

**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.**

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:**

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**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:**

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**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:**

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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

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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.

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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.

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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.

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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.

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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

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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 Eisenhauer 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. Eisenhauer 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. Eisenhauer 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. Eisenhauer 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.

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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

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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.

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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.**

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**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.



# PLANNING COMMISSION JOINT STAFF REPORT: November 2023

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

**PROJECT NAME:** Streamline Addition to Foley Plat No. 2

**REQUEST:** Minor Subdivision

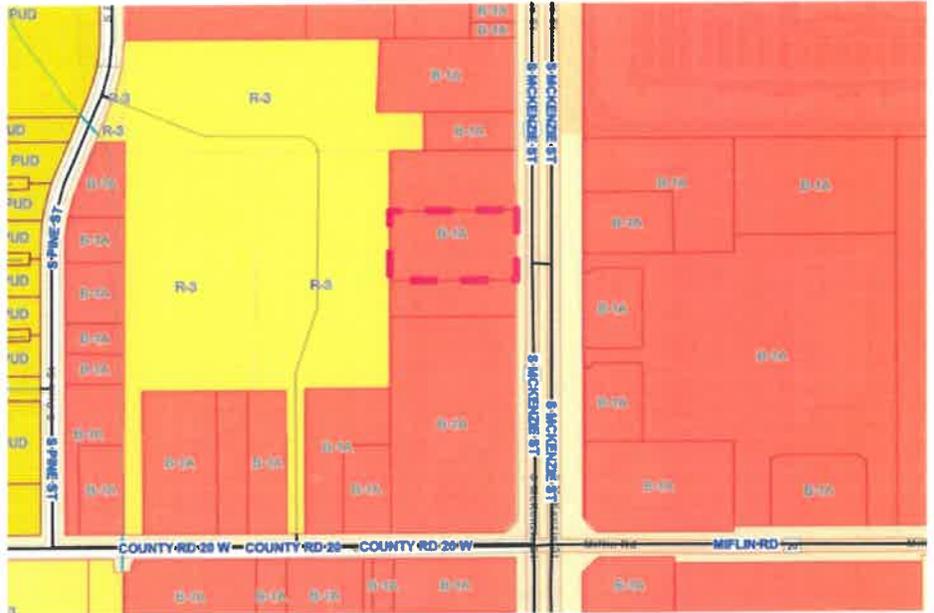
**OWNER / APPLICANT:**  
Joseph Schneider

**ACREAGE:** 2.18

**PIN#(s):** 396547

**LOCATION:** W of State Hwy 59, N of Co Rd 20 W

**PROJECT DESCRIPTION:**  
Request to subdivide into 2 lots



**CURRENT ZONING:**  
B-1A

**REQUESTED ZONING:**  
N/A

**ADJACENT ZONING:**  
B-1A and R-3

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

**EXISTING LAND USE:**  
Commercial



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

**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.

SURVEYORS CERTIFICATE

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: \_\_\_\_\_  
Darik S. Meadows, PLS  
Alabama License No. 29986  
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 Darik 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 plot, and that I (we) have caused the same to be surveyed and subdivided as indicated herein, for the use 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.

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



September 2023 JOB #22-0636

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: \_\_\_\_\_

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.

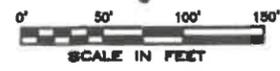
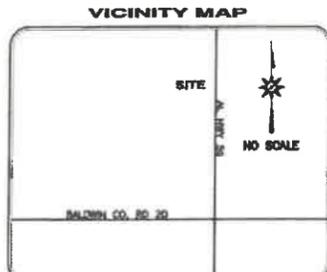
AUTHORIZED SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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: \_\_\_\_\_

ABBREVIATIONS table with columns for P.O.B., POINT OF COMMENCEMENT, POINT OF BEGINNING, and TOURNING & BOUND.



- NOTES: 1. All easements and rights of way... 2. North arrow and bearings... 3. According to the Flood Insurance Rate Map... 4. A 15' utility easement... 5. A 10' easement... 6. Dedicated beneath a 10' utility easement...

ZONING: B-1A  
BUILDING SETBACK REQUIREMENTS:  
FRONT: 30 FEET  
REAR: 25 FEET  
SIDE: 15 FEET  
HEIGHT: 35 FEET

- LEGEND: 1/4" = 500' FOR PLOTTED, 1/8" = 1000' FOR SET (1/4" = 500' FOR PLOTTED), B = CONCRETE MONUMENT FOUND, + = CROSS FOUND, O = ORIGIN 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 86 (220' Right of Way); thence run South 00 Degree 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 Degree 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 Probate Subdivision as recorded in Slide 2188-9 in the Office of the Judge of Probate, Baldwin County, Alabama; thence run North 00 Degree 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 Degree 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

Date: \_\_\_\_\_  
Pierlars Bank, Designated Officer

NOTARY PUBLIC CERTIFICATE

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that \_\_\_\_\_ Designated Officer for Pierlars 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: \_\_\_\_\_

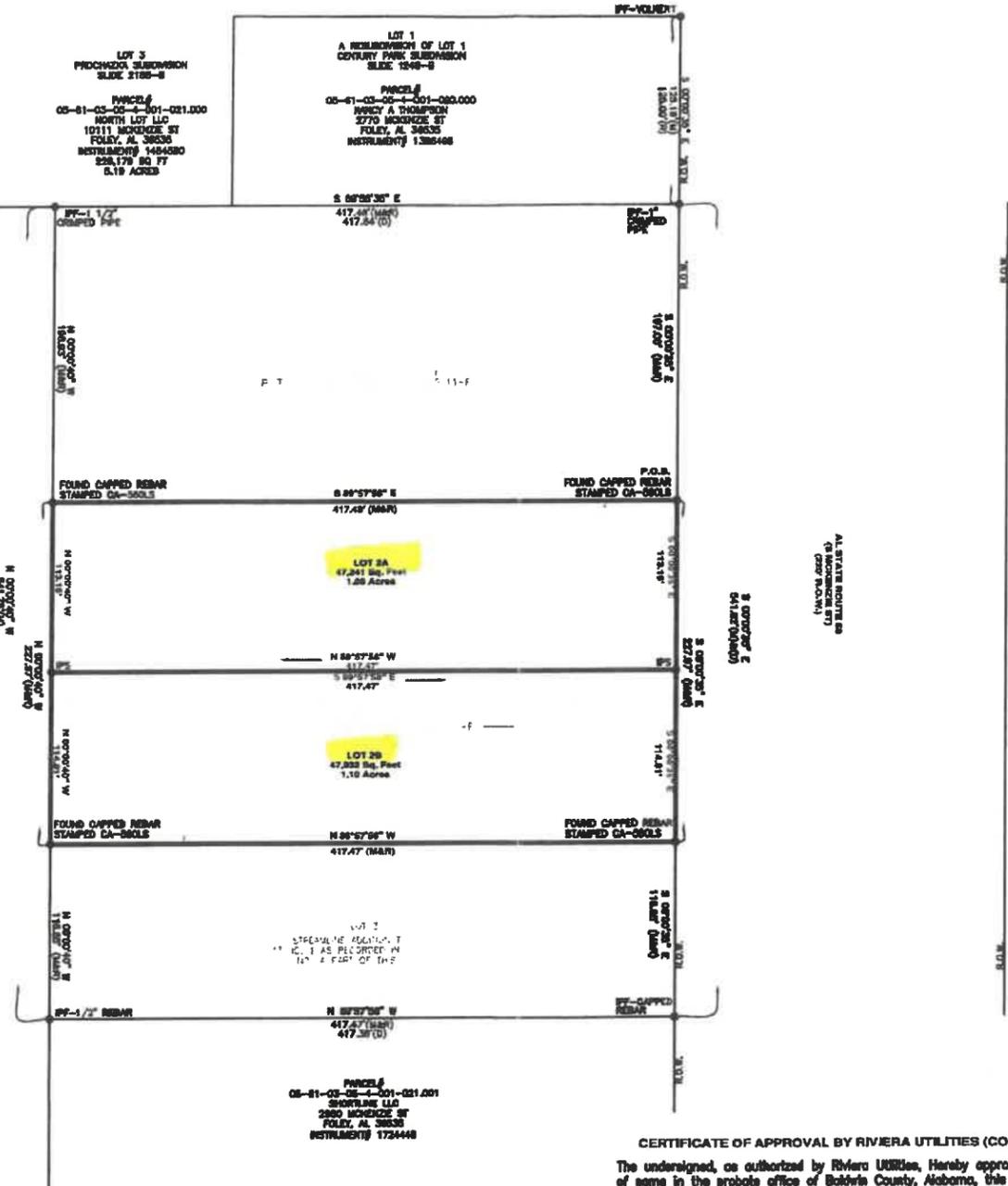


I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN THE ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

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: \_\_\_\_\_





# 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,

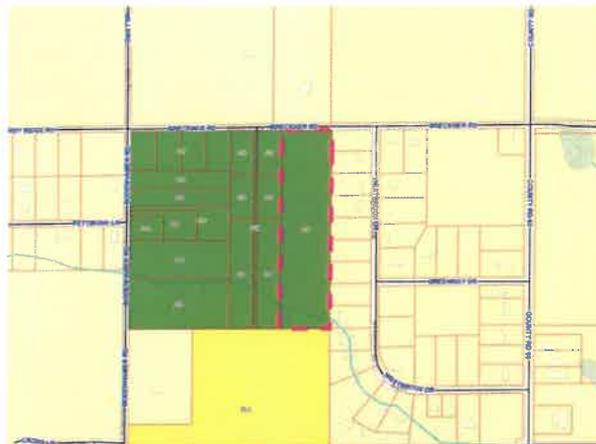
**CURRENT ZONING:** AO

**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 COMPANY SECTION 25, TOWNSHIP 7 SOUTH, RANGE 3 EAST, CITY OF FOLEY, BALDWIN COUNTY, ALABAMA SCALE: 1"=80' OCTOBER 2023



I, SARAH E. WICKO, A LICENSED LAND SURVEYOR OF BALDWIN COUNTY, ALABAMA, SOLEMNLY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF PEDRO GOMEZ AND CLAUDIA DE LA CRUZ, SITUATED IN BALDWIN COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS:  
LOT 3, EQUITY TRUST AS RECORDED IN INSTRUMENT NUMBER 1513037, PROBATE 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, SHOWING THE LOCATION AND BOUNDARIES OF EACH LOT AND EASEMENT AND ITS NUMBER AND SHOWING THE STREETS, ALLEYS AND PUBLIC ROADS AND OTHER THE BOUNDARIES, LENGTH, WIDTH AND NAME OF THE STREETS, AND ANY UTILITIES SHOWN THE RELATION OF THE LAND SO PLATED TO THE GOVERNMENT SURVEY, AND THAT PERMANENT EASEMENTS HAVE BEEN PLACED AT POINTS MARKED THEREON TO THE HIRE OR SHOW AND I 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 20th DAY OF OCTOBER, 2023.

SARAH E. WICKO, PLS. AL. LICENSE #30117

**GOMEZ'S DEDICATION**  
I, CLAUDIA DE LA CRUZ G. and PEDRO FIDELER 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 DE LA CRUZ G.

