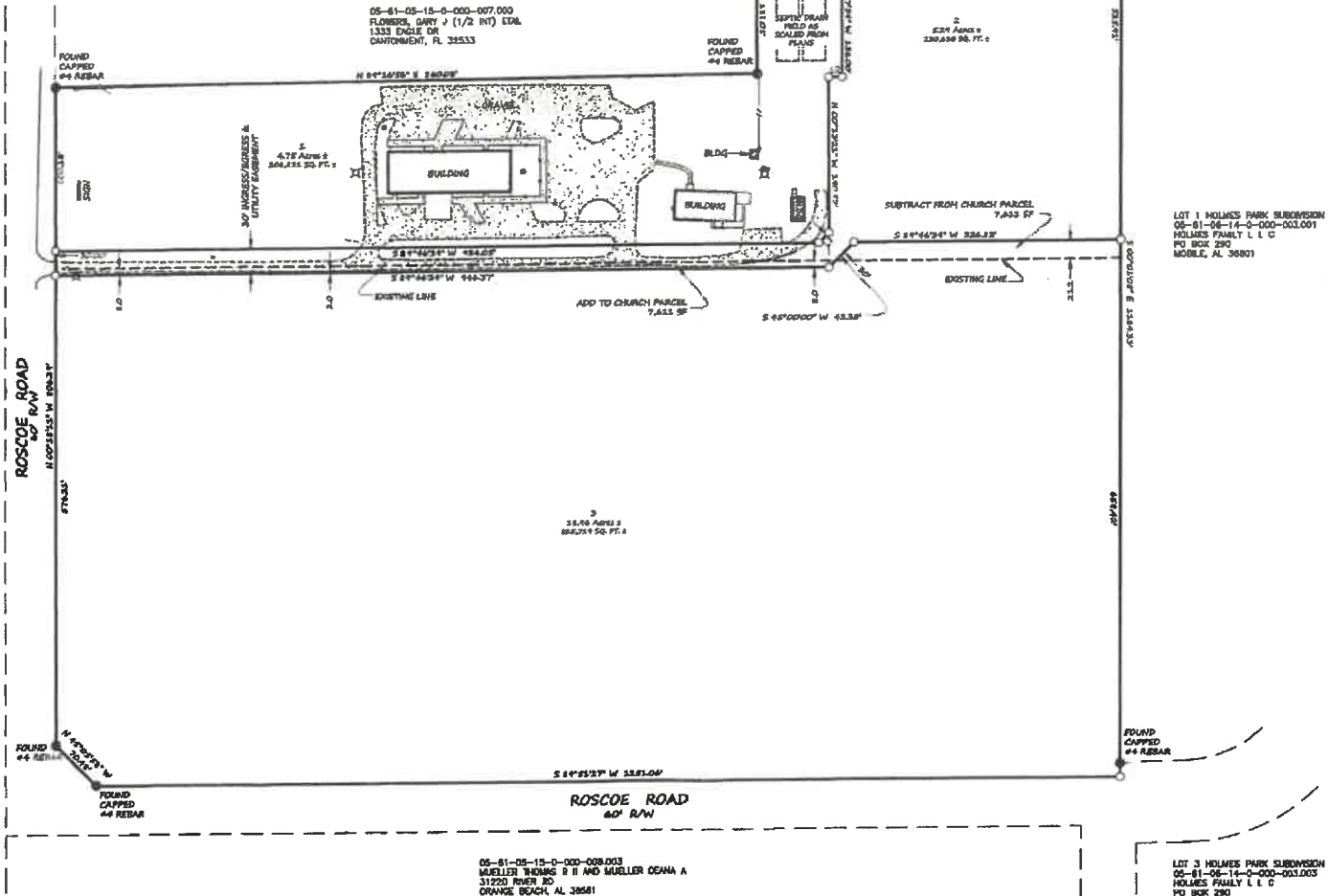
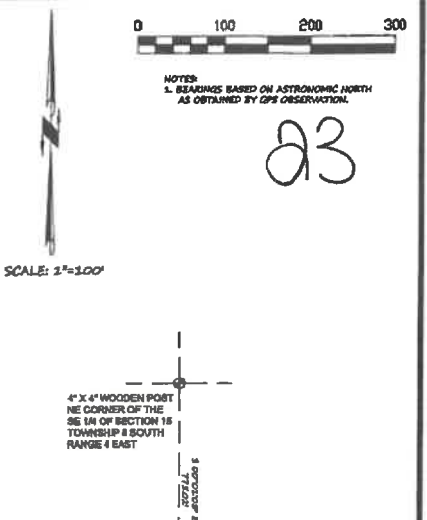
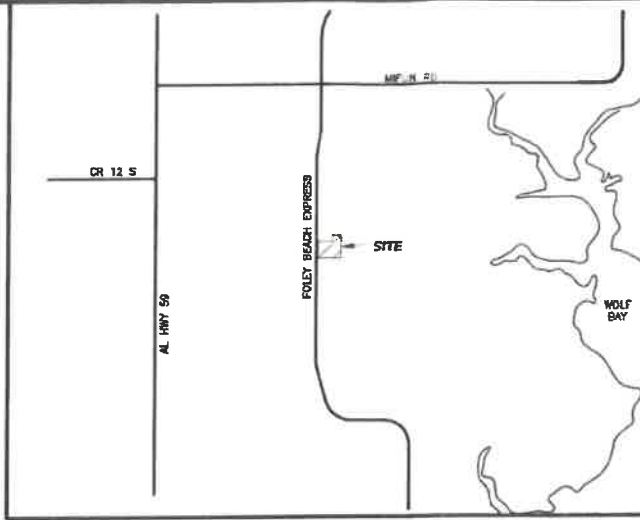
FOLEY, BALDWIN COUNTY, ALABAMA  
SECTION 15, TOWNSHIP 8 SOUTH, RANGE 4 EAST  
DATE OF PLAT: SEPTEMBER 9, 2023

**WEYBAND  
ILSON**  
SURVEYORS

Trent Wilson PLS 894794  
Weyband Wilson Surveying LLC  
223 E. 20th Ave., Suite 12  
Gulf Shores, AL 36542  
Phone: (251) 475-1585

**SITE DATA**

ZONING: R-1A  
TOTAL AREA: 29.00 ACRES  
NUMBER OF LOTS: 3  
SMALLEST LOT: 4.76 ACRES  
LARGEST LOT: 19.96 ACRES



- NOTES:
1. BEARINGS ARE BASED ON GEODETIC NORTH AS OBTAINED BY GPS OBSERVATION.
  2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
  3. THIS PROPERTY WAS SCALED ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP NUMBERS D1003C0832M AND D1003C0934M EFFECTIVE 4/19/2019 AND FOUND TO BE IN ZONE X.
  4. SETBACKS AS PER ZONING IN PLACE AT THE TIME OF PERMIT.

indata inc  
RECEIVED



# PLANNING COMMISSION JOINT STAFF REPORT: 24 November 2023

**STAFF RECOMMENDATION:** Approve  
**PROJECT NAME:** Fairfield Inn and Suites  
**REQUEST:** Application for Site Plan Extension

**OWNER / APPLICANT:** Anil Badve

**ACREAGE:**

**PIN#(s):**

**LOCATION:** Lot 5 resub, Woerner Subdivision,

**PROJECT DESCRIPTION:** Fairfield Inn and Suites -Site Plan Extension for

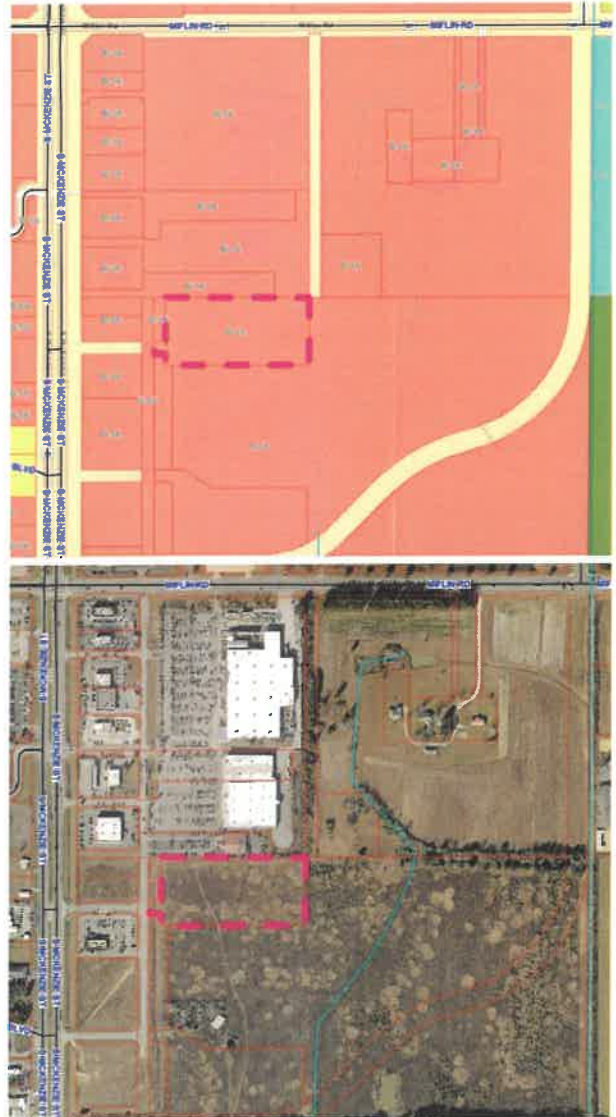
**CURRENT ZONING:** B-1A

**REQUESTED ZONING:** n/a

**ADJACENT ZONING:** B-1A

**FUTURE LAND USE:** RCC - Retail Commercial Concentration

**EXISTING LAND USE:** vacant



**UTILITY LETTERS**  
**RECEIVED:** No  
**DEED RECEIVED:** No  
**AGENT AUTHORIZATION:** Yes

25

**Reviewer:** Miriam Boone, 251-952-4011, mboone@cityoffoley.org, Building Department  
**Review Status:** Approved

1. (Reviewed by Eden Lapham) Site Plan was approved in May 2022. A 6 month Site Plan Extension was granted in May 2023 to allow time to clear up legal issues with drainage connections to remainder of original subdivision. Issues have been resolved, but requesting additional 6 month extension to begin work.

