

**CITY OF FOLEY
PLANNING COMMISSION**

WORK SESSION

March 12, 2025

City Hall

Council Chambers

At 5:30 p.m.

&

MEETING

March 19, 2025

City Hall

Council Chambers

At 5:30 p.m.

**PLANNING COMMISSION
WORK SESSION AGENDA MARCH 12, 2025
&
MEETING AGENDA MARCH 19, 2025
(Council Chambers of City Hall) 5:30 P.M.**

The City of Foley Planning Commission will hold a work session on March 12, 2025 at 5:30 p.m. and a meeting on March 19, 2025 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

MINUTES:

Approval of the February 12, 2025 and February 19, 2025 meeting minutes.

AGENDA ITEMS:

1. *Keller West Plat No. 1- Minor

The City of Foley Planning Commission has received a request for approval of Keller West Plat No. 1 a minor subdivision which consists of 9.8 +/- acres and 3 lots. Property is located at 19157 Keller Rd. and is located in the City of Foley Planning Jurisdiction. Applicant is Jacki Muhle.

Public Hearing:

Planning Commission Action:

2. Jiffy Lube- Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for Jiffy Lube. Property is located at 21797 Mifflin Rd. Applicant is Bowman Consulting Group.

Planning Commission Action:

3. Sherwood Phase 3- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Sherwood Phase 3 which consists of 21.34 +/- acres and 50 lots. Property is located W. of S. Hickory St. and S. of W. Michigan Ave. Applicant is Mullins, LLC.

Public Hearing:

Planning Commission Action:

4. Nickle Creek- Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for Nickle Creek. Property is located at the NW corner of S. Juniper St. and Pride Blvd. Applicant is Volkert.

Planning Commission Action:

**PLANNING COMMISSION
WORK SESSION AGENDA MARCH 12, 2025
&
MEETING AGENDA MARCH 19, 2025
(Council Chambers of City Hall) 5:30 P.M.**

2

5. Zoning Ordinance Amendments

Public Hearing:

Planning Commission Action:

ADJOURN:

**PLANNING COMMISSION
WORK SESSION MINUTES FEBRUARY 12, 2025
(Council Chambers of City Hall) 5:30 P.M.**

3

The City of Foley Planning Commission held a work session on February 12, 2025 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 and Calvin Hare. Absent members were: Ralph Hellmich, Wes Abrams, Phillip Hinesley, Bill Swanson and Tommy Gebhart. Staff present were: Wayne Dyess, Executive Director of Infrastructure and Development; Nelson Bauer, Infrastructure and Development Program Manager; Chad Christian, City Engineer; Angie Eckman, Environmental Manager; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

AGENDA ITEMS:

1. *Foley Crossings- 3 month Preliminary Extension

The City of Foley Planning Commission has received a request for a 3 month preliminary extension for Foley Crossings which consists of 66.18 +/- acres and 18 lots. Property is located at the NE corner of County Rd. 65 and County Rd. 26 and is located in the City of Foley Planning Jurisdiction. Applicant is Smith Clark and Associates, LLC.

Mrs. Eden Lapham stated that the property is located in the city's Planning Jurisdiction. She stated the lots are meeting the required lot width and square footage. She explained that the staff is recommending approval.

Commissioner Engel asked if the lots would be for residential uses.

Mrs. Lapham stated the property is located in unzoned Baldwin County and she was unsure of the proposed use.

2. Grasslands- 6 month Preliminary Extension

The City of Foley Planning Commission has received a request for a 6 month preliminary extension for Grasslands which consists of 75.51 +/- acres and 258 lots. Property is located E. of County Rd. 65 and S. of Dairy Ln. Applicant is SE Civil, LLC.

Mrs. Lapham stated the request is for a 6 month preliminary extension. She explained preliminary approval was received on October 20, 2022, a 1 year extension was granted on September 20, 2023, a six month extension was granted on September 18, 2024. She stated the contractor has provided staff with a project update and completion time line. She stated staff is recommending approval.

3. Vier Subdivision- Minor

The City of Foley Planning Commission has received a request for approval of the Vier Subdivision a minor subdivision which consists of 37.77 +/- acres and 3 lots. Property is located at the SE corner of N. McKenzie St. and County Rd. 24. Applicant is S.E. Civil, LLC.

Mrs. Lapham stated the request is for a 3 lot minor subdivision. She explained that the staff is recommending approval.

**PLANNING COMMISSION
WORK SESSION MINUTES FEBRUARY 12, 2025
(Council Chambers of City Hall) 5:30 P.M.**

4

4. *Emerald Coast Estates- Minor

The City of Foley Planning Commission has received a request for approval of Emerald Coast Estates a minor subdivision which consists of 34.09 +/- acres and 3 lots. Property is located at the NE corner of County Rd. 65 and Dairy Ln. and is located in the City of Foley Planning Jurisdiction. Applicant is Goodwyn Mills Cawood, LLC.

Mrs. Lapham stated the request is for a 3 lot minor subdivision. She explained the back portion of the property has received approval for an RV park from Baldwin County.

Commissioner Engel asked if there were any plans for the property to be annexed into the city.

Mrs. Lapham stated she is unaware of any plans regarding annexation of the property.

5. Bella Vista Townhomes Subdivision- Minor

The City of Foley Planning Commission has received a request for approval of the Bella Vista Townhomes Subdivision a minor subdivision which consists of 19.34 +/- acres and 2 lots. Property is located at 105 Cody Ln. Applicant is Ramsey Land Surveying LLC.

Mrs. Lapham explained the request is to subdivide the property into 2 lots which includes a common area. She stated there was previously a lot 3 which has been changed to a common area at the request of staff due to it not being a buildable lot. She stated staff is recommending approval.

Mr. Robin Roberts stated the low spot which was a previous concern of the Bella Vista residents has been cut and cleaned. He explained the area is a low spot