PEDRO FIDELER GOMEZ

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, \_\_\_\_\_, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT CLAUDIA DE LA CRUZ G. AND PEDRO FIDELER GOMEZ, WHOSE NAMES AS OWNERS IS SHOWN 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

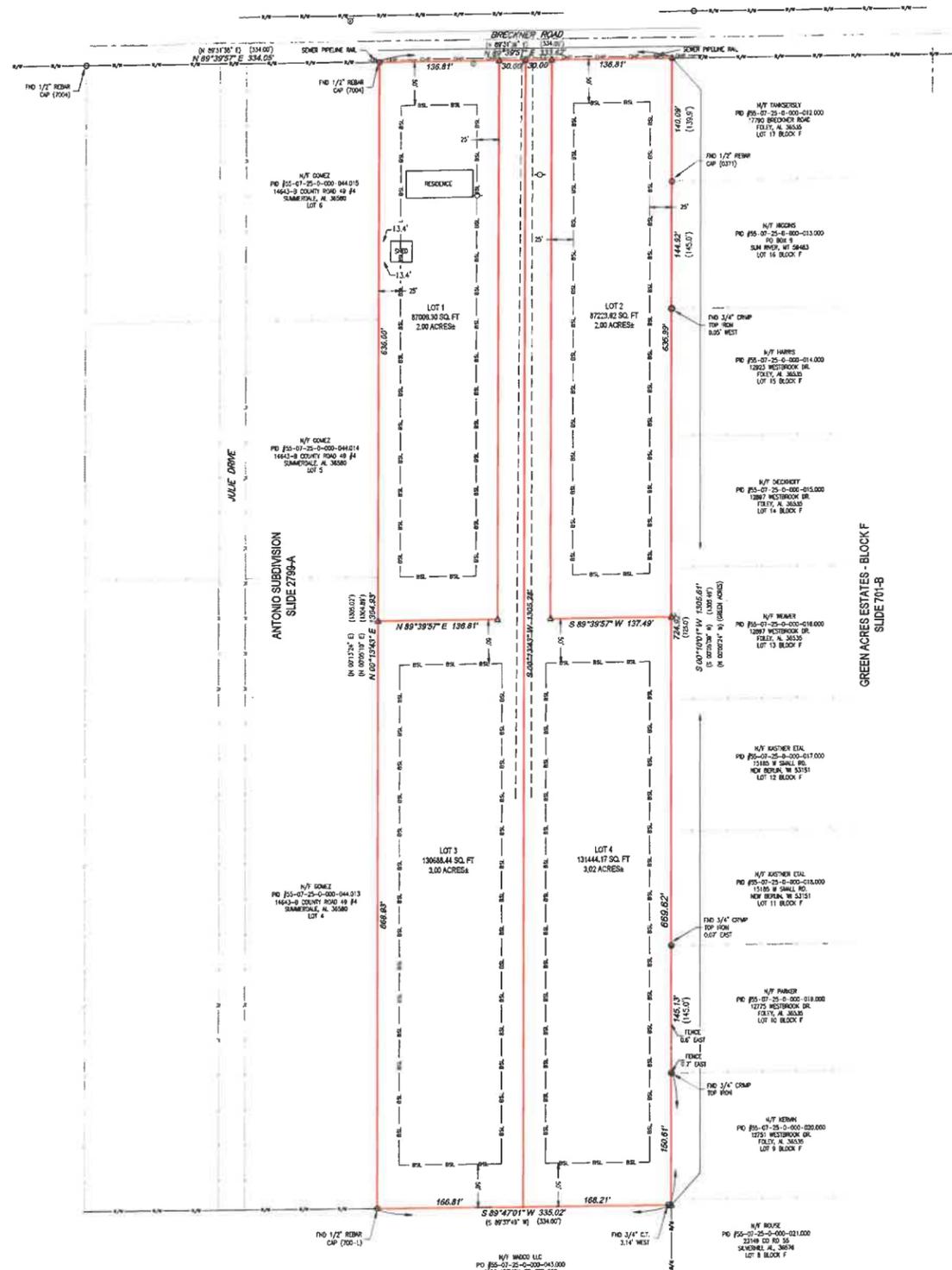
STATE OF ALABAMA  
COUNTY OF BALDWIN

I, \_\_\_\_\_, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT PEDRO GOMEZ, WHOSE NAME AS OWNER IS SHOWN 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

**STATEMENT OF GENERATION OF CURRENT FEMA SPECIAL FLOOD HAZARD AREA ZONE**

THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE 1 (UNHAZARDED).  
BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY CHANGING FLOOD ZONE, THE PROPERTY LIES WITHIN ZONE 1, UNHAZARDED ON FLOOD INSURANCE RATE MAP NUMBER 1502030201A, WHICH HAS AN EFFECTIVE DATE OF 01/15/2018 AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, AND FLOOD SURVEYING HAS BEEN COMPLETED 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 FIDELER GOMEZ  
17722 BRECKENRIDGE 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	- PAGE	OHP	- OVERHEAD POWER
SS	- SANITARY SEWER	[123]	- STREET ADDRESS
P.O.D.	- EXISTING SPOT ELEVATION	FIN	- FOUND
P.O.B.	- POINT OF BEGINNING	INV.	- INVERT
CP	- CONTROL POINT	EL.	- ELEVATION
CONC.	- CONCRETE		

**LEGEND**

△	CALCULATED POINT NOT SET
●	SET PROPERTY CORNER 1/2" REBAR WITH CAP STAMPED PLS CAR1067-LS, LBN8096, LSF1200
○	FOUND IRON PIN TYPE AND SIZE AS SHOWN
○	CAPPED 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

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**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 DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**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\_\_\_\_.

**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\_\_\_\_.

**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\_\_\_\_.

**CERTIFICATE BY THE BALDWIN COUNTY HEALTH DEPARTMENT**  
THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR REJECTION BY THE BALDWIN COUNTY LHO. 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 REMEDIATION REQUIREMENTS, AND THESE ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS SET OUT HERE ON.

PUBLIC HEALTH ENVIRONMENTALIST BALDWIN COUNTY, ALABAMA DATE

- NOTES:**
- NO REQUEST FOR, OR ATTEMPT MADE TO LOCATE ANY IMPROVEMENTS OR UNDERGROUND INSTALLATIONS, OTHER THAN SHOWN.
  - 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. DEED REFERENCE MADE TO INSTRUMENT NUMBER 1513037 AND INSTRUMENT NUMBER 1513037.
  - 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.
  - 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.
  - LIABILITY TO THE SURVEYOR SHALL NOT EXCEED THE AMOUNT PAID FOR THIS SURVEY.
  - THIS DRAWING IS INTENDED TO BE PRINTED ON 35024. IF PRINTED ON A DIFFERENT SIZE THE SCALE WILL BE INACCURATE.
  - 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.

**PLS** SURVEYING & ENGINEERING, INC.  
17798 PAMBA CITY BEACH PARKWAY  
PAMBA CITY BEACH, FL 32413  
PHONE: 904-297-1234  
FAX: 904-297-1234  
4411 COLLETT ROAD 2214  
DOSSAN, AL 36520  
PHONE: 256-298-0800  
FAX: 256-298-0800  
178 HONEYBROOK ROAD SUITE 3  
DOSSAN, AL 36520  
PHONE: 256-298-0800  
FAX: 256-298-0800  
34555 U.S. HIGHWAY 31, SUITE C  
STARBUCK, AL 36378  
PHONE: 205-667-1234  
PROJECT #23-825  
PLS GROUP, INC. COPYRIGHT © 2023. ALL RIGHTS RESERVED.  
**PLAT BOOK** \_\_\_\_\_, **PAGE** \_\_\_\_\_



# 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



**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 September, 2023.

By: Trent Wilson  
PL.S. 694794

By: Judy Meeks  
(Council President Peace Lutheran Church)

By: Geoff Lane  
(Manager of Beach Express Storage LLC)

**Legal Description:**

Commencing at the Northwest 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°36'00" West, 1313.72 feet to the East margin of Roscoe Road; thence run North 00°45'22" East, along said East margin, 230.00 feet; thence run North 89°36'00" East, 860.49 feet; thence run North 00°09'00" East, 314.55 feet; thence run North 89°12'29" East, 452.00 feet to the Point of Beginning.

**Abut:**

Commencing at a 1/2" rebar at the long setback, 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°10'08" East, along the East line of said Section 15, a distance of 636.66 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 North 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 45°07'17" West, along said Roscoe Road, a distance of 79.72 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, \_\_\_\_\_, as 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 \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

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

**CERTIFICATE OF APPROVAL BY THE ELECTRIC PROVIDER**

I, the undersigned, as authorized by the Baldwin EMC hereby approve 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 approve 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 read 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 exemption in 420-2-1-14. The signs 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 appropriate use 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 spaced maintenance and repairing improvements, and these are on file with said health department and are made a part of 914 plat as if set out here on.