**Reviewer:** Engineering Team, , tdavis@cityoffoley.org, Engineering  
**Review Status:** Approved

1. LDP issuance is imminent.

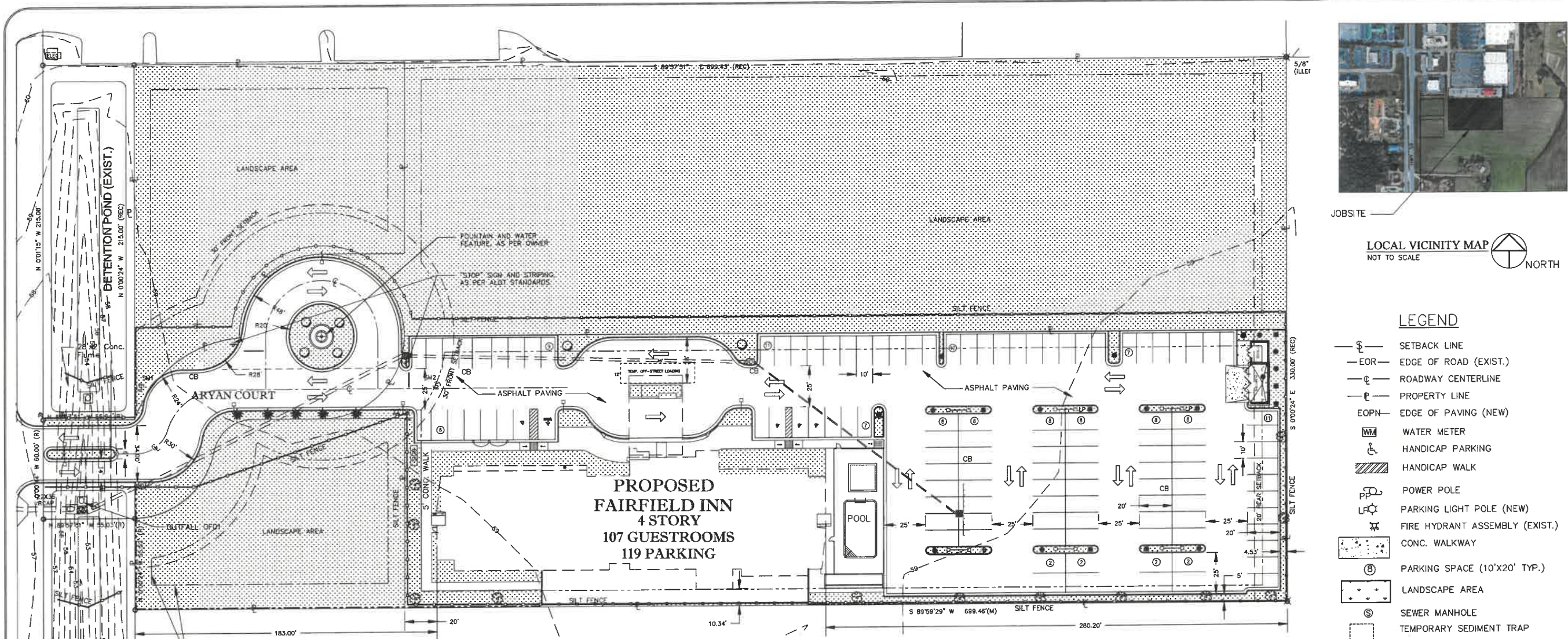
**Reviewer:** Angie Eckman, 251-923-4267 xt. 885, aeckman@cityoffoley.org, Environmental  
**Review Status:** Approved

1. Plans meet the minimum erosion control, landscaping, and open space requirements of Land Development Ordinance 22-2028. An environmental concurrence letter has been provided to the applicant.

**Reviewer:** Chuck Lay, 251-952-4011, clay@cityoffoley.org, Building Department  
**Review Status:** Approved

1. Not opposed.





# SITE PLAN

SCALE: 1" = 30' (24"x36" SHEET)

BUILDING FIRST FLOOR AREA = 14,803 SF  
2/3/4TH FLOOR AREA (EA) = 14470 SF  
TOTAL AREA = 58,213 S.F.

NOTE: CONTRACTOR SHALL EMPLOY SERVICES OF THE SURVEYOR TO LAY OUT THE BUILDING AND PARKING LOT, USING STAKING PLAN.

NOTE: SEE ARCH./ MECH/ PLUMBING/ ELECTRICAL  
PLANS FOR CONNECTION TO BUILDING LOCATIONS,  
SPECIFICATIONS, AND DETAILS.

LEGAL DESCRIPTION:

PROPERTY BOUNDARY AS PER STUART SMITH, PLS, DATED NOV. 2019.

"LOT 4, RESUBDIVISION OF LOT 5 OF THE REPLAT OF WOERNER'S TWO LOTS, AS SHOWN ON THE PLAT THEREOF RECORDED ON SLIDE 2624-B, IN PROBATE RECORDS, BALDWIN COUNTY, ALABAMA."

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X", BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS PER FIRM NO. 01003C0931M, COMMUNITY NO. 010007, DATED APRIL 19, 2019.

SITE DATA:

ZONING DISTRICT: B-2, NBD USE: HOTEL/RETAIL

LOT AREA: 88984.8 SF(2.04±ACRE), WIDTH: 165 FT.

ACTUAL BUILDING HEIGHT: 42'±, NO. OF STORIES: 4

YARD SETBACKS: FRONT (REQ.)- 30'; ACTUAL- 62.34'  
REAR (REQ.)- 20'; ACTUAL- 280.20'  
SIDE (REQ.)- 0'; ACTUAL- 10.34'

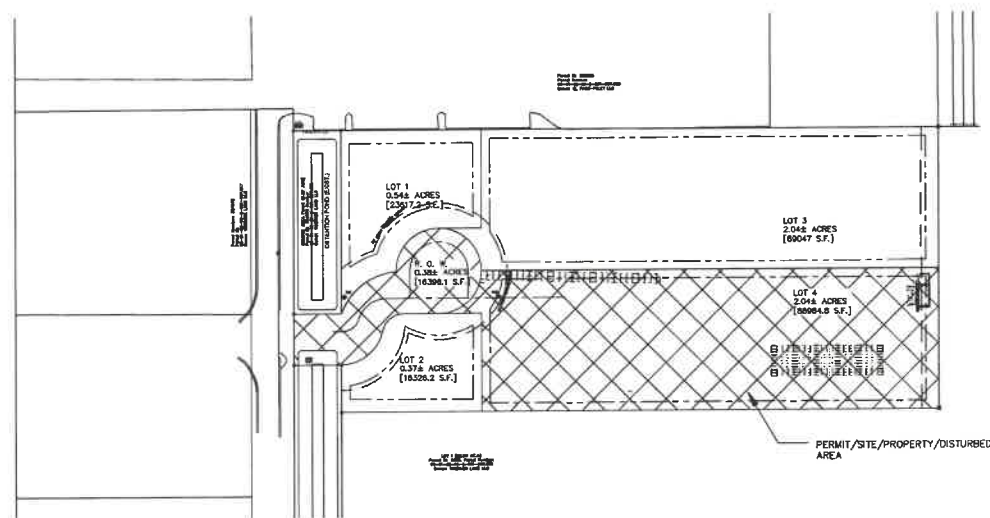
RIVIERA UTILITIES SETBACKS: FRONT & REAR- 15', SIDES- 10'

PARKING SPACES: REQ'D. 117 ACTUAL 119 (114 +5 H/C)

LANDSCAPE: REQ'D. 5,286 SF (10% Parking Area):

ACTUAL 6.282 SF (12±%)

PROJECT SIGNAGE TO CONFORM TO CITY OF FOLEY REQUIREMENTS.



# AREA PLAN

SCALE: 1" = 100' (24"x36" SHEET)

[illegible]

**ANIL BADVE, P. E.**  
CIVIL/STRUCTURAL/OCEAN  
ARCHITECTURAL ENGINEERING

4119 BURMA ROAD, MOBILE, AL  
P. O. BOX 9662, MOBILE, AL 36691  
TEL./FAX: (251)943-5052/681-2394  
E-MAIL: ANILBADVE@HOTMAIL.COM



SITE PLAN  
FAIRFIELD INN

DRAWN BY:	AB
DESIGNED BY:	ANIL B.
CHECKED BY:	
SCALE:	AS SHOWN
DATE:	JAN. 2023
DWG. FILE:	FFIfoleyCivil
SHEET NO.	C 1.1





# PLANNING COMMISSION JOINT STAFF REPORT: November 2023

01

**STAFF RECOMMENDATION:** Approve  
**PROJECT NAME:** Terry Prince Family Subdivision  
**REQUEST:** Minor Subdivision

**OWNER / APPLICANT:** Andrew Grant

**ACREAGE:** 2.09

**PIN#(s):** 299610

**LOCATION:** E. of County Rd. 12 S, S. of Aqua Ln.

**PROJECT DESCRIPTION:** Terry Prince Family Subdivision-Family Division of 2 acres into 2-1 acre lots

**CURRENT ZONING:** BC Dist 30 RSF-1

**REQUESTED ZONING:** n/a

**ADJACENT ZONING:** NORTH: City of Foley PUD; SOUTH: BC Dist 30 RA; WEST: BC Dist 30 RSF-1

**FUTURE LAND USE:** Not specified for this parcel, but surrounded by RM - Res. Med. Density

**EXISTING LAND USE:** Vacant Waterfront



**UTILITY LETTERS**  
**RECEIVED:** Yes  
**DEED RECEIVED:** Yes  
**AGENT AUTHORIZATION:** Yes

28

**Reviewer:** Miriam Boone, 251-952-4011, mboone@cityoffoley.org, Building Department

**Review Status:** Approved

1. This property is zoned RSF-1 in BC District 30. There are possible wetlands and flood zones on this property but the County would make those determinations & issue building permits.

**Reviewer:** Engineering Team, , tdavis@cityoffoley.org, Engineering

**Review Status:** Approved

1. Engineering recommends approval.

**Reviewer:** Angie Eckman, 251-923-4267 xt. 885, aeckman@cityoffoley.org, Environmental

**Review Status:** Approved

1. The subdivision meets the wetland requirements of the Land Development Ordinance. Each lot is greater than 1 acre, containing no more than 25% wetlands.

**Reviewer:** Brad Hall, 251-971-6028, bhall@cityoffoley.org, Fire Department

**Review Status:** Approved

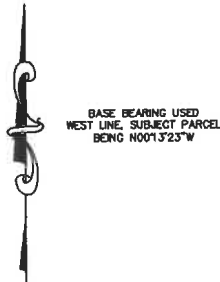
1. Fire recommends approval

**Reviewer:** Chuck Lay, 251-952-4011, clay@cityoffoley.org, Building Department

**Review Status:** Approved

1. Not opposed.





CERTIFICATE OF APPROVAL BY ORANGE BEACH WATER, SEWER, AND FIRE PROTECTION AUTHORITY  
THE UNDERSIGNED, AS AUTHORIZED BY ORANGE BEACH WATER, SEWER, AND FIRE PROTECTION AUTHORITY, HEREBY APPROVES THE SEWER SERVICES AS INSTALLED AND REPRESENTED ON THIS PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE, BALDWIN COUNTY, ALABAMA, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES-WATER

THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE WATER SERVICES AS INSTALLED AND REPRESENTED ON THIS PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE, BALDWIN COUNTY, ALABAMA, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES-GAS

THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE GAS SERVICES AS INSTALLED AND REPRESENTED ON THIS PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE, BALDWIN COUNTY, ALABAMA, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY E.M.C.