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

Authorized Representative

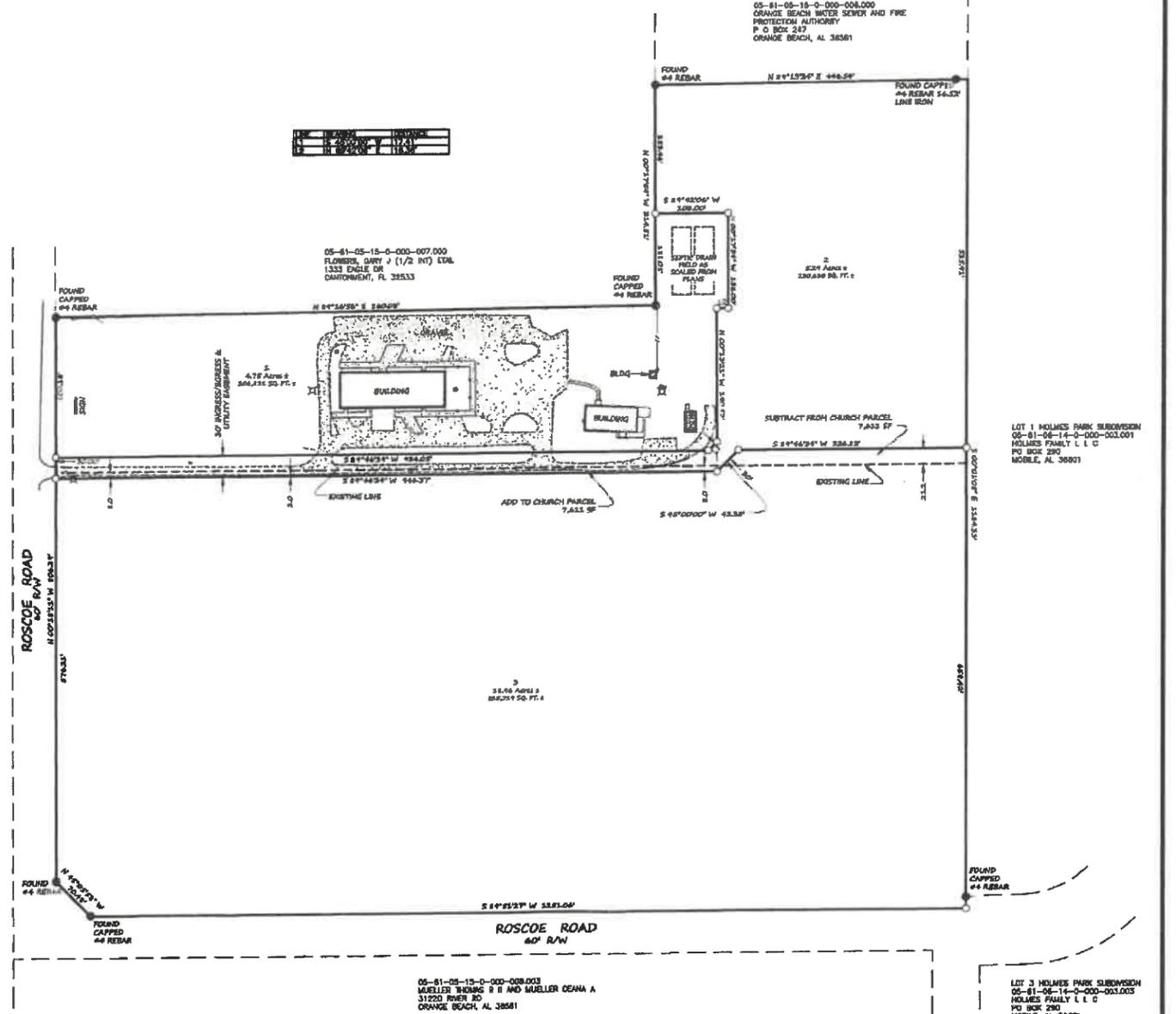
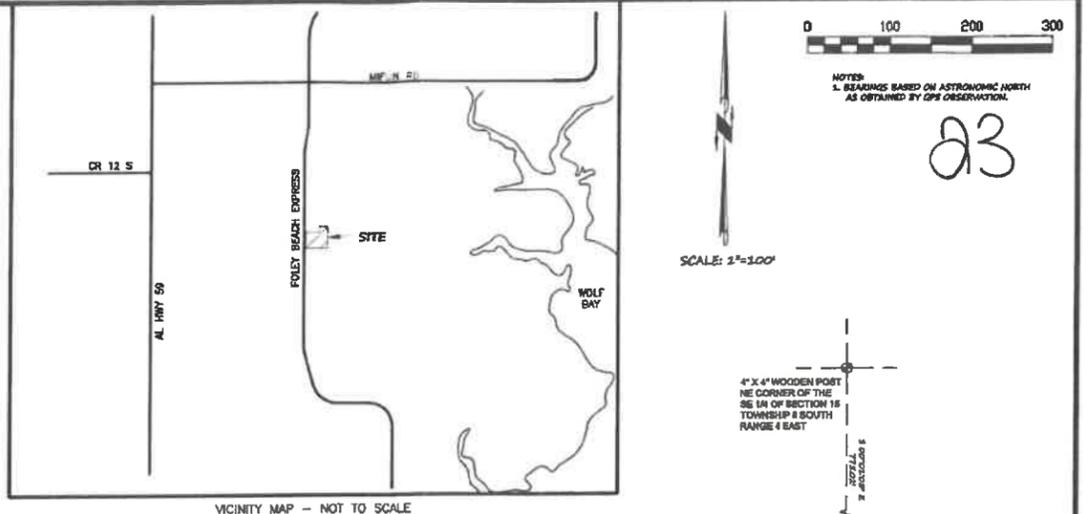
# PEACE SUBDIVISION

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



**SITE DATA**

ZONING: R-1A  
TOTAL AREA: 29.00 ACRES  
NUMBER OF LOTS: 3  
SMALLEST LOT: 4.76 ACRES  
LARGEST LOT: 16.96 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 D1003C0932M 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.





# 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

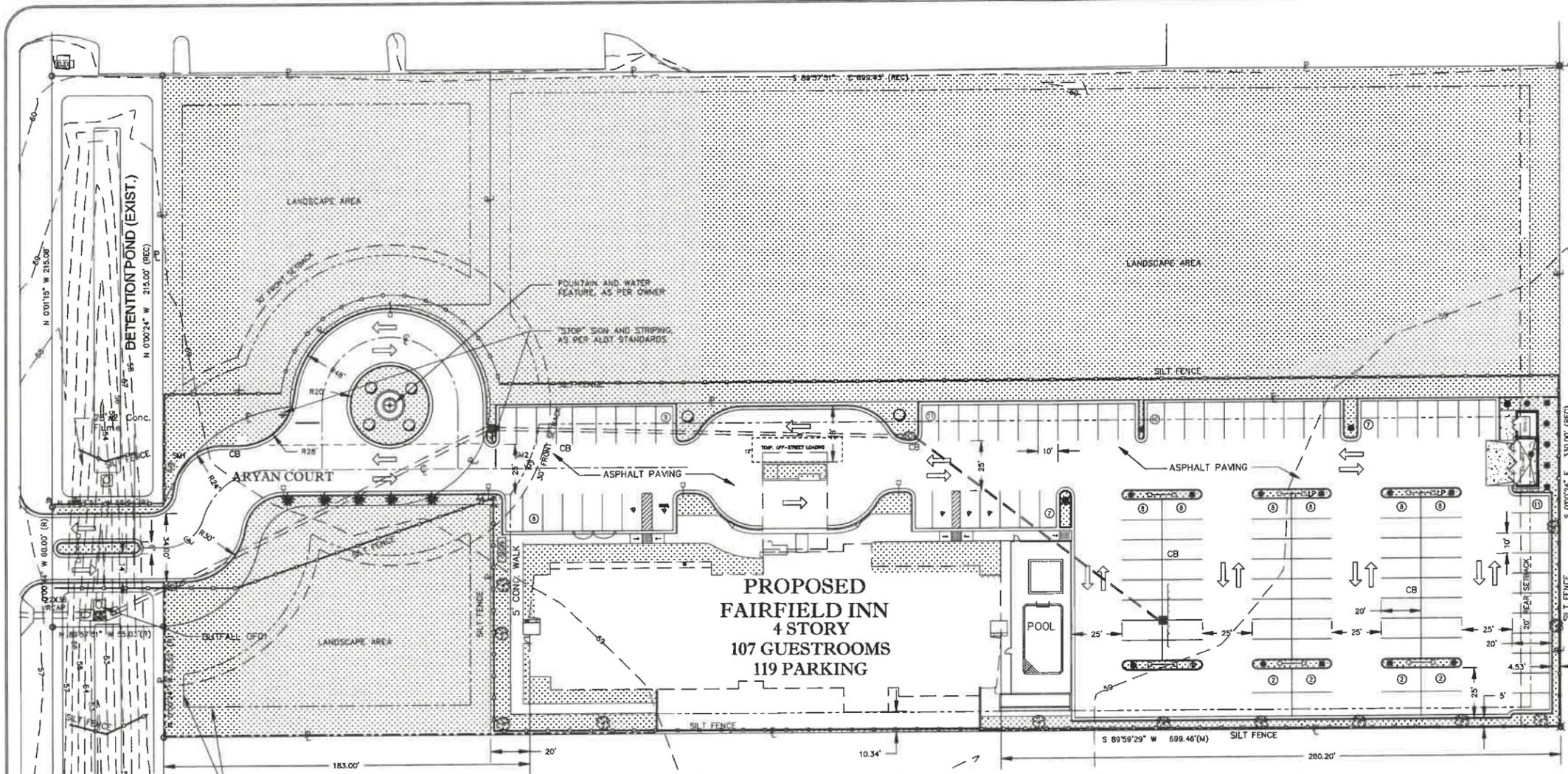
1. LDP issuance is imminent.

**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.



- LEGEND**
- SBL — SETBACK LINE
  - EOR — EDGE OF ROAD (EXIST.)
  - CL — ROADWAY CENTERLINE
  - PL — PROPERTY LINE
  - EOPN — EDGE OF PAVING (NEW)
  - WM — WATER METER
  - HP — HANDICAP PARKING
  - HW — HANDICAP WALK
  - PP — POWER POLE
  - PLP — PARKING LIGHT POLE (NEW)
  - FHA — FIRE HYDRANT ASSEMBLY (EXIST.)
  - CW — CONC. WALKWAY
  - Ⓟ — PARKING SPACE (10'x20' TYP.)
  - LA — LANDSCAPE AREA
  - Ⓢ — SEWER MANHOLE
  - TST — TEMPORARY SEDIMENT TRAP
  - X — SILT FENCE
  - CB — STORM DRAIN CATCH BASIN

RIVERA UTILITIES SETBACKS:  
LOT FRONT & REAR— 15 FT.  
SIDES— 10 FT. (TYPICAL)

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

BUILDING FIRST FLOOR AREA = 14,803 SF  
2/3/4TH FLOOR AREA (EA) = 14,470 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."

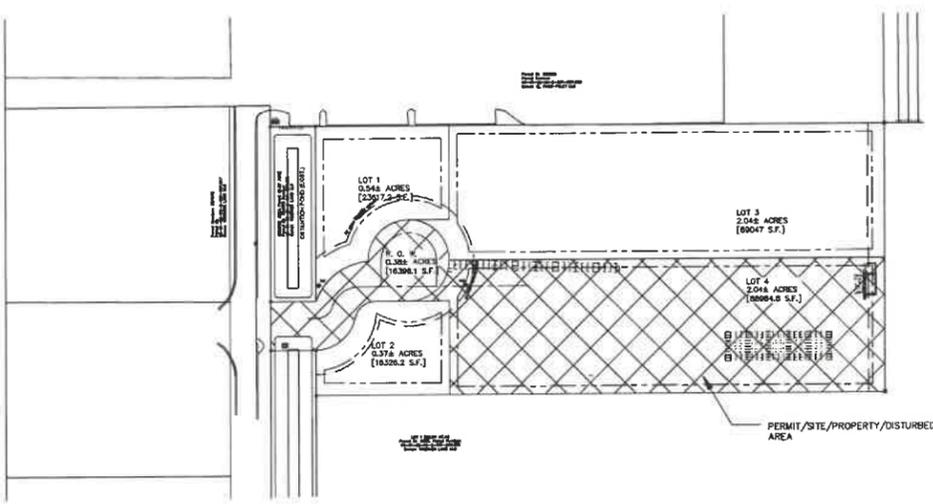
PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X", BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS PER FIRM NO. 01003C0931M, COMMUNITY NO. 010007, DATED APRIL 19, 2019.

**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'

RIVERA 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.

SO. MCKENZIE ST.  
R.O.W. VARIES



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

REVISIONS	
DATE	DESCRIPTION
9/30/23	PLAN REVIEW COMMENTS

**ANIL BADVE, P. E.**  
CIVIL/STRUCTURAL/OCEAN  
ARCHITECTURAL ENGINEERING  
4119 BURMA ROAD, MOBILE, AL  
P. O. BOX 9652, MOBILE, AL 36681  
TEL/FAX: (251)943-5652/861-2394  
E-MAIL: ANILBADVE@GMAIL.COM



**SITE PLAN**  
**FAIRFIELD INN**  
SOUTH MCKENZIE STREET, FOLEY, ALABAMA

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

07

**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



**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.





# 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)

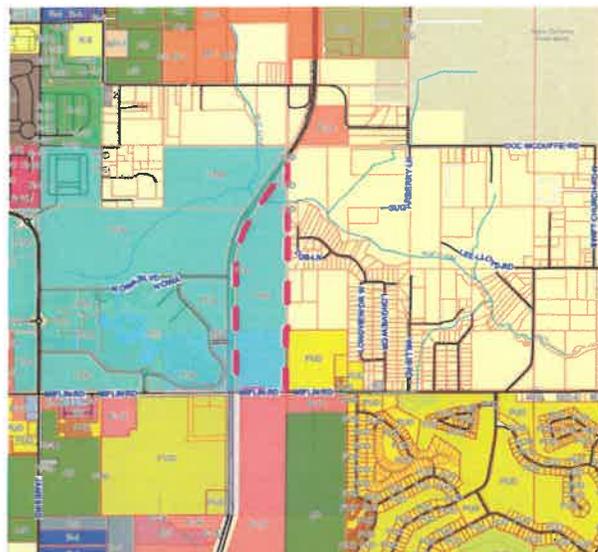
**CURRENT ZONING:** PDD

**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.



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**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  
257-341-5777  
PHONE NUMBER  
grant@burtonprop.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

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

Exhibit 1



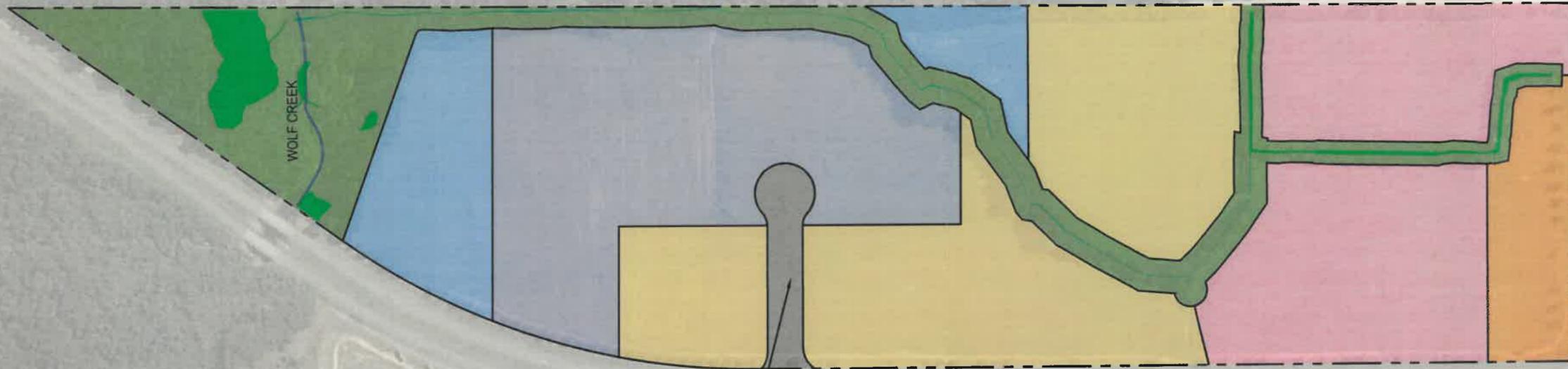
Burton  
PROPERTY GROUP

37

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

WOLF CREEK  
ESTATES

FRANK COLE LANE



CREEKVIEW BOULEVARD

FOLEY BEACH EXPRESSWAY

COUNTY ROAD 20

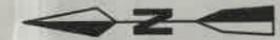
OWA

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

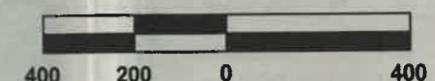
TOTAL PDD SIZE = 103.17 ACRES

**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 DIVDED 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



16504 E. BREWSTER ROAD | SUITE 101  
COVINGTON, LA  
985.249.8180

PRELIMINARY NOT  
FOR  
CONSTRUCTION

PROJECT NO. 21-1111

SUBMITTAL NAME

10/16/2023

10/23/2023 CHECKED BY JMS

CHECKED BY EMG  
DRAWN BY JMS

PDD PLAN

PDD-1

Z:\2021\21-1111\CIVIL\CADD\HBIT\21-1111 PDD PLAN\_20231016.DWG

# Exhibit 2

revision log:  
no. date remarks

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

professional seal:

released for:  
review  
permitting  
construction

Architect

HRG

DESIGN  
BUILD  
SOLUTIONS

P.O. BOX 1156  
FURHOPE, AL 36535  
251.531.6383  
jeff@hondovetalsdesignbuild.com

job number:

2307

date:

10 OCT 2023

sheet title & no.

FRONT ELEVATIONS

A3.0



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

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

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

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

Elevation "E"  
Scale: 3/16" = 1'-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  
 FORT HOPE, AL 36533  
 251.751.6284  
 info@hrg-usa.com

job number:

2307

date:

10 OCT 2023

sheet title & no.

FRONT ELEVATIONS

A3.1

## 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

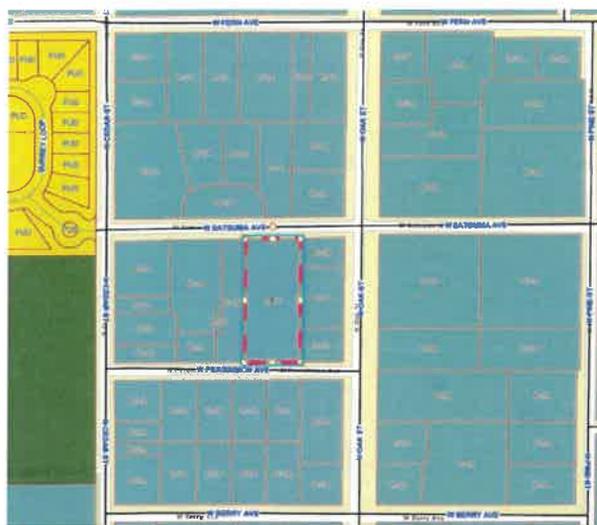
**CURRENT ZONING:** R-1A

**REQUESTED ZONING:** n/a

**ADJACENT ZONING:** R-1A

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

**EXISTING LAND USE:** Residential



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

**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.

# 410 W PERSIMMON SUBDIVISION

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

State of Alabama  
Baldwin County)

The undersigned, Trent Wilson, Professional Land Surveyor, State of Alabama, and Charles G. Guy, owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor, and that this plat or map was made at the instance of said owner, that this plat or map is a true and correct plat or map of land shown therein and known or to be known as 410 W PERSIMMON SUBDIVISION, below described property situated in Baldwin County, Alabama:

Legal Description:  
Instrument 641757:  
Starting from the Southwest corner of acreage lot 234 in the townsite of Foley, Alabama, measuring East 395 feet for a Point of Beginning, thence North 363 feet, thence East 164 feet, thence South 363 feet, thence West 164 feet to the point of beginning, containing 3/4 acre, more or less, being a subdivision of a part of Section Twenty (20) in Township Seven (7) South of Range Four (4) East.

In Witness Whereof, we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: Trent Wilson By: Charles G. Guy  
Licensed L.S. #34764

State of Alabama  
Baldwin County)

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

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

Certificate of approval by the City Engineer

The undersigned, as City Engineer of the City of Foley, Alabama, hereby approved the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
City Engineer

Certificate of approval by the City of Foley Planning Commission

The undersigned, as Planning Commission Chairman of the City of Foley, Alabama, hereby approved the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Planning Commission Chairman

Certificate of approval by the Water Utility

The undersigned, as authorized by Riviera Utilities, hereby approves the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Authorized Representative

Certificate of approval by the Sewer Utility

The undersigned, as authorized by Riviera Utilities, hereby approves the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Authorized Representative

Certificate of approval by the Electric Utility

The undersigned, as authorized by Riviera Utilities, hereby state that power is available at the location of the plat and approves the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Authorized Representative

Certificate of approval by the Gas Utility

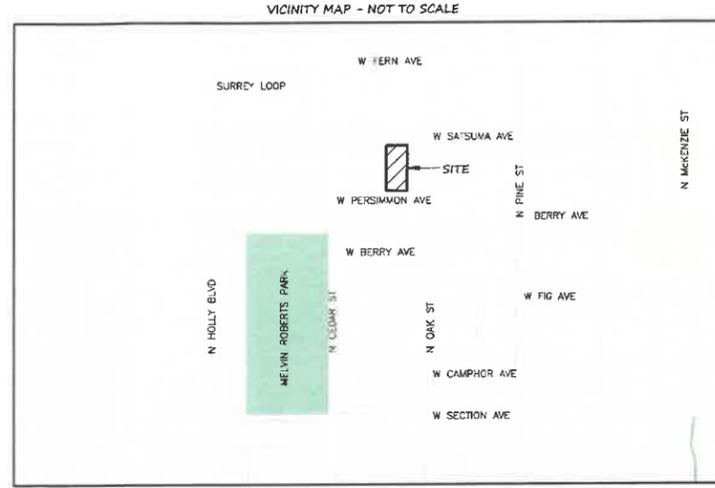
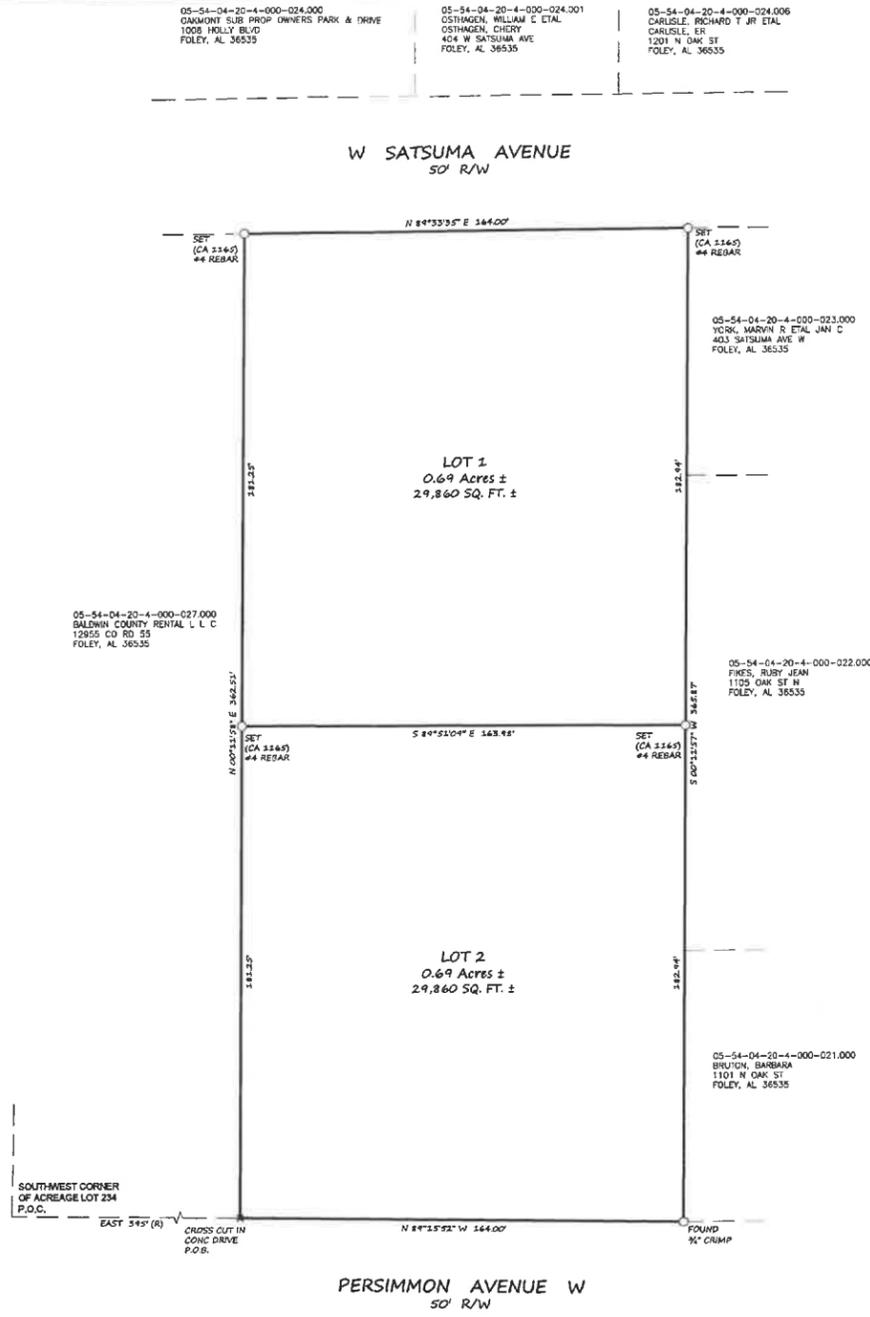
The undersigned, as authorized by Riviera Utilities, hereby state that power is available at the location of the plat and approves the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Authorized Representative