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E.M.C., HEREBY APPROVES THE POWER SERVICES AS INSTALLED AND REPRESENTED ON THIS PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE, BALDWIN COUNTY, ALABAMA, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

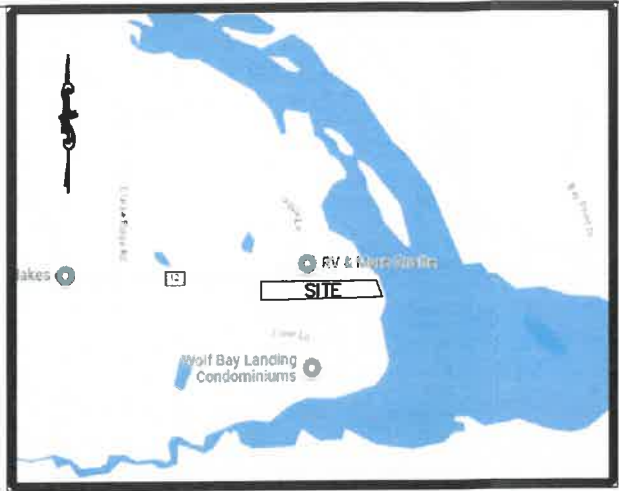
THE WITHIN PRINCE FAMILY SUBDIVISION IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CITY PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

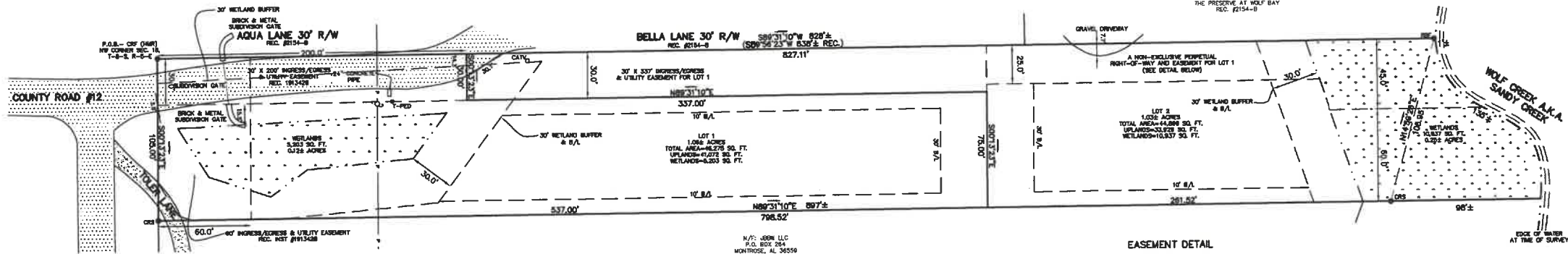
THE UNDERSIGNED, AS CITY ENGINEER FOR THE CITY OF FOLEY, ALABAMA, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE, BALDWIN COUNTY, ALABAMA, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CITY ENGINEER



LOCATION MAP  
N.T.S.

LEGEND	
CRF	CAPPED REBAR FOUND (1/2")
CRS	CAPPED REBAR SET (1/2")
CIF	CORNER TOP FOUND
DCF	DIGGER CHAIN FOUND
DTF	OPEN TOP FOUND
DSF	REBAR FOUND
B/L	BUILDING LINE
CL	CENTERLINE
DE	DRAINAGE EASEMENT
EP	EDGE OF PAVEMENT
F	FENCE
FW	RIGHT-OF-WAY
UE	UTILITY EASEMENT
C/S	CLEAN OUT
W/C	DOUBLE WING CATCHBASIN
DI	DROP INLET
FI	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
H	HEADWALL
J	JUNCTION BOX
LP	LIGHT POLE
MH	MANHOLE
P-B	POWER BOX
PP	POWER POLE
SM	SANITARY SEWER MANHOLE
SW	SINGLE WING CATCHBASIN
WM	WATER METER
WV	WATER VALVE
AC	AIR CONDITIONER
P/O	FIBER OPTIC
G	UNDERGROUND GAS
W	GUY WIRE
N/L	NOT LEGIBLE
P/L	PROPERTY LINE



EASEMENT DETAIL

AGENTS DEDICATION:

I, ANDREW GRANT, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, STAKED, AND PLATTED TO BE KNOWN AS THE PRINCE FAMILY SUBDIVISION, AND THAT THE (STREETS, DRIVES, ALLEYS, EASEMENTS, ETC.) AS SHOWN ON PLAT ARE HEREBY DEDICATED USE BY THE PUBLIC.

ANDREW GRANT DATE

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, \_\_\_\_\_, A NOTARY IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT ANDREW GRANT WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE EXECUTED THE SAME VOLUNTARILY AND WITH FULL AUTHORITY, GIVEN UNDER MY HAND AND SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES

FLOOD ZONE STATEMENT

THE PROPERTY SHOWN HEREON IS IN FLOOD ZONES AE 10, ZONE X (SHADED), AND ZONE X (UNSHADED), AS SCALED FROM THE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY PANEL #0100000000 AND COMMUNITY #010000, BALDWIN COUNTY, ALABAMA PURSUANT TO MAP DATED APRIL 19, 2019.

JASON W. BRASWELL, P.L.S. #30810 DATE

STATE OF ALABAMA  
COUNTY OF BALDWIN  
SURVEYOR'S CERTIFICATION

THE UNDERSIGNED, JASON W. BRASWELL, REGISTERED LAND SURVEYOR, LICENSE NO. 30810, STATE OF ALABAMA, HEREBY CERTIFIES THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF ANDREW GRANT, THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS THE PRINCE FAMILY SUBDIVISION, SHOWING THE SUBDIVISIONS INTO WHICH IT IS PROPOSED TO DIVIDE SAID LANDS, GIVING THE LENGTH, WIDTH, AND ANGLES OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ANGLES AND PUBLIC GROUNDS, GIVING THE LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNMENT SURVEY, AND THAT MONUMENTS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED ON SAID PLAT OR MAP.

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

AND:

I, JASON W. BRASWELL, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND THE FOREGOING IS A PLAT OF THE DESCRIBED PROPERTY TO WIT:

TAX PARCEL ID #05-62-04-18-0-001-004.009, A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 4 EAST; ALSO BEING A PORTION OF THAT SAME PARCEL AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA IN INSTRUMENT #913426; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN ON THE NORTHWEST CORNER OF OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 4 EAST; THENCE S001°32'3"E, 105.00' TO AN IRON PIN; THENCE N89°31'10"E, 897', MORE OR LESS, TO A POINT ON THE WEST MARGINS OF WOLF CREEK; THENCE ALONG SAID MARGINS NORTHWEST, 135', MORE OR LESS, TO A POINT; THENCE S89°31'10"W, 525', MORE OR LESS, TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 2.09 ACRES, MORE OR LESS.

THERE ARE NO VISIBLE ENCROACHMENTS OF ANY IMPROVEMENTS OR UTILITIES, EXCEPT AS SHOWN, ACCORDING TO MY SURVEY THIS, THE 15TH DAY OF MAY, 2023.

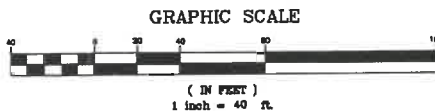
ALA. REG. NO. 30810

SITE DATA

ZONED:.....RSF-1  
TOTAL ACREAGE:.....2.09± ACRES  
TOTAL LOTS:.....2  
LARGEST LOT.....LOT 1: 1.06± ACRES  
SMALLEST LOT.....LOT 2: 1.03± ACRES  
FRONT SETBACK.....30'  
REAR SETBACK.....30'  
SIDE SETBACK.....10'  
MAX BUILDING HEIGHT.....35'

ALL LOTS ARE SUBJECT TO A 10' DRAINAGE & UTILITY EASEMENT ALONG ALL SIDE LOT LINES.  
ALL LOTS ARE SUBJECT TO A 15' DRAINAGE & UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES.

PLAT OF SURVEY OF  
THE PRINCE FAMILY SUBDIVISION  
SECTION 18, TOWNSHIP 8 SOUTH, RANGE 4 EAST  
BALDWIN COUNTY, ALABAMA



DEVELOPER  
ANDREW GRANT  
P.O. BOX 823  
LOXLEY, AL 36551

SURVEYOR  
SURVEY CONSULTS, INC.  
JASON W. BRASWELL - PLS NO. 30810  
16961 ST. HWY. #180, SUITE D  
GULF SHORES, AL 36542  
OFFICE: (251) 968-2124  
E-MAIL: SURVEYCONSULTS.GS@GMAIL.COM

WETLAND NOTICE

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

SURVEYOR'S NOTES

1. NO TITLE SEARCH PROVIDED BY CLIENT OR DONE BY THIS FIRM.
2. THERE MAY BE EASEMENTS AFFECTING THIS PROPERTY THAT ARE NOT VISIBLE.
3. PREVIOUS DEEDS OF RECORD AND OR SURVEYS USED TO DETERMINE PROPERTY LINES.
4. FIELD WORK PERFORMED OVER SEVERAL DAYS IN APRIL & MAY OF 2023.
5. CERTIFICATION IS MADE TO PERSON(S) NAMED HEREON AND IS NOT TRANSFERABLE TO OTHERS.
6. RIGHT-OF-WAY IS FOR GRAPHICAL PURPOSES ONLY.
7. OWNERS SHOULD CONSULT WITH LOCAL AUTHORITIES BEFORE MAKING ANY IMPROVEMENTS.
8. CERTIFICATION IS MADE TO PERSON(S) NAMED HEREON AND IS NOT TRANSFERABLE TO OTHERS.
9. WETLANDS LOCATED BY WETLAND SCIENCES, INC. ON APRIL 28, 2023.

SURVEY CONSULTS, INC.



PROFESSIONAL LAND SURVEYORS

16961 ST. HWY. #180, SUITE D GULF SHORES, AL 36542

251-968-2124

SURVEYCONSULTS.GS@GMAIL.COM

FILE: 10291SUB3  
DWG. BY: RJP  
CHKD BY: JWB  
DATE:  
MAY 15, 2023  
SCALE:  
1" = 40'

SUBDIVISION FOR:

TERRY PRINCE

SHEET 1 OF 1



# PLANNING COMMISSION JOINT STAFF REPORT: November 2023

30

**STAFF  
RECOMMENDATION:** Approve

**PROJECT NAME:** Wolf Creek Village (Formerly Magnolia Walk East, Magnolia Walk Village)

**REQUEST:** PDD Modification

**OWNER / APPLICANT:** Evan Geerts

**ACREAGE:** 103.17

**PIN#(s):** 17683

**LOCATION:** 21797 MIFLIN RD

**PROJECT DESCRIPTION:** Wolf Creek Village  
(Formerly Magnolia Walk East, Magnolia Walk Village)

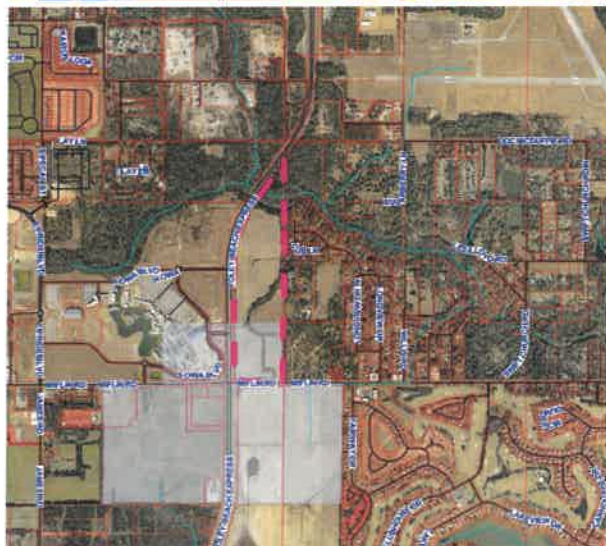
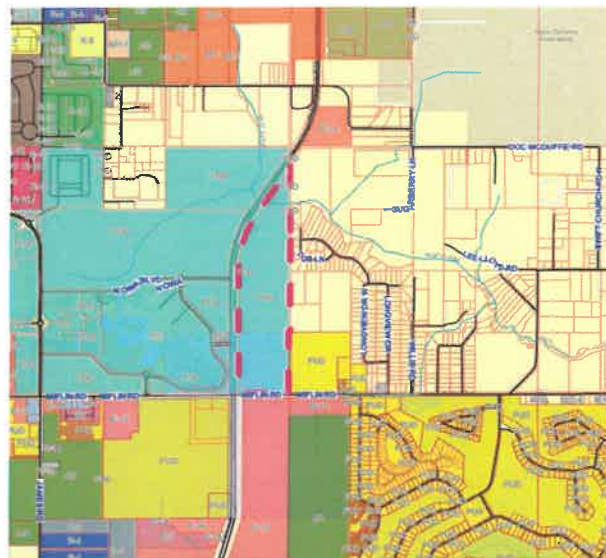
**CURRENT ZONING:** PDD

**REQUESTED ZONING:** modification to current  
PDD

**ADJACENT ZONING:** NORTH & WEST: PDD;  
EAST: PUD & Unzoned BC Dist 34; SOUTH: B-1A

**FUTURE LAND USE:** RCC - Retail/Commercial  
Concentration & MXU - Mixed

**EXISTING LAND USE:** vacant farmland



**UTILITY LETTERS  
RECEIVED:** No  
**DEED RECEIVED:** Yes  
**AGENT AUTHORIZATION:** Yes

31

**Reviewer:** Miriam Boone, 251-952-4011, mboone@cityoffoley.org, Building Department

**Review Status:** Approved

1. (Reviewed by Eden Lapham) In order to meet the conditional approval requirements of the Site Plan that was presented at the October 2023 PC meeting, the applicant is coming back to revise the Master Conceptual plan as requested.