Certificate of approval by Baldwin County E-911 Addressing Board

The undersigned, as authorized by Baldwin County E-911 Addressing Board, hereby approves the within plat for the recording of same in the Office of the Probate Judge, Baldwin County, Alabama, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Authorized Representative



**SITE DATA**

CURRENT ZONING: R-1A  
TOTAL AREA: 59,720± SF  
NUMBER OF LOTS: 2  
SMALLEST LOT: 29,860± SF  
LARGEST LOT: 29,860± SF

**REQUIREMENTS FOR R-1A ZONE**

Minimum Lot Area: 12,000 square feet  
Minimum Lot Width of Building Line: 103 feet  
Minimum Depth of Front Yard: 35 feet  
Minimum Depth of Rear Yard: 30 feet  
Minimum Depth of Rear Yard with Pool/Screen: 10 feet Enclosure  
Minimum Width of Each Side Yard: 12 feet  
Minimum Depth of Side Yard Abutting Street: 35 feet  
Maximum Building Area (% of Gross Lot Area): 25 %  
Maximum Building Height (feet): 50 feet  
Maximum Building Height (stories): 2  
Off-Street Parking Spaces: 2  
Maximum Density Per Acre: 3.0

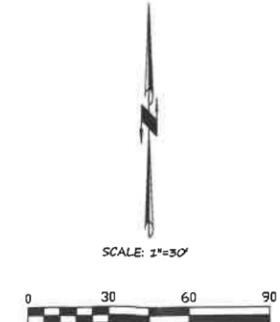
**EASEMENTS**

FRONT - 15'  
REAR - 15'  
SIDE - 10'



Trent Wilson, PLS #34764  
Weygand Wilson Surveyors, LLC  
229 E. 20th Ave., Suite 12  
Gulf Shores, AL 36542  
Phone: (251) 945-1566

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



**LEGEND**

B/D	BUILDING
CALC	CALCULATED
CH	CHORD
D	DELTA
MH	MANHOLE
R	RADIUS
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
A/C	AIR CONDITIONER
U/P	UTILITY POLE
⊙	ANCHOR
CONC	CONCRETE
W/M	WATER METER
S/B	SEWER BOX
IR	IRRIGATION CONTROL BOX
W/V	WATER VALVE
F/H	FIRE HYDRANT
U/P	UTILITY POLE
L/P	LIGHT POLE
SP	STAKING POINT
M	MEASURED
R	RECORDED
CM	CONCRETE MONUMENT
X	FENCE
—//—	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 01003C0017M EFFECTIVE 4/19/2019 AND FOUND 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 Miflin Rd**

**PROJECT DESCRIPTION:  
2 lot subdivision**

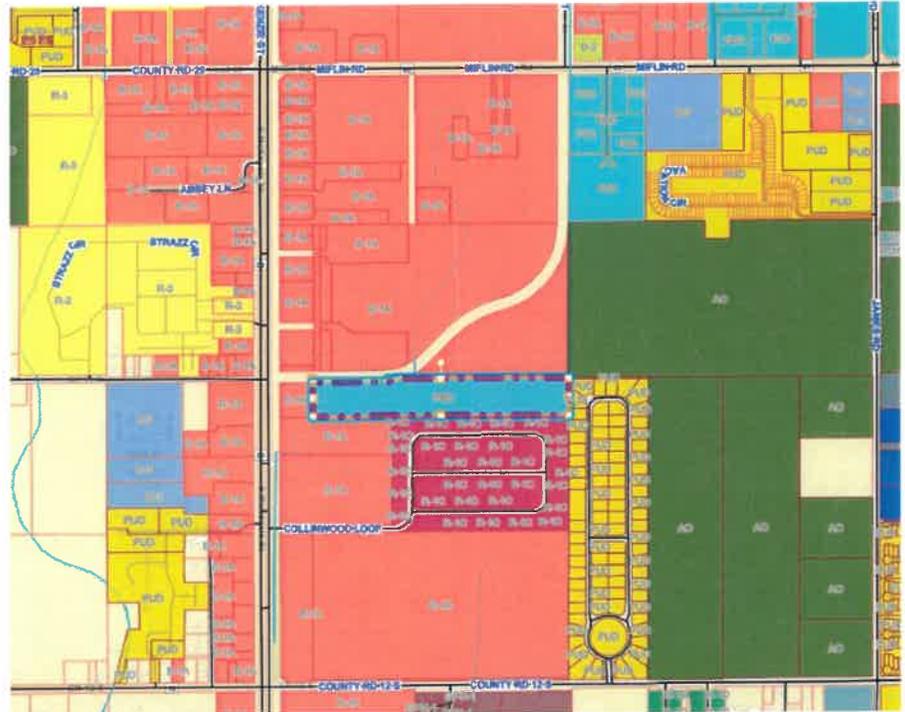
**CURRENT ZONING:  
PDD - Planned  
Development District**

**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

U15



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.

49

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 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 First Revision of Scurlock Subdivision, below described property situated in Baldwin County, Alabama:

Legal Description as provided by client BR 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, 513.89 feet; thence North 89°33'15" East, 424.01 feet to the West right-of-way of Mall Road, a paved county road; thence South 00°00'00" West, along said West right-of-way, 513.89 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 P.L.S. #54784  
By: Billy Scurlock (Owner)  
By: Karen Scurlock (Owner)  
By: Kayla Scurlock (Owner)

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

Certificate of approval by the Baldwin County Engineer  
The undersigned, as Engineer for Baldwin County, Alabama, hereby approves the within plat 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 plat 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 plat 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 WILSON**  
SURVEYORS

Trent Wilson P.L.S. #54784  
Weygand Wilson Surveying LLC  
550 E. 20th Ave., Suite 12  
Dale County, AL 36522  
Phone: (205) 476-7999

**SITE DATA**  
ZONING: Un-zoned  
TOTAL AREA: 8.0 ACRES  
NUMBER OF LOTS: 4  
SMALLEST LOT: 43,864 SQ. FT.  
LARGEST LOT: 87,004 SQ. FT.



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

**OWNERS**  
HYRAM B. & MELISSA BONNER  
7239 MADON FLY WAY  
FOLEY, AL 36538

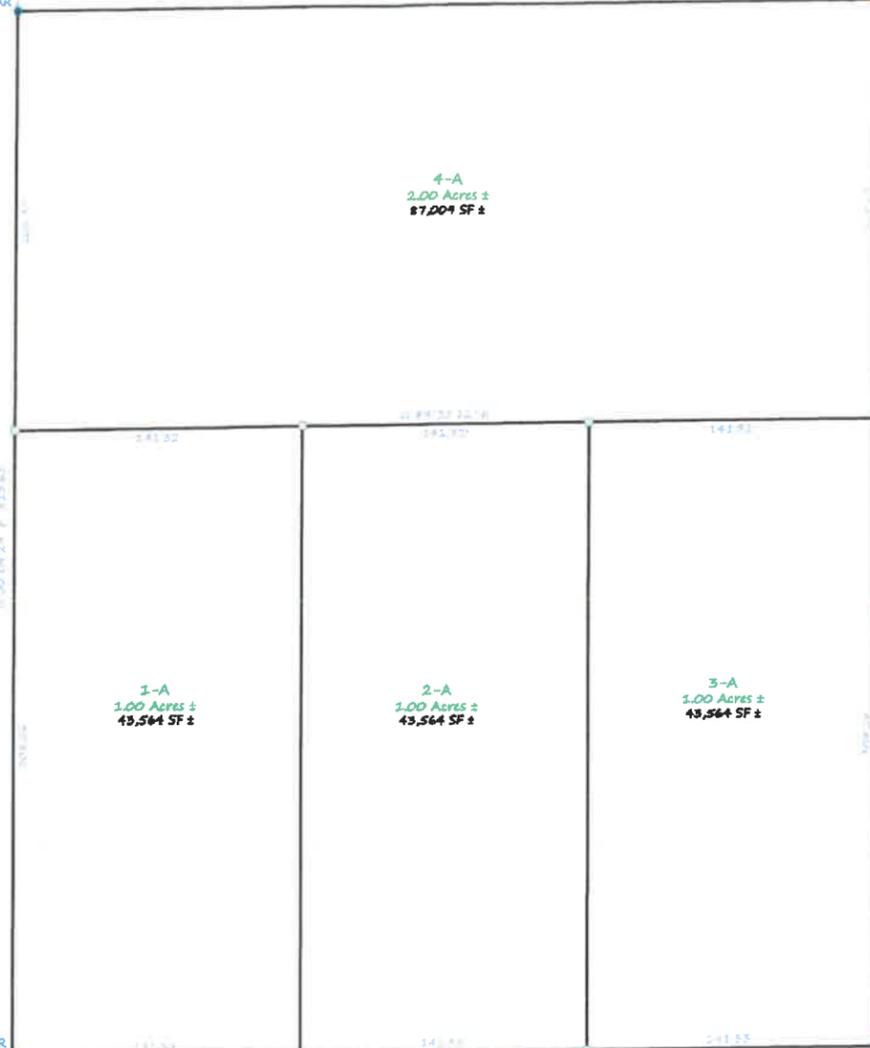
**BILLY & KAREN SCURLOCK**  
7283 CALDWELL LANE  
FOLEY, AL 36538

**KAYLA SCURLOCK**  
63 HAW 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 81003C0288M EFFECTIVE 4/29/2019 AND FOUND TO BE IN ZONE "X".

FOUND 'LS 17386' #4 REBAR

FOUND CAPPED #4 REBAR



FOUND CAPPED #4 REBAR

FOUND 'CA 1165' #4 REBAR

VICINITY MAP - NOT TO SCALE



- LEGEND**
- BLDG BUILDINGS
  - CALC CALCULATED
  - CHD CHIMNEY
  - D DELTA
  - MH MANHOLE
  - ROAD ROAD
  - RW RIGHT OF WAY
  - S.E. SQUARE FEET
  - A/C AIR CONDITIONER
  - UTILITY POLE UTILITY POLE
  - ANCHOR ANCHOR
  - WALL WALL
  - CONC CONCRETE
  - WATER METER WATER METER
  - GENERATOR GENERATOR
  - PROTECTOR CONTRL BOX PROTECTOR CONTRL BOX
  - WATER VALVE WATER VALVE
  - FIRE HYDRANT FIRE HYDRANT
  - LITLTY BOX LITLTY BOX
  - STAKE POINT STAKE POINT
  - MEASURED MEASURED
  - RECORDED RECORDED
  - CONCRETE MONUMENT CONCRETE MONUMENT
  - FOUND (CA 1165) #4 REBAR FOUND (CA 1165) #4 REBAR

RECEIVED



# 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

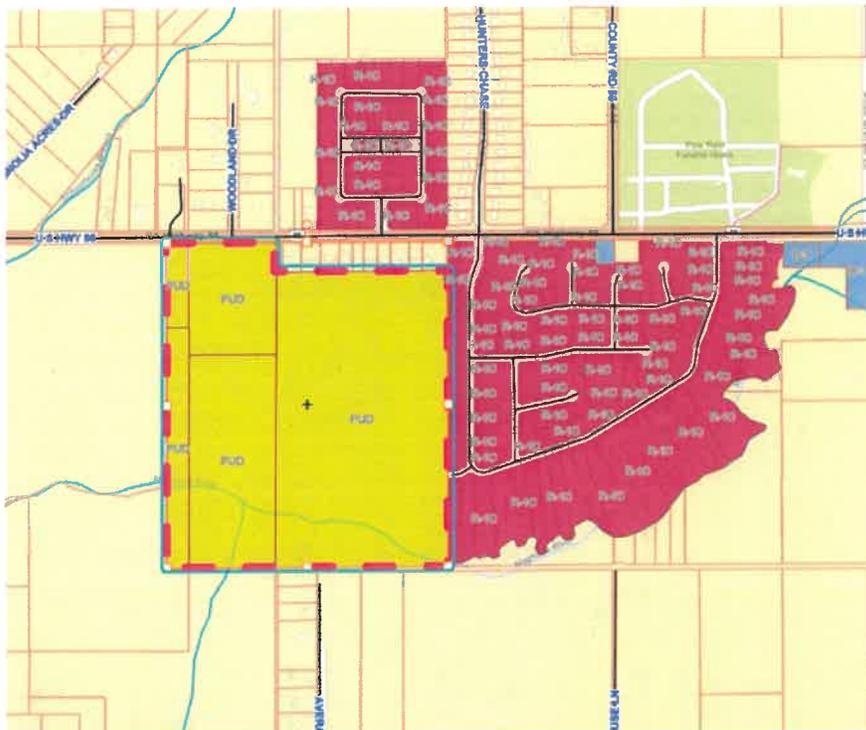
**LOCATION:** S of U.S Hwy 98,  
W of Venice Blvd

**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:**

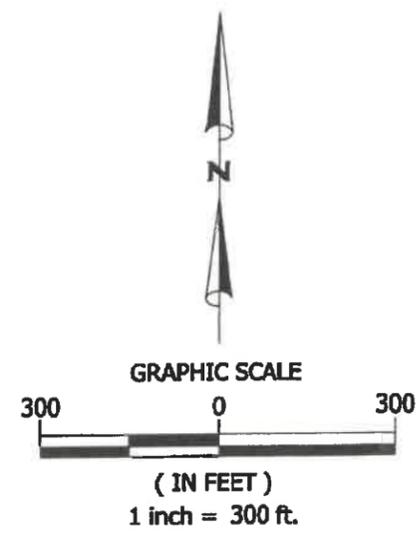
Chuck Lay - Not opposed.



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**



SITE DATA
TOTAL PARENT TRACT ACREAGE: 121.79 AC±
DEDICATED ROW AREA: 5.34 AC±
LINEAR FEET OF STREETS: 4,880 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 - (254) 843-5001
413 E. LAUREL AVE. FOLEY, AL 36536

PARENT PARCELS (PPIN):
05-55-07-28-0-000-021.000 (7109)
05-55-08-27-0-000-017.000 (7115)
05-55-08-27-0-000-017.001 (83180)
05-55-08-30-0-000-052.001 (7112)
05-55-08-30-0-000-052.004 (92433)

ENGINEER:
JADE CONSULTING, LLC
P.O. BOX 1929
FAIRHOPE, AL 36533
251-828-3443
PERRY C. JENNIFER, 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
WABINSCHVILLE, LA 70447
ADAM FENNING

NOTES:

- 1. LOTS 44-70 SHALL BE RESTRICTED TO A MAXIMUM REAR-YARD FENCE HEIGHT OF 4 FEET.
2. TEMPORARY ACCESS, UTILITY & DRAINAGE EASEMENTS IE #1, IE #2 & IE #3 ARE TO BE VACATED IN R.O.W. EXTENSION OF FUTURE PHASES.
3. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
4. STORM WATER DETENTION AREAS ARE NOT THE RESPONSIBILITY OF BALDWIN COUNTY OR THE CITY OF FOLEY TO MAINTAIN.
5. 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.
6. CAPPED REBARs (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 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 - 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 SOUTHWEST 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 108.83 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 668.02 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 00°-00'-47" 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'-50" 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'-50" 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 HEREIN 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 FENNING PRINT TITLE

CERTIFICATION BY NOTARY PUBLIC

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

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

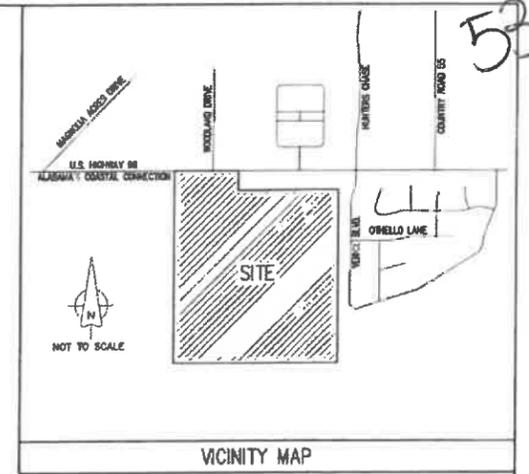
I, \_\_\_\_\_ THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, HEREBY CERTIFY THAT

ADAM FENNING, \_\_\_\_\_ 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. 0100300795 M & 0100300815 M, DATED 04/19/2015, AND IS SHOWN TO BE IN FLOOD ZONES "X-UNSHADED", "X-SHADED" & "AE22-AE26".



KEYSTONE SUBDIVISION
PHASE 1
PRELIMINARY PLAT

OCTOBER 6, 2023

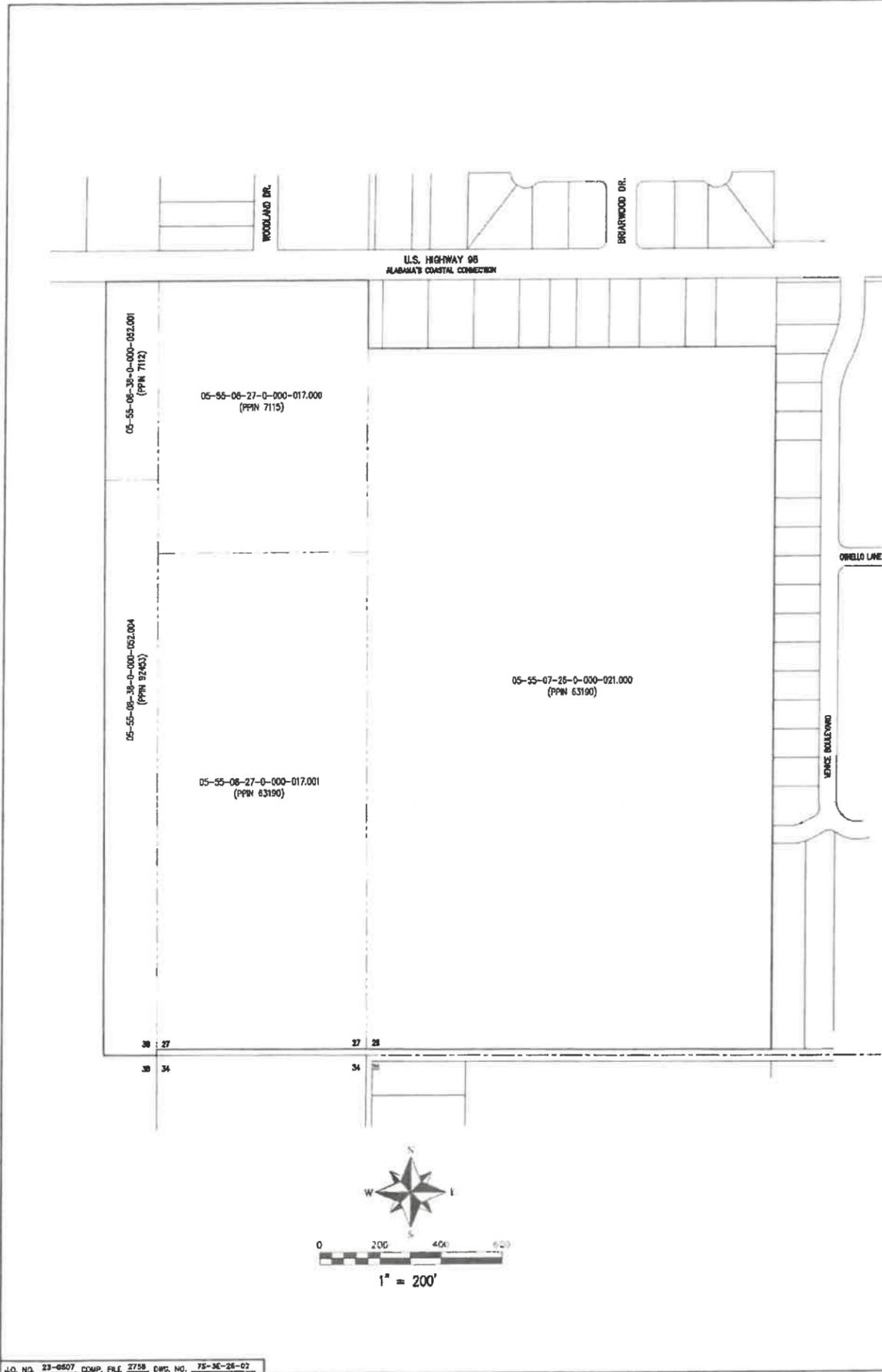
WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