**Reviewer:** Engineering Team, , tdavis@cityoffoley.org, Engineering

**Review Status:** Approved

1. Not opposed.

**Reviewer:** Angie Eckman, 251-923-4267 xt. 885, aeckman@cityoffoley.org, Environmental

**Review Status:** Approved

1. No issues with the presented PDD amendments.

**Reviewer:** Chuck Lay, 251-952-4011, clay@cityoffoley.org, Building Department

**Review Status:** Approved

1. Not opposed.



32

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

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):  
Please see attached survey with legal description.  
The PIN # is 17683.
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:  
Please see attached.
3. APPROXIMATE SIZE OF PROPERTY:  
+/- 103.17 acres
4. PRESENT ZONING OF PROPERTY:  
PDD
5. REQUESTED ZONING:  
PDD Modification (Amendment)
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:  
There are no structures located on the property.  
The site is undeveloped farmland. Two site plans have been approved on the property. The latest requires a PDD amendment.
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)  
Please see attached letter and map.

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

DATE: 10/23/23

SCP/BPG Magnolia Holdings LLC  
PROPERTY OWNER/APPLICANT

P.O. Box 16167 Mobile, AL 36616  
PROPERTY OWNER ADDRESS

251-341-5777  
PHONE NUMBER

grant@burtanprop.com  
EMAIL ADDRESS



SCP/BPG Magnolia Holdings, LLC  
P. O. Box 16167  
Mobile, AL 36616  
251-341-5777

October 23, 2023

**VIA ELECTRONIC MAIL**

Foley Planning Commission  
c/o Miriam Boone, MPA, AICP, CFM  
120 S McKenzie Street  
Foley, AL 36535  
mboone@cityoffoley.org

Re: PDD Amendment #2 Request  
Magnolia Walk East  
Northeast Corner of Foley Beach Expressway and County Road 20

Dear Planning Commissioners,

SCP/BPG Magnolia Holdings, LLC is pleased to present for your consideration the attached Application for PDD Modification for the master planned development concept for the property at the northeast corner of Foley Beach Expressway and County Road 20.

Along with the application submitted, we have provided a revised plan showing general land uses being requested for approval by the Planning Commission. We understand that we will return to the Planning Commission for each phase of the project for approval of a more detailed plan.

We look forward to advancing this development in coordination with the City of Foley and respectfully request your consideration and approval of this amendment request. The following amendments have been reviewed and were recommended by the Planning Commission during the October 18, 2023 meeting as conditions for approving our Cottages at the Creek – Site Plan. Should you have any questions, please let us know. My direct line is 251-650-7246 or email [grant@burtonprop.com](mailto:grant@burtonprop.com).

Sincerely,



Grant McCaleb

## **Amendment #2 – Magnolia Walk East PDD**

The Magnolia Walk East PDD was previously amended by Amendment #1 approved by the Foley Planning Commission on April 20, 2022 and effective on October 24, 2022 (date of property acquisition by applicant), and is being hereby further amended as follows:

1. Amend the Conceptual Plan Map: Amend the Magnolia Walk East PDD Conceptual Master Plan Map to reflect the appropriate approximate land use boundaries for the desired land uses representative of the update required by the Cottages at the Creek development. (See Exhibit 1 attached).
2. Amend the PDD (USE): Amend the Magnolia Walk East PDD Conceptual Master Plan to clarify that the density shown on the Cottages at the Creek Site Plan is permissible. The Magnolia Walk East PDD currently permits high density- An additional residential category shall be added for “medium — high density,” which is defined in the City of Foley Comprehensive Plan. The “Cottages at the Creek Site Plan” would be listed as “medium — high” density. The PDD is amended to allow both medium-high and high density residential on 51% of the acreage in the PDD. Residential uses may vary in intensity from nine (9) to thirty (30) units per acre.
3. The City of Foley Zoning Ordinance and any portions of the Magnolia Walk East PDD that may conflict with the “Cottages at the Creek” Site Plan, submitted and conditionally approved on October 18, 2023<sup>1</sup>, are amended for the Cottages at the Creek site as follows:
  - a. Courtyard Areas: The development site plan shall generally be consistent with the submitted site plan and shall provide a “cottage court” type development. The “courtyard” areas are those green areas and with amenities and open areas bounded on at least two sides by residential units. All “courtyard areas” must contain delineated walking paths adjacent to and connecting to the residential frontage on each side in order to define the outer perimeter of the courtyard space.
  - b. Design — Building Orientation: To implement the “cottage court” development concept the following conditions to site plan approval are made:
    - i. All residential structures adjacent to the courtyard areas shall have a “front” orientation towards the courtyard through the provision of an attached

<sup>1</sup> This PDD Amendment is being submitted in connection with the City’s conditional approval of the “Cottages at the Creek” Site Plan that was heard on October 18, 2023.



covered porch with minimum depth of approximately five (5) feet and minimum width of approximately five (5) feet with a door, oriented to face the courtyard.

- ii. Perimeter residential structures (those not fronting courtyard areas) are encouraged to front onto perimeter green areas and open space areas where practicable. Creation of intentional shared green spaces is encouraged for the perimeter units not fronting the street.
- c. Landscape. The development shall provide a buffer along western perimeter of the Cottages at the Creek adjacent to the Foley Beach Express (FBE). This buffer is intended to serve as a sound and visual barrier between the residential units and FBE. In addition, the dumpster locations and garages adjacent to FBE must be landscaped to provide a visual screen. The buffer shall consist of one of the following:
  - i. Landscaped buffer minimum thirty (30) feet in width and landscaped in accordance with 10.2.3 including a perimeter berm a minimum of four (4) feet in height with a maximum side slope of three horizontal to one vertical (3H:1V), or
  - ii. Visual screen consistent with 10.2.3 a minimum of 40' in depth, landscaped with varying heights and species in accordance with 10.2.3, or
  - iii. A combination of a wall and landscaped buffer a minimum of 20' in depth as described in 10.2.2(B)(1). The wall may be a wooden fence of at least six (6) feet in height. The buffer shall be landscaped in accordance with 10.2.3.

Notwithstanding any requirement to the contrary, a secondary emergency vehicle access as shown on site will be allowed through either the buffer or screen. The emergency access must be gated, with a style and color that blends with the landscaping and acceptable to the Fire Department.

- d. Except as modified herein or in the PDD, landscaping must be provided in accordance with the development standards contained in the Zoning Ordinance and Land Development Ordinance

36

The "Cottages at the Creek Site Plan" was approved at the October 18, 2023 meeting, subject to the above conditions. Such approval included the following items:

1. The architectural style should conform generally to the style presented to the commission. (See Exhibit 2 attached)
2. Parking shall be provided generally as shown on the site plan notwithstanding any other location or orientation criteria in any other sections of the ordinance. Parking shall be provided at a rate not less than 2 spaces/residential unit, but the location of the spaces may be adjusted to accommodate design needs. Garage spaces may be counted toward meeting this minimum parking requirement.
3. Streets within the cottages development are private and shall meet fire access requirements, but are not subject to the design standards of the City of Foley. The paving width should be generally as represented on the submitted site plan.
4. Interior portions of the parking areas shall be broken by provision of landscaped islands which shall be provided with a minimum of one (1) shade tree and five (5) shrubs per island. The shrubs shall be minimum one (1) gallon size at the time of planting and are not subject to the minimum height requirements of the City of Foley Zoning Ordinance §10.2.3. A maximum of twelve (12) parking spaces shall be allowed in a row without an island. Driveways to garage-type or covered parking that fall in a row of parking spaces shall not count toward the twelve (12) contiguous spaces of this requirement. The remaining interior parking area landscape requirements of the ordinance, including but not limited to Section 10.1.2, do not apply to this development given City's request and developer's willingness to focus beautification efforts to the shared court yards and encourage pedestrian focus on the same.
5. The development is approved with the above conditions in consideration of the submitted information. Other sections of the City of Foley Zoning Ordinance, such as the district regulations for other similar districts, are not applicable to the proposed development.

# WOLF CREEK VILLAGE

(FORMERLY MAGNOLIA WALK EAST AND/OR  
MAGNOLIA WALK VILLAGE)

Exhibit 1

BPG

Burton  
PROPERTY GROUP

37

WOLF CREEK  
ESTATES

FRANK COLE LANE








WOLF CREEK

CREEKVIEW BOULEVARD

FOLEY BEACH EXPRESSWAY

COUNTY ROAD 20

OWA

-  OPEN SPACE / CONSERVATION
-  STORMWATER MANAGEMENT
-  RESIDENTIAL
-  COMMERCIAL
-  COMMERCIAL / RESIDENTIAL (MULTI-FAMILY)
-  RESIDENTIAL (MULTI-FAMILY)
-  RIGHT OF WAY

TOTAL PDD SIZE = 103.17 ACRES

#### LAND USE NOTES:

1. ALLOWED USES SHALL BE AS INDICATED ON THIS PLAN AND IN APPLICABLE PDD AMENDMENT DOCUMENTS.
2. EXACT BOUNDARIES OF EACH USE ARE SUBJECT TO CHANGE BASED ON THE PROGRESSION OF DESIGN. CHANGES TO THESE BOUNDARIES AND AREAS ARE ALLOWABLE PROVIDED THAT THE TOTAL RESIDENTIAL USE DOES NOT EXCEED 51% OF THE TOTAL PDD AREA.
3. EACH SPECIFIC PHASE OF DEVELOPMENT SHALL DEMONSTRATE PROVISION OF AT LEAST 5% OPEN SPACE IN ITS SPECIFIC PHASE AND 15% MINIMUM OVERALL PDD OPEN SPACE AT THE TIME OF DEVELOPMENT. THIS SHALL BE CALCULATED AS THE TOTAL OPEN SPACE IN THE PDD AREA DIVIDED BY THE TOTAL DEVELOPED AREA (AREAS HAVING RECEIVED OR CURRENTLY PURSUING SITE PLAN APPROVAL).



SCALE IN FEET



WOLF CREEK VILLAGE (A PDD AMENDMENT)  
FOLEY, AL  
FOR BURTON PROPERTY GROUP

**DDG**  
16564 E. BREWSTER ROAD | SUITE 101  
COVINGTON, LA  
985.249.6180

PRELIMINARY NOT  
FOR  
CONSTRUCTION

PROJECT NO. 21-1111

SUBMITTAL NAME

10/16/2023

10/23/2023 CHECKED BY JMS

10/23/2023 CHECKED BY JMS

10/23/2023 CHECKED BY JMS

10/23/2023 CHECKED BY JMS

10/23/2023 CHECKED BY JMS

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10/23/2023 CHECKED BY JMS

10/23/2023 CHECKED BY JMS

10/23/2023 CHECKED BY JMS

PDD-1



Exhibit 2

revision log:  
no. date remarks  
38

Magnolia Walk Cottages  
Single Family Home Apartments  
FOLEY BEACH EXPRESS - FOLEY, ALABAMA

professional seal:

released for:  
review x  
permitting  
construction

Architect  
HRG

DESIGN  
BUILD  
SOLUTIONS

P.O. BOX 1156  
FURRHOPE, AL 36535  
251.751.6193  
jeff@hdsolutionsdesignbuild.com

job number:  
2307

date:  
10 OCT 2023

sheet title & no.  
FRONT ELEVATIONS

A3.0



1 Story Unit Options



Exhibit 2



Elevation "K1"  
Scale: 3/16" = 1'-0"

Magnolia Walk Cottages  
Single Family Home Apartments  
FOLEY BEACH EXPRESS • FOLEY, ALABAMA

professional seal:



Elevation "F"  
Scale: 3/16" = 1'-0"

Elevation "G"  
Scale: 3/16" = 1'-0"

Elevation "H"  
Scale: 3/16" = 1'-0"

Elevation "J"  
Scale: 3/16" = 1'-0"

Elevation "K2"  
Scale: 3/16" = 1'-0"

released for:  
review  
permitting  
construction

Architect

HRG

DESIGN  
BUILD  
SOLUTIONS

P.O. BOX 1136  
FARMER, AL 36535  
251.751.6384  
info@hrgdesignbuild.com

job number:

2307

date:

10 OCT 2023

sheet title & no.

FRONT ELEVATIONS

2 Story Unit Options



## PLANNING COMMISSION JOINT STAFF REPORT: November 2023

**STAFF RECOMMENDATION:** Approve

**PROJECT NAME:** Satsuma Two-Minor Split in half 1 Large lot fronting both Satsuma and Persimmon

**REQUEST:** Subdivision

**OWNER / APPLICANT:** Charles Guy

**ACREAGE:** 1.37

**PIN#(s):** 47611

**LOCATION:** 410 W PERSIMMON AVE

**PROJECT DESCRIPTION:** Satsuma Two-Minor Split in half 1 Large lot fronting both Satsuma and Persimmon

**CURRENT ZONING:** R-1A

**REQUESTED ZONING:** n/a

**ADJACENT ZONING:** R-1A

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

**EXISTING LAND USE:** Residential



**UTILITY LETTERS  
RECEIVED:** Yes  
**DEED RECEIVED:** Yes  
**AGENT AUTHORIZATION:** Yes

41

**Reviewer:** Miriam Boone, 251-952-4011, mboone@cityoffoley.org, Building Department  
**Review Status:** Approved

1. (Reviewed by Eden Lapham) The two lots meet or exceed all current R-1A zoning requirements.

**Reviewer:** Engineering Team, , tdavis@cityoffoley.org, Engineering  
**Review Status:** Approved

1. Recommend approval pending drainage analysis with minimum pad elevations.

**Reviewer:** Angie Eckman, 251-923-4267 xt. 885, aeckman@cityoffoley.org, Environmental  
**Review Status:** Approved

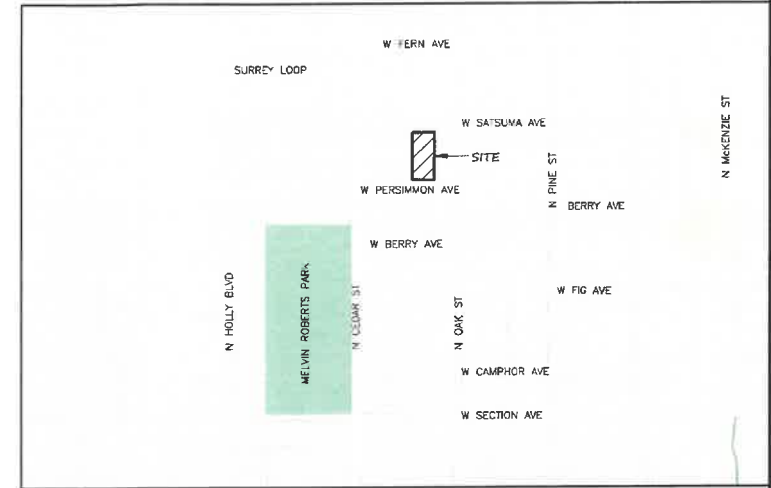
1. No issue with minor subdivision provided applicant submits requested drainage details.

**Reviewer:** Chuck Lay, 251-952-4011, clay@cityoffoley.org, Building Department  
**Review Status:** Approved

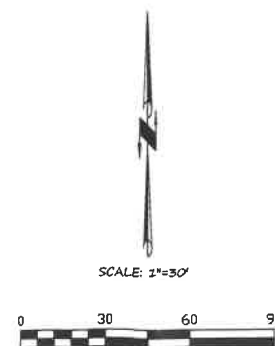
1. Not opposed.

FOLEY, BALDWIN COUNTY, ALABAMA  
SECTION 20, TOWNSHIP 7 SOUTH, RANGE 4 EAST  
DATE OF PLAT: JUNE 20, 2022

Authorized Representative



OWNER:  
CHARLES G. GUY  
410 W PERSIMMON AVE  
FOLEY, AL 36535



<b>LEGEND</b>	
BLDG	BUILDING
CALC	CALCULATED
CH	CHORD
D	DELTA
MH	MAN-HOLE
R	RADIUS
RW	RIGHT-OF-WAY
S.F.	SQUARE FEET
A/C	AIR-CONDITIONER
U	UTILITY POLE
ANCH	ANCHOR
WALL	WALL
CONC	CONCRETE
WATER METER	WATER METER
SEWER BOX	SEWER BOX
IRREGULATION CONTROL BOX	IRREGULATION CONTROL BOX
WATER VALVE	WATER VALVE
FIRE HYDRANT	FIRE HYDRANT
UTILITY BOX	UTILITY BOX
LIGHT POLE	LIGHT POLE
STANDING POINT	STANDING POINT
MEASURED	MEASURED
RECORDED	RECORDED
CONCRETE MONUMENT	CONCRETE MONUMENT
FENCE	FENCE
OVERHEAD UTILITIES	OVERHEAD UTILITIES

NOTES:  
1. BEARINGS ARE BASED ON GEODETIC NORTH AS OBTAINED BY GPS OBSERVATION.  
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.  
3. THIS PROPERTY WAS SCALED ONTO THE FEDERAL EMERGENCY MANAGEMENT  
AGENCY'S FLOOD INSURANCE MAP NUMBER 01003C00101M EFFECTIVE 4/19/2015  
AND  
WAS DETERMINED TO BE IN ZONE X.





# PLANNING COMMISSION JOINT STAFF REPORT: November 2023

43

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

**PROJECT NAME:** Riviera Plaza Division 1

**REQUEST:** Preliminary

**OWNER / APPLICANT:**  
Stacey Ryals

**ACREAGE:** 16.32± ac

**PIN#(s):** 231972

**LOCATION:**  
E of S McKenzie St,  
S of Mifflin Rd

**PROJECT DESCRIPTION:**  
2 lot subdivision

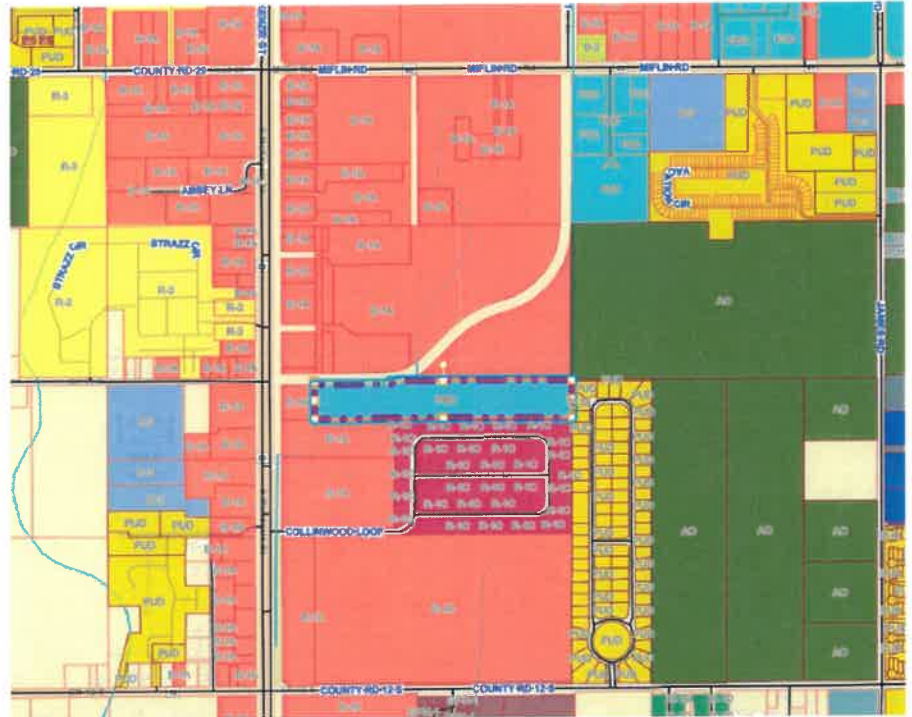
**CURRENT ZONING:**  
PDD - Planned  
Development District

**REQUESTED ZONING:** n/a

**ADJACENT ZONING:**  
B-1A to N, W & part of S  
R-C to part of S  
PUD to E

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

**EXISTING LAND USE:**  
RV Park on west end,  
remainder vacant



44

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

**ZONING:**

Miriam Boone - This appears to meet zoning requirements. Just a reminder - if the existing PDD approved uses change, a modification will be required at the Planning Commission.

**ENGINEERING:**

Chad Christian - See Engineering letter in packet dated 10/23/23.

**ENVIRONMENTAL:**

Angie Eckman - No issues

**FIRE:**

Brad Hall - FIRE IS NOT OPPOSED

**BUILDING/FLOODPLAIN:**

Chuck Lay - Not opposed.

Engineering Department  
200 W. Laurel Ave., Ste. 225  
Foley, Alabama 36535  
Tel 251.970.1104  
www.cityoffoley.org

U5



10/23/2023

To: Community Development Department  
cc: City of Foley Planning Commission

From: Chad P. Christian, PE

**Re: Riviera Plaza Division 1**

The road providing frontage to these lots is being constructed by the City of Foley. There is no LDP required except as needed for the provision of water, sewer, or other utilities. The Final Plat can be signed once adequate utilities are provided and the road is completed and open to the public. The PC may wish to carry the case over pending discussion of utilities and future development.

Sincerely,

Chad P. Christian, PE  
City Engineer – City of Foley







# PLANNING COMMISSION JOINT STAFF REPORT: November 2023

47

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

**PROJECT NAME:** Scurlock Subdivision

**REQUEST:** Minor Subdivision

**OWNER / APPLICANT:**  
Weygand Wilson  
Surveying-Applicant

**ACREAGE:** 5

**PIN#(s):**  
113758, 398115, 398116 &  
398117

**LOCATION:**  
W of Nall Rd,  
N of Co Rd 16

**PROJECT DESCRIPTION:**  
Request is for a 4 lot  
subdivision

**CURRENT ZONING:**  
Unzoned BC Dist 34

**REQUESTED ZONING:**  
N/A

**ADJACENT ZONING:**  
Unzoned BC Dist 34



48

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

**ZONING:**

Miriam Boone - This subdivision is located in Unzoned BC 34. There are 3 - 1 acre lots and 1 - 2 acre lot.

**ENGINEERING:**

Chad Christian - Engineering recommends approval.

**ENVIRONMENTAL:**

Angie Eckman - No issues with minor subdivision.

**FIRE:**

Brad Hall - Not opposed.

**BUILDING/FLOODPLAIN:**

Chuck Lay - Not opposed.