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

SHEET 1 OF 4



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AREA DATA			AREA DATA		
LOT 1	9,375 SF	0.215 AC	LOT 48	9,375 SF	0.215 AC
LOT 2	9,375 SF	0.215 AC	LOT 49	9,375 SF	0.215 AC
LOT 3	9,375 SF	0.215 AC	LOT 50	9,375 SF	0.215 AC
LOT 4	9,375 SF	0.215 AC	LOT 51	10,120 SF	0.232 AC
LOT 5	9,375 SF	0.215 AC	LOT 52	10,116 SF	0.232 AC
LOT 6	9,375 SF	0.215 AC	LOT 53	9,375 SF	0.215 AC
LOT 7	10,119 SF	0.232 AC	LOT 54	9,375 SF	0.215 AC
LOT 8	10,119 SF	0.232 AC	LOT 55	9,375 SF	0.215 AC
LOT 9	9,375 SF	0.215 AC	LOT 56	9,375 SF	0.215 AC
LOT 10	9,375 SF	0.215 AC	LOT 57	9,375 SF	0.215 AC
LOT 11	9,375 SF	0.215 AC	LOT 58	9,375 SF	0.215 AC
LOT 12	9,375 SF	0.215 AC	LOT 59	7,975 SF	0.183 AC
LOT 13	9,375 SF	0.215 AC	LOT 60	8,009 SF	0.184 AC
LOT 14	9,416 SF	0.216 AC	LOT 61	7,750 SF	0.178 AC
LOT 15	9,920 SF	0.228 AC	LOT 62	8,627 SF	0.203 AC
LOT 16	9,920 SF	0.228 AC	LOT 63	7,750 SF	0.178 AC
LOT 17	11,973 SF	0.273 AC	LOT 64	7,750 SF	0.178 AC
LOT 18	11,973 SF	0.273 AC	LOT 65	7,750 SF	0.178 AC
LOT 19	11,973 SF	0.273 AC	LOT 66	7,750 SF	0.178 AC
LOT 20	11,973 SF	0.273 AC	LOT 67	7,750 SF	0.178 AC
LOT 21	11,973 SF	0.273 AC	LOT 68	7,750 SF	0.178 AC
LOT 22	11,973 SF	0.273 AC	LOT 69	7,750 SF	0.178 AC
LOT 23	11,973 SF	0.273 AC	LOT 70	8,578 SF	0.197 AC
LOT 24	11,973 SF	0.273 AC	LOT 71	10,924 SF	0.251 AC
LOT 25	11,973 SF	0.273 AC	LOT 72	7,750 SF	0.178 AC
LOT 26	11,973 SF	0.273 AC	LOT 73	7,750 SF	0.178 AC
LOT 27	11,973 SF	0.273 AC	LOT 74	7,750 SF	0.178 AC
LOT 28	11,973 SF	0.273 AC	LOT 75	8,686 SF	0.200 AC
LOT 29	11,228 SF	0.258 AC	LOT 76	11,334 SF	0.260 AC
LOT 30	11,361 SF	0.261 AC	LOT 77	11,701 SF	0.270 AC
LOT 31	11,361 SF	0.261 AC	LOT 78	7,750 SF	0.178 AC
LOT 32	10,406 SF	0.239 AC	LOT 79	7,750 SF	0.178 AC
LOT 33	9,375 SF	0.215 AC	LOT 80	7,750 SF	0.178 AC
LOT 34	9,866 SF	0.226 AC	LOT 81	7,750 SF	0.178 AC
LOT 35	9,866 SF	0.226 AC	LOT 82	7,750 SF	0.178 AC
LOT 36	9,375 SF	0.215 AC	LOT 83	7,750 SF	0.178 AC
LOT 37	9,375 SF	0.215 AC	LOT 84	7,750 SF	0.178 AC
LOT 38	9,375 SF	0.215 AC	LOT 85	7,750 SF	0.178 AC
LOT 39	9,375 SF	0.215 AC	LOT 86	7,750 SF	0.178 AC
LOT 40	9,375 SF	0.215 AC	LOT 87	7,750 SF	0.178 AC
LOT 41	9,375 SF	0.215 AC	PARCEL A	506,219 SF	11,623 AC
LOT 42	9,375 SF	0.215 AC	PARCEL B	517,844 SF	12,347 AC
LOT 43	9,375 SF	0.215 AC	C.A. 1	186,777 SF	4.269 AC
LOT 44	9,375 SF	0.215 AC	C.A. 2	23,967 SF	0.550 AC
LOT 45	9,375 SF	0.215 AC	C.A. 3	841,758 SF	19,378 AC
LOT 46	10,874 SF	0.248 AC	C.A. 4	21,350 SF	0.489 AC
LOT 47	9,375 SF	0.215 AC	C.A. 5	19,887 SF	0.457 AC

CURVE DATA					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	200.000	150.00	54.11	S09°15'15"E	53.83
C2	19°49'22"	200.00	69.19	S10°04'34"E	68.85
C3	04°24'36"	1,500.00	115.47	S87°49'13"W	115.44
C4	02°14'24"	1,500.00	56.89	N88°56'41"E	56.89
C5	02°14'14"	1,500.00	56.57	S86°44'22"W	56.57
C6	90°04'09"	100.00	157.20	S44°50'03"E	141.31
C7	89°49'53"	145.00	227.34	S44°48'55"E	204.76
C8	90°00'00"	50.00	78.54	S44°50'07"W	70.71
C9	90°00'00"	50.00	78.54	N45°09'53"W	70.71
C10	16°26'28"	175.00	50.27	S08°12'29"E	50.04
C11	20°00'00"	180.00	62.83	S08°51'13"E	62.51
C12	16°15'50"	225.00	63.67	S08°17'46"E	63.65
C13	19°49'22"	175.00	60.55	S10°04'34"E	60.24
C14	83°47'07"	25.00	37.43	S42°34'11"W	34.63
C15	90°02'54"	25.00	36.30	S45°15'01"E	35.38
C16	35°03'34"	25.00	15.30	N72°10'07"E	15.06
C17	35°03'34"	25.00	15.30	N72°30'05"E	15.06
C18	35°03'34"	25.00	15.30	S72°26'21"E	15.06
C19	35°03'34"	25.00	15.30	S72°26'21"E	15.06
C20	35°03'34"	25.00	15.30	S72°26'21"E	15.06
C21	35°03'34"	25.00	15.30	S72°26'21"E	15.06
C22	35°02'37"	25.00	15.30	N72°28'37"E	15.06
C23	35°03'34"	25.00	15.30	N72°30'05"E	15.06
C24	18°25'56"	125.00	40.21	S80°45'09"E	40.04
C25	24°29'56"	125.00	53.45	S59°17'13"E	53.04
C26	24°29'56"	125.00	53.45	S34°47'17"E	53.04
C27	22°38'21"	125.00	48.38	S11°35'05"E	48.07
C28	90°04'09"	75.00	117.90	S44°56'03"E	106.13
C29	39°09'14"	120.00	82.00	S18°35'35"E	81.47
C30	23°07'22"	120.00	48.43	S50°36'54"E	48.10
C31	11°41'19"	170.00	34.78	S05°45'38"E	34.77
C32	22°37'00"	170.00	67.11	S25°54'48"E	66.67
C33	22°37'00"	170.00	67.11	S43°32'46"E	66.67
C34	13°44'22"	170.00	40.77	S83°43'23"E	40.67
C35	39°19'49"	25.00	17.16	S05°55'45"E	16.83
C36	108°48'59"	50.00	94.96	S85°40'20"E	81.32
C37	49°15'22"	22.97	19.75	N65°30'11"E	19.15
C38	53°25'30"	25.00	27.67	N86°06'40"E	26.28
C39	72°36'52"	50.00	63.37	S89°17'39"E	59.21
C40	36°55'39"	25.00	16.11	S71°27'03"E	15.64
C41	90°00'00"	25.00	39.27	S45°06'02"W	35.36
C42	90°00'00"	25.00	39.27	N44°53'58"W	35.36
C43	94°17'53"	25.00	41.11	N47°18'19"W	36.53
C44	85°47'07"	25.00	37.43	S42°34'11"W	34.63
C45	48°11'23"	25.00	21.03	S24°12'34"E	20.41
C46	12°52'21"	50.00	11.23	S4°15'08"E	11.21
C47	88°25'34"	50.00	77.21	S08°45'37"W	69.78
C48	90°00'00"	100.00	157.08	N44°53'58"W	141.43
C49	36°50'28"	50.00	32.15	S71°24'53"W	31.60
C50	90°00'00"	25.00	39.27	S44°50'07"W	35.36
C51	90°00'00"	25.00	39.27	N45°09'53"W	35.36
C52	48°11'23"	25.00	21.03	S65°44'26"W	20.41
C53	36°38'28"	50.00	31.98	S56°57'59"W	31.43
C54	54°04'29"	50.00	47.19	N74°40'32"W	45.46
C55	47°28'25"	50.00	41.43	N23°54'05"E	40.25
C56	02°21'40"	1,475.00	60.79	N88°49'25"E	60.78
C57	02°10'57"	1,475.00	52.76	N89°00'24"E	52.75
C58	90°00'00"	25.00	39.27	N44°53'58"W	35.36
C59	23°34'43"	50.00	20.38	N11°41'19"W	20.43

LINE DATA		
LINE	BEARING	DISTANCE
L1	S00°00'45"W	18.14
L2	S19°58'15"E	82.48
L3	S00°00'45"W	24.10
L4	S00°00'45"W	16.13
L5	S89°58'08"E	13.16
L6	S00°00'02"W	22.71
L7	S01°58'07"W	19.35
L8	S77°09'40"E	60.15
L9	S65°24'42"E	53.35
L10	S51°02'44"E	53.35
L11	S40°54'46"E	53.35
L12	S28°37'48"E	53.35
L13	S16°07'03"E	55.92
L14	S03°05'52"E	65.35
L15	S89°53'58"E	20.33
L16	S89°53'58"E	15.00
L17	S89°43'52"E	55.20
L18	S00°06'02"W	19.23
L19	S89°54'52"E	10.14
L20	S00°06'02"W	38.19
L21	S05°58'03"E	58.26
L22	S17°16'33"E	58.13
L23	S28°25'03"E	58.13
L24	S38°53'33"E	58.13
L25	S51°11'03"E	58.13
L26	S69°58'08"E	19.26
L27	S89°58'08"E	19.26
L28	S89°58'08"E	19.30
L29	S89°58'08"E	13.18
L30	S89°58'08"E	5.75
L31	N00°09'53"W	16.00
L32	S85°37'14"W	5.75
L33	S00°09'53"E	16.00
L34	S89°50'07"W	15.11
L35	N00°09'53"W	16.00
L36	S16°25'43"E	54.40
L37	S19°59'15"E	82.48
L38	N89°50'07"E	62.00
L39	N89°59'34"E	54.04
L40	N00°09'53"W	16.00
L41	S00°04'55"W	24.67
L42	S00°04'55"W	35.13
L43	N00°06'02"E	25.00
L44	N00°06'02"E	25.00
L45	N00°06'02"E	65.83
L46	N89°53'58"W	50.00
L47	N00°06'02"E	31.83
L48	N00°06'02"E	34.00
L49	N00°06'02"E	5.00
L50	S89°50'07"W	15.00
L51	S89°50'07"W	16.99
L52	N89°50'07"E	16.00
L53	N88°15'34"E	35.99
L54	N00°09'53"W	50.00
L55	N29°54'34"W	80.62
L56	S89°50'07"W	50.00
L57	S00°09'53"E	120.00
L58	N89°50'07"E	25.00
L59	N89°50'07"E	25.00
L60	N89°50'07"E	25.00
L61	N00°09'53"W	70.00
L62	N89°50'07"E	50.00
L63	S00°09'53"E	70.00