State of Alabama)  
Baldwin County)

The undersigned, Trent Wilson, Licensed Land Surveyor, State of Alabama, and owners, Billy Scurlock, Karen Scurlock, Hiram B. Bonner, and Melissa Bonner hereby certify that this plot or map was made pursuant to a survey made by said surveyor, and that this plot or map was made at the instance of said owner, that this plot or map is a true and correct plot or map of land shown therein and known or to be known as First Revision of Scurlock Subdivision, below described property situated in Baldwin County, Alabama:

Legal Description as provided by client BB 579 PG 1088.

Being a parcel of land lying in the Southwest Quarter of the Southwest Quarter of Section 13, Township 8 South, Range 3 East, Baldwin County, Alabama and being more particularly described as follows: Commencing at the Southwest corner of said Section 13; thence North 00°00'00" East, 40.00 feet to the North right-of-way of Baldwin County Road No. 16; thence North 89°33'15" East, 868.01 feet to the Point of Beginning of the parcel herein described; thence North 00°00'00" East, 513.69 feet; thence North 89°33'15" East, 424.01 feet to the West right-of-way of Hall Road, a paved county road; thence South 00°00'00" West, along said West right-of-way, 513.69 feet to the point of intersection of said West right-of-way with the North right-of-way of said County Road No. 16; thence South 89°33'15" West, along said North right-of-way, 424.01 feet to the Point of Beginning of the parcel herein described.

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

By: Trent Wilson By: Billy Scurlock By: Karen Scurlock By: Kayla Scurlock  
P.L.S. #34784 (Owner) (Owner) (Owner)

By: Hiram B. Bonner By: Melissa Bonner  
(Owner) (Owner)

State of Alabama)  
Baldwin County)

I, \_\_\_\_\_, as Notary Public in and for said County and State, do hereby certify that Billy Scurlock, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, executed same voluntarily and with full authority therefor.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_

By: \_\_\_\_\_  
Notary Public - Commission Exp: \_\_\_\_\_

State of Alabama)  
Baldwin County)

I, \_\_\_\_\_, as Notary Public in and for said County and State, do hereby certify that Karen Scurlock, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, executed same voluntarily and with full authority therefor.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_

By: \_\_\_\_\_  
Notary Public - Commission Exp: \_\_\_\_\_

I, \_\_\_\_\_, as Notary Public in and for said County and State, do hereby certify that Kayla Scurlock, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, executed same voluntarily and with full authority therefor.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_

By: \_\_\_\_\_  
Notary Public - Commission Exp: \_\_\_\_\_

I, \_\_\_\_\_, as Notary Public in and for said County and State, do hereby certify that Hiram B. Bonner, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, executed same voluntarily and with full authority therefor.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_

By: \_\_\_\_\_  
Notary Public - Commission Exp: \_\_\_\_\_

I, \_\_\_\_\_, as Notary Public in and for said County and State, do hereby certify that Melissa Bonner, whose name is signed to the foregoing certificate as owner, and who is known to me, acknowledged before me, on this date, that being informed of the contents of said certificate, executed same voluntarily and with full authority therefor.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_

By: \_\_\_\_\_  
Notary Public - Commission Exp: \_\_\_\_\_

Certificate of approval by the Baldwin County Engineer

The undersigned, as Engineer for Baldwin County, Alabama, hereby approves the within plot for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this \_\_\_\_ day of \_\_\_\_\_

County Engineer

Certificate of approval by the Baldwin County Planning Director

The undersigned, as Planning Director for Baldwin County, Alabama, hereby approves the within plot for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this \_\_\_\_ day of \_\_\_\_\_

Planning Director

Certificate of approval by the City Engineer

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

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

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

this \_\_\_\_ day of \_\_\_\_\_

CITY PLANNING COMMISSION CHAIRMAN

## FIRST REVISION OF SCURLOCK SUBDIVISION

BALDWIN COUNTY, ALABAMA  
SECTION 13, TOWNSHIP 8 SOUTH, RANGE 3 EAST  
DATE OF PLAT: OCTOBER 9, 2023



SCALE: 1"=40'

**WEYGAND  
ILSON**  
SURVEYORS

Trent Wilson PLS #34784  
Weygand Wilson Surveying LLC  
559 E. 20th Ave., Suite 15  
Oak Grove, AL 36842  
Phone: (205) 476-7988

**SITE DATA**  
CONV: Un-scaled  
TOTAL AREA: 8.0 ACRES  
NUMBER OF LOTS: 4  
SMALLEST LOT: 43,564 SQ. FT.  
LARGEST LOT: 87,004 SQ. FT.



Southwest corner of  
Section 13, Township 8  
South, Range 3 East

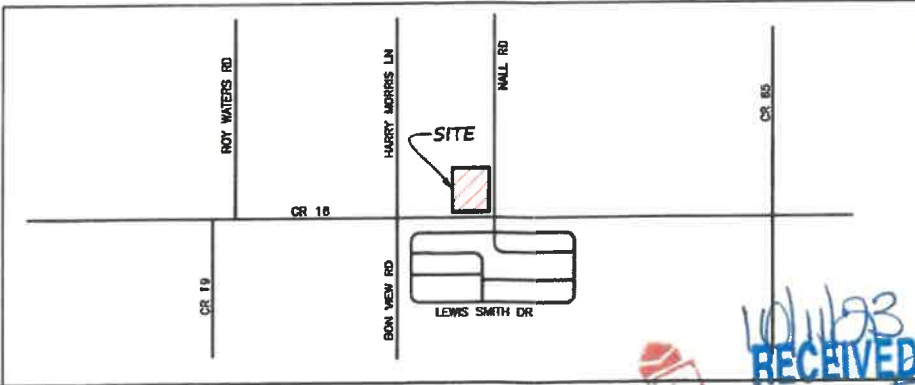
**OWNERS**  
HIRAM B. & MELISSA BONNER  
17339 MAGNOLIA FLY WAY  
FOLEY, AL 36535

**BILLY & KAREN SCURLOCK**  
17883 CALDWELL LANE  
FOLEY, AL 36535

**KAYLA SCURLOCK**  
63 MAR HARBOR WAY  
WILSONVILLE, AL

**NOTES:**  
1. BEARINGS ARE BASED ON GEODETIC NORTH AS OBTAINED BY GPS OBSERVATION.  
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.  
3. THIS PROPERTY WAS SCALED ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP NUMBER 81003C0928M EFFECTIVE 4/29/2019 AND FOUND TO BE IN ZONE "X".

VICINITY MAP - NOT TO SCALE



### LEGEND

BUILDING  
CALC. CALCULATED  
CH. CHAIN  
D. DITCH  
H. HOLE  
M. MANHOLE  
R. ROAD  
RW. RIGHT OF WAY  
S.P. SURFACE PEST  
A.C. AIR CONDITIONER  
U. UTILITY POLE  
A. ARCH  
W. WALL  
C. CONCRETE  
W. WATER METER  
G. GENERATOR  
P. PUMP  
V. VALVE  
L. LIGHT  
P. POLE  
T. TOWER  
M. MEASURED  
R. RECORDED  
C. CONCRETE  
F. FOUND  
P. PEST  
U. UTILITY  
F. FOUND

RECEIVED  
NOV 23 2023

49

FOUND  
CAPPED  
#4 REBAR

NALL ROAD

FOUND  
CAPPED  
#4 REBAR

COUNTY ROAD 16





# PLANNING COMMISSION JOINT STAFF REPORT: November 2023

50

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

**PROJECT NAME:** Keystone Subdivision

**REQUEST:** Preliminary Subdivision

**OWNER / APPLICANT:**  
Keystone Development,  
LLC/ JADE Consulting. LLC

**ACREAGE:** 121.79

**PIN#(s):**  
7109,7115,63190,7112,  
92453

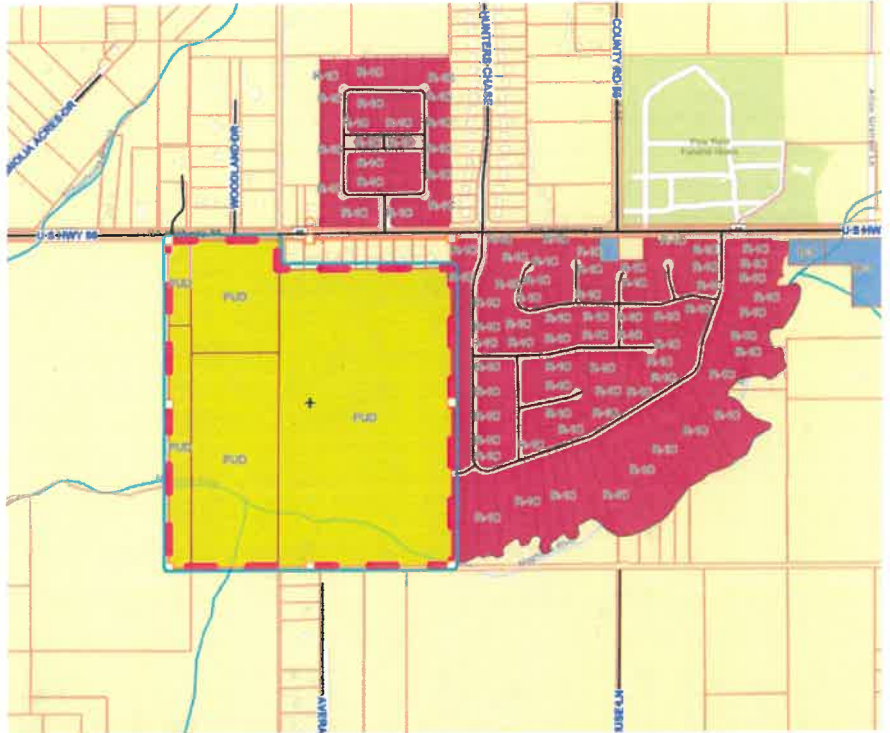
**LOCATION:** S of U.S Hwy 98,  
W of Venice Blvd

**PROJECT DESCRIPTION:**  
Request for 88 LOT  
subdivision (Phase 1)

**CURRENT ZONING:** PUD

**REQUESTED ZONING:** N/A

**ADJACENT ZONING:**  
NORTH: Unzoned BC  
Districts 18 & 11  
EAST: Foley R-1D  
WEST: Unzoned BC Dist 11  
& BC Dist 20 RSF-1  
SOUTH: BC Dist 20 RSF-1  
& Unzoned BC Dist 18





51

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

**ZONING:**

Eden Lapham - Property was annexed in November 2021. Initial Zoning to PUD was recommended to Council in November 2022. This request for Preliminary includes 87 residential lots in Phase 1 (174 total approved lots). They appear to meet the approved PUD Zoning requirements, and are providing for a Conservation Easement that includes the wetlands and river area of property. A note concerning the requirement for a maximum 4 ft fence adjacent to the pond is stated on the plat.

**ENGINEERING:**

Chad Christian - LDP is "ready to issue".

**ENVIRONMENTAL:**

Angie Eckman - An environmental concurrence letter has been provided to the applicant.

**FIRE:**

Brad Hall - Not opposed.

**BUILDING/FLOODPLAIN:**

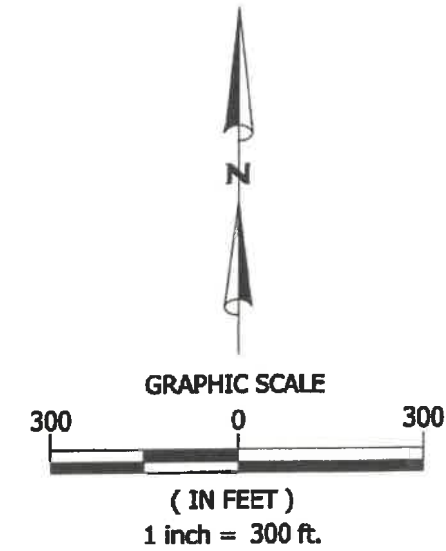
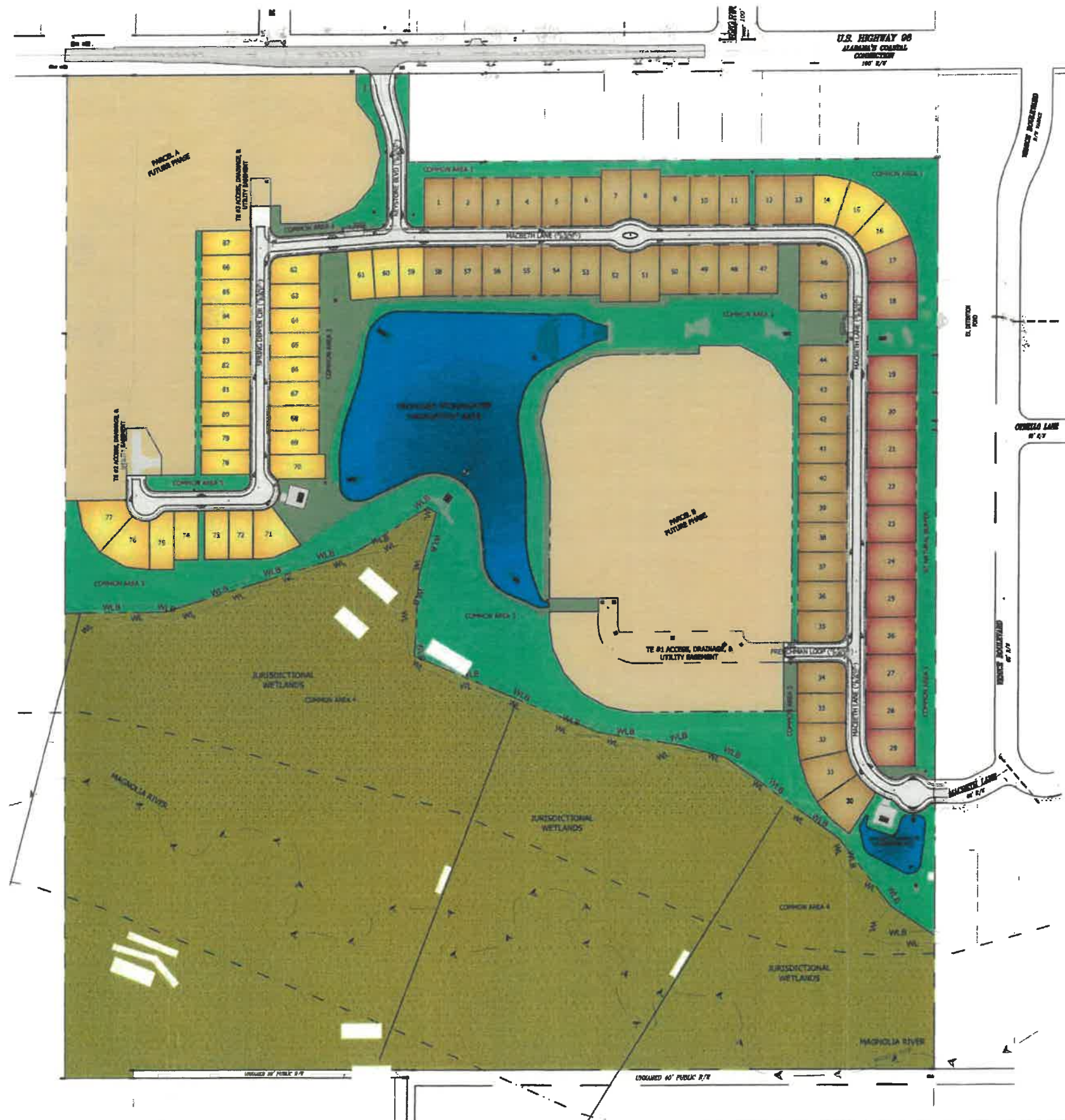
Chuck Lay - Not opposed.












JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS  
208 Greeno Road N., Ste. C Fairhope, Alabama 36532  
P.O. Box 1929 Fairhope, Alabama 36533  
Phone: (251) 928-3443 Fax: (251) 928-3665  
jadengineers.com

52

DATE: 10/11/2023



**LEGEND**

-  62'x125' TYP. LOTS (32 LOTS)
-  75'x125' TYP. LOTS (42 LOTS)
-  95'x125' TYP. LOTS (13 LOTS)
-  COMMON AREA ACTIVE USE SPACE
-  COMMON AREA PASSIVE USE SPACE
-  COMMON AREA STORMWATER DETENTION
-  CONSERVATION EASEMENT
-  RIGHT OF WAY
-  FUTURE PHASE AREA

**FENCE NOTE:**

LOTS THAT ABUT THE LAKE TO THE REAR SHALL HAVE A MAXIMUM REAR YARD FENCE HEIGHT OF 4'. NOTE SHALL BE PLACED ON EACH PLAT LISTING WHICH LOTS THIS APPLIES TO.

**CONSERVATION EASEMENT NOTE:**

THE WETLANDS AND AREA ALONG MAGNOLIA RIVER ARE PROPOSED TO BE PLACED IN A CONSERVATION EASEMENT.

COMMON AREA EXHIBIT  
KEYSTONE SUBDIVISION - PH 1  
PLANNED UNIT DEVELOPMENT  
U.S. HWY 98  
FOLEY, AL

106323  
RECEIVED



SITE DATA  
TOTAL PARENT TRACT ACREAGE: 121.79 AC±  
DEDICATED ROW AREA: 5.54 AC±  
LINEAR FEET OF STREETS: 4,660 LF  
NUMBER OF LOTS: 87  
SMALLEST LOT SIZE: 7,750 SF  
AVERAGE LOT SIZE: 9,484 SF  
COMMON AREAS: 73.22 AC±  
TOTAL AREA: 121.79 AC±  
ZONING CLASSIFICATION: KEYSTONE PUD 2022

LOT DRAINAGE/UTILITY EASEMENTS  
ROAD FRONTAGES & REAR LOT LINES: 15'  
SIDE LOT LINES: 7.5' EACH SIDE OF LOT LINE

REQUIRED SETBACKS  
FRONT YARD: 20 FEET  
REAR YARD: 15 FEET  
SIDE YARD (LOTS 1-16 & 30-87): 10 FEET  
SIDE YARD (LOTS 17-29): 15 FEET  
SIDE YARD ABUTTING STREET: 15 FEET  
WETLANDS BUFFER: 30 FEET

UTILITIES  
SEWER:  
BALDWIN COUNTY SEWER SERVICE - 251-747-7500  
PO BOX 1628; FOLEY, AL 36536

WATER, POWER, GAS, & BROADBAND SERVICES:  
RIVERA UTILITIES - (251) 843-5001  
413 E. LAUREL AVE. FOLEY, AL 36536

PARENT PARCELS (PPIN):  
05-55-07-26-0-000-021.000 (7109)  
05-55-06-27-0-000-017.000 (7115)  
05-55-06-27-0-000-017.001 (83190)  
05-55-06-30-0-000-052.001 (7112)  
05-55-06-30-0-000-052.004 (92433)

ENGINEER:  
JADE CONSULTING, LLC  
P.O. BOX 1929  
FAIRHOPE, AL 36533  
251-828-3443  
PERRY C. JENNIGS, II, PE

SURVEYOR:  
WATTIER SURVEYING, INC.  
4318 DOWNTOWNER LOOP N., SUITE H  
MOBILE, AL 36609  
251-342-2840  
MARK A. WATTIER, PLS

DEVELOPER/OWNER:  
KEYSTONE DEVELOPMENT, LLC  
381 HIGHWAY 21, SUITE 201  
WADSWORTHVILLE, LA 70447  
ADAM HENNING

NOTES:

- LOTS 44-70 SHALL BE RESTRICTED TO A MAXIMUM REAR-YARD FENCE HEIGHT OF 4 FEET.
- TEMPORARY ACCESS, UTILITY & DRAINAGE EASEMENTS IE #1, IE #2 & IE #3 ARE TO BE VACATED IN R.O.W. EXTENSION OF FUTURE PHASES.
- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
- STORM WATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY OR THE CITY OF FOLEY TO MAINTAIN.
- THERE IS DEDICATED HEREWITH A 15 FOOT UTILITY EASEMENT ON ALL ROAD FRONTAGES & REAR LINES AND A 7.5 FOOT UTILITY EASEMENT ALONG ALL SIDE LINES OF ALL LOTS.
- CAPPED REBAR (WATTIER) HAVE BEEN SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION

THE WITHIN PLAT OF KEYSTONE SUBDIVISION, PHASE 1, FOLEY, ALABAMA IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING AND ZONING COMMISSION, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER

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

CITY ENGINEER

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY 911:

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES - ELECTRICAL:

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES - WATER

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE - SEWER

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES - GAS:

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

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES - TELECOMMUNICATIONS:

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

AUTHORIZED REPRESENTATIVE

SURVEYORS CERTIFICATE

STATE OF ALABAMA  
COUNTY OF BALDWIN

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

STATE OF ALABAMA  
COUNTY OF BALDWIN

A PORTION OF SECTION 26, FRACTIONAL SECTION 27, AND GRANT SECTION 38, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" OPEN TOP PIPE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 27, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-00'-53" EAST ALONG THE WEST LINE OF SAID SECTION 26 A DISTANCE OF 108.63 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 (100' R/W) AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN SOUTH 00°-00'-53" EAST A DISTANCE OF 224.85 FEET; THENCE RUN SOUTH 89°-50'-08" EAST A DISTANCE OF 1,346.40 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST LINE OF PLANTATION AT MAGNOLIA RIVER, PHASE ONE, AS RECORDED ON SLIDE 2041-0 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-00'-47" WEST ALONG SAID WEST LINE A DISTANCE OF 666.02 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 00°-04'-55" WEST ALONG SAID WEST LINE A DISTANCE OF 1,650.55 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH RIGHT-OF-WAY LINE OF AN UNNAMED 40' PUBLIC RIGHT-OF-WAY; THENCE RUN NORTH 89°-42'-14" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1,335.71 FEET TO THE WEST LINE OF SAID SECTION 26, SAID POINT ALSO BEING ON THE EAST LINE OF FRACTIONAL SECTION 27 OF SAID TOWNSHIP 7 SOUTH, RANGE 3 EAST; THENCE ENTERING SAID FRACTIONAL SECTION 27 RUN NORTH 89°-42'-14" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF AN UNNAMED 20' PUBLIC RIGHT-OF-WAY A DISTANCE OF 663.50 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST LINE OF SAID FRACTIONAL SECTION 27, SAID LINE ALSO BEING THE EAST LINE OF GRANT SECTION 38 OF SAID TOWNSHIP 7 SOUTH, RANGE 3 EAST; THENCE RUN SOUTH 00°-00'-53" EAST ALONG THE EAST LINE OF SAID GRANT SECTION 38 A DISTANCE OF 20.00 FEET TO A CAPPED REBAR (WATTIER) AT THE INTERSECTION OF THE EAST LINE OF SAID GRANT SECTION 38 WITH THE SOUTH LINE OF SAID FRACTIONAL SECTION 27; THENCE RUN NORTH 89°-42'-14" WEST ALONG THE WESTWARD PROJECTION OF THE SOUTH LINE OF SAID FRACTIONAL SECTION 27 A DISTANCE OF 175.01 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 00°-00'-53" WEST AND PARALLEL WITH THE EAST LINE OF SAID GRANT SECTION 38 A DISTANCE OF 2,550.78 FEET TO A CAPPED REBAR (WATTIER) ON THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 98; THENCE RUN NORTH 89°-50'-59" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 175.00 FEET TO A CAPPED REBAR (WATTIER) ON THE EAST LINE OF SAID GRANT SECTION 38 AND THE WEST LINE OF SAID FRACTIONAL SECTION 27; THENCE CONTINUE NORTH 89°-50'-59" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 663.48 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 121.79 ACRES, MORE OR LESS.