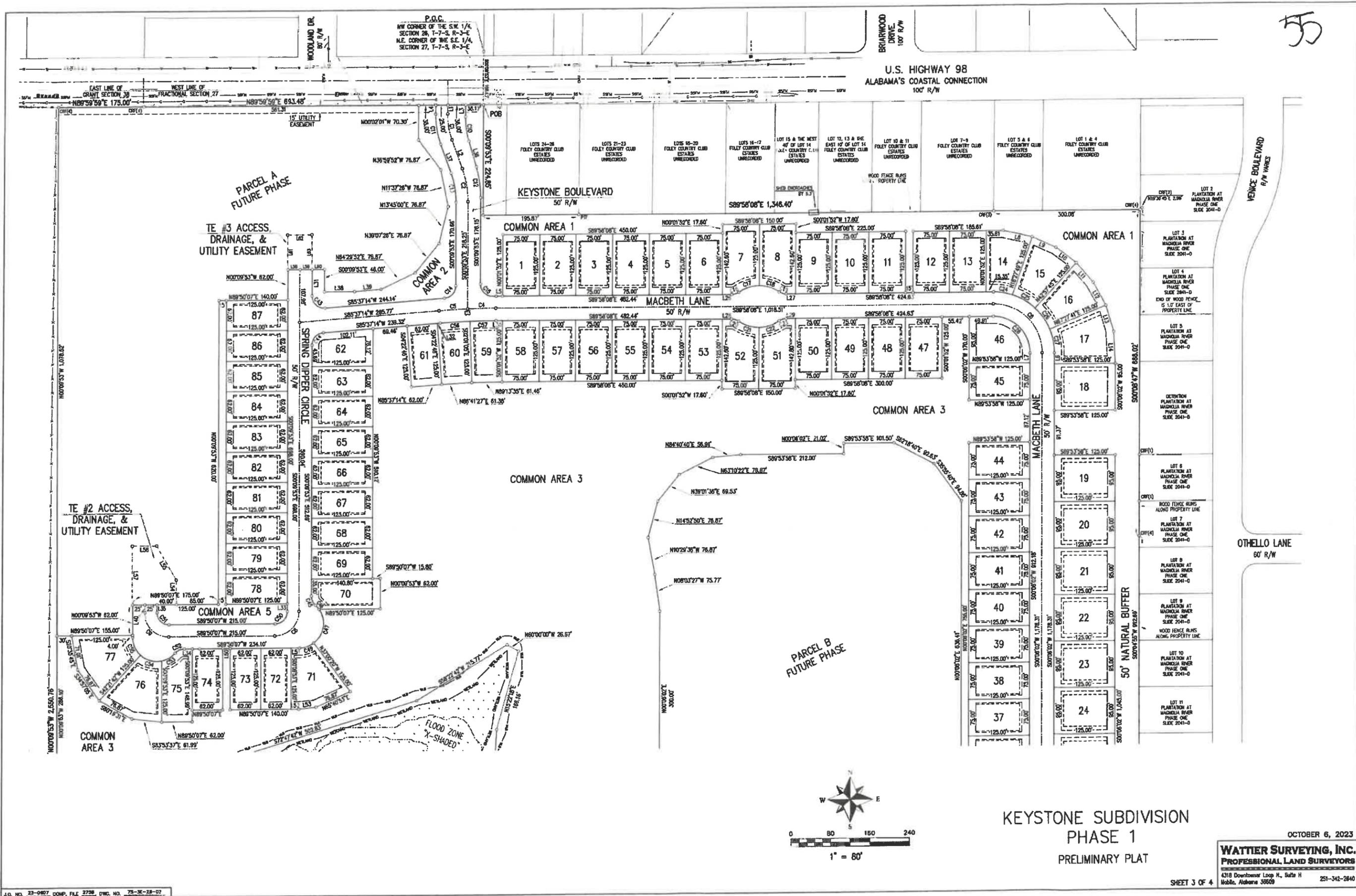
- LEGEND**
- P.D.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - CRF(1) CAPPED REBAR FOUND (225)
  - CRF(2) CAPPED REBAR FOUND (1783)
  - CRF(3) CAPPED REBAR FOUND (11638)
  - CRF(4) CAPPED REBAR FOUND (WATERS)
  - CRF 1/2" REBAR FOUND
  - PIF POSTAL IRON FOUND
  - CMF CONCRETE MONUMENT FOUND
  - CRF CAPPED REBAR FOUND (BATTER)
  - CRS CAPPED REBAR SET
  - UP UTILITY POLE N/ANCHOR
  - LP LIGHT POLE
  - DL DECORATIVE LAMP
  - ET ELECTRIC TRANSFORMER/VAULT
  - PH FIRE HYDRANT
  - WV WATER VALVE
  - WM WATER METER
  - ICV IRRIGATION CONTROL VALVE
  - WLM WATER LINE MARKER
  - NGR NATURAL GAS REGULATOR
  - NGM NATURAL GAS MARKER
  - CM COMMUNICATION MARKER
  - CP COMMUNICATION PESTICIDE
  - COMMUNICATION VAULT
  - SDM STORM DRAIN MANHOLE
  - SM SANITARY SEWER MANHOLE
  - SSM SANITARY SEWER FORCE MAIN LINE
  - SGN "STOP" SIGN
  - HYAC HYAC UNIT
  - OHV OVERHEAD UTILITIES LINE
  - OEL OVERHEAD ELECTRIC LINE
  - WL WATER LINE
  - SSW SANITARY SEWER GRAVITY LINE
  - SMW SANITARY SEWER FORCE MAIN LINE
  - NGL NATURAL GAS LINE
  - UGC UNDERGROUND COMMUNICATION
  - SDR STORM DRAIN PIPE
  - WPF WOOD PINEY FENCE
  - OLW OIL LINE FENCE
  - WRF WOOD RAIL FENCE
  - WF WIRE FENCE
  - WBL WETLAND BUFFER LINE
  - WBLD WETLAND BOUNDARY LINE

KEYSTONE SUBDIVISION  
PHASE 1  
PRELIMINARY PLAT

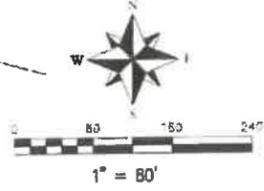
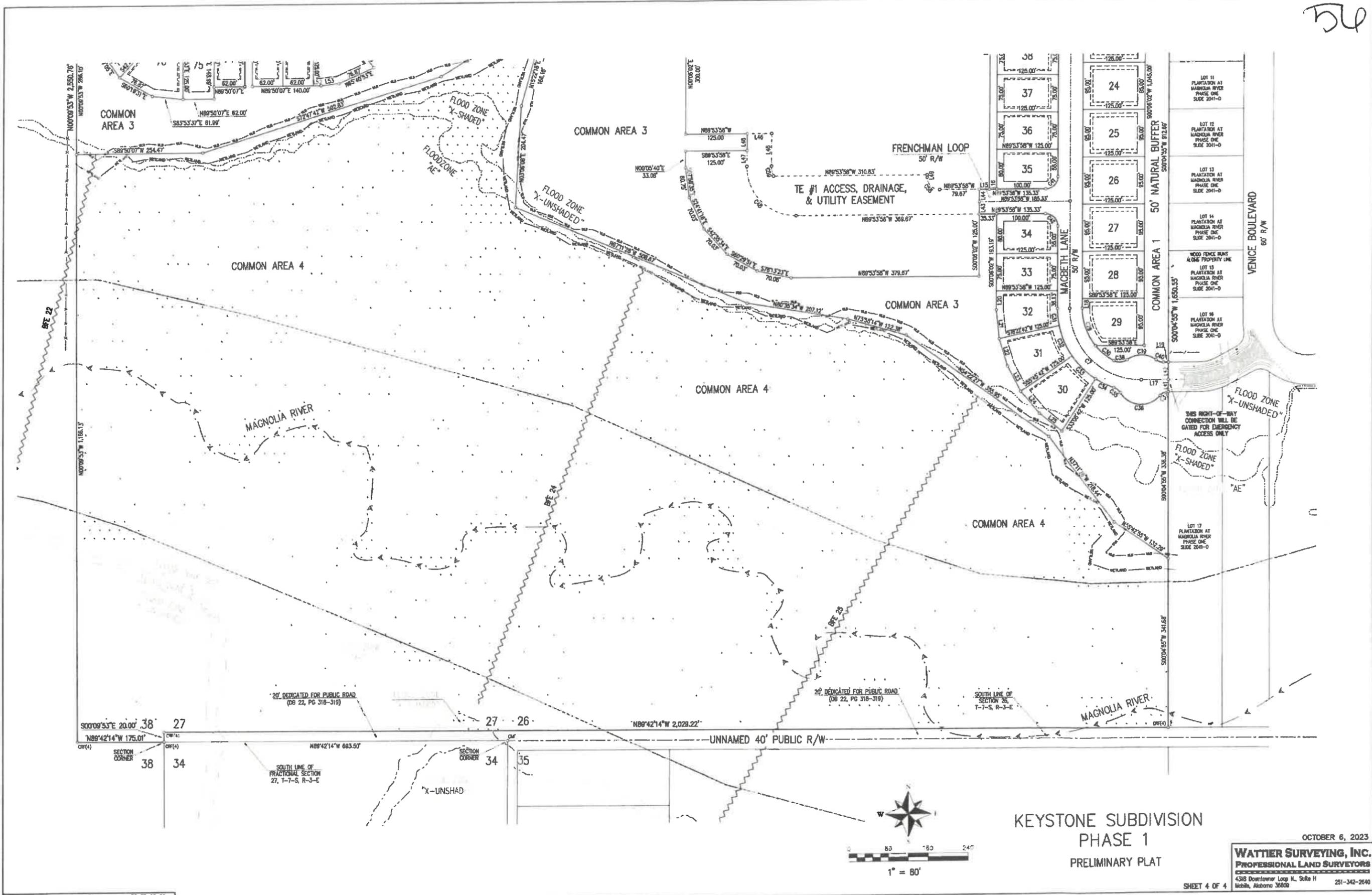
OCTOBER 6, 2023

**WATTIER SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYORS  
4318 Dombrower Loop N., Suite H  
Mobile, Alabama 36608 251-342-2640

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KEYSTONE SUBDIVISION  
 PHASE 1  
 PRELIMINARY PLAT

OCTOBER 6, 2023

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

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

SHEET 4 OF 4