AND THAT THE PLAT OR MAP CONTAINED HEREON IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED, GIVING THE LENGTH AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND EASEMENT AND ITS NUMBER, AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS, AND GIVING THE BEARINGS, LENGTH, WIDTH AND NAMES OF THE STREETS. SAID MAP FURTHER SHOWS THE RELATION OF THE LAND SO PLATTED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT POINTS MARKED THEREON AS HEREON SHOWN. I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SURVEYOR  
ALABAMA LICENSE #20364

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

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

ADAM HENNING PRINT TITLE

CERTIFICATION BY NOTARY PUBLIC

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

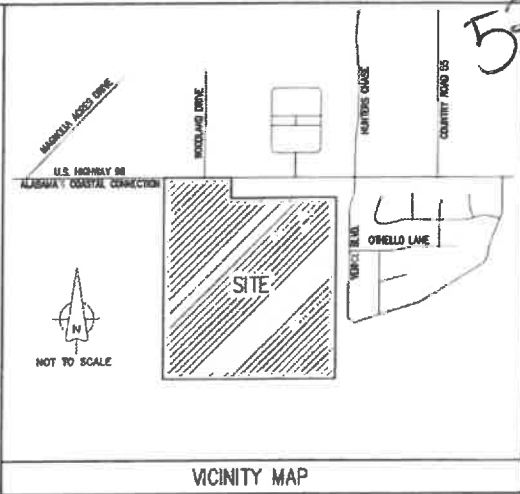
I, \_\_\_\_\_, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, HEREBY CERTIFY THAT

ADAM HENNING, \_\_\_\_\_ OF KEYSTONE DEVELOPMENT, LLC, OWNER, WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE WITHIN INSTRUMENT, HE, WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

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

NOTARY PUBLIC

FLOOD CERTIFICATE:  
THE PROPERTY DESCRIBED HEREON IS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 01060300795 M & 0106030815 M, DATED 04/19/2019, AND IS SHOWN TO BE IN FLOOD ZONES "X-UNSHADED", "X-SHADED" & "AE22-AE26".



KEYSTONE SUBDIVISION  
PHASE 1  
PRELIMINARY PLAT

OCTOBER 6, 2023

WATTIER SURVEYING, INC.  
PROFESSIONAL LAND SURVEYORS

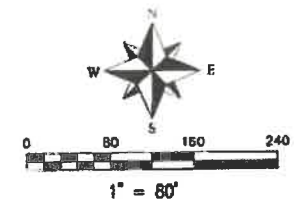
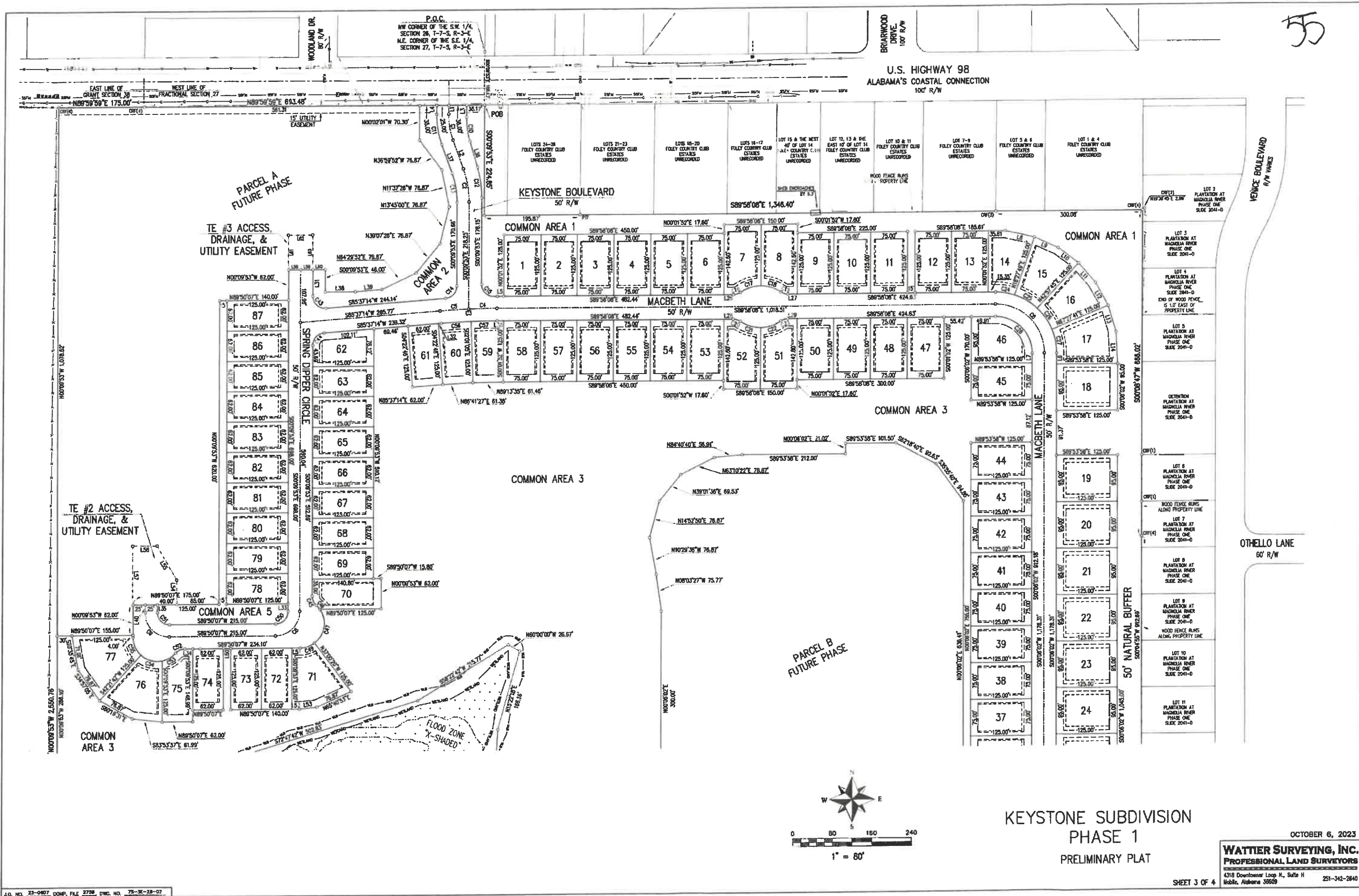
4318 DOWNTOWNER LOOP N., SUITE H  
MOBILE, ALABAMA 36609 251-342-2840

SHEET 1 OF 4





55



KEYSTONE SUBDIVISION  
PHASE 1  
PRELIMINARY PLAT

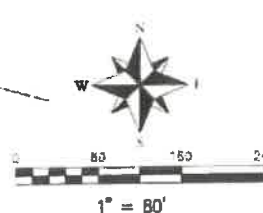
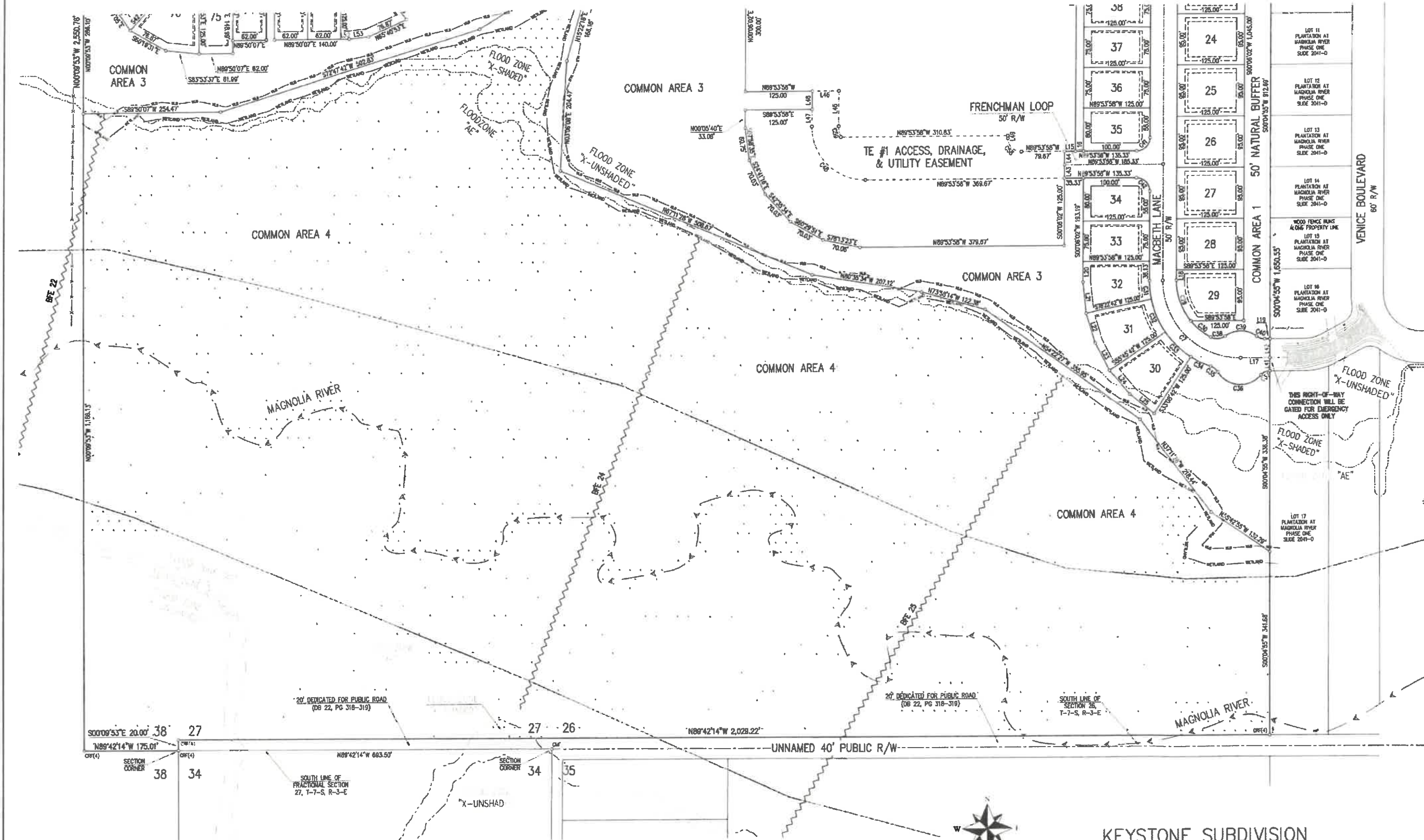
OCTOBER 6, 2023

WATNER SURVEYING, INC.  
PROFESSIONAL LAND SURVEYORS

4318 Downriver Loop N., Suite H  
Mobile, Alabama 36688 251-342-2840

SHEET 3 OF 4

54



KEYSTONE SUBDIVISION  
PHASE 1  
PRELIMINARY PLAT

OCTOBER 6, 2023

**WATNER SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYORS

4318 Downriver Loop N., Suite H  
Mobile, Alabama 36608 251-342-2640

SHEET 4 OF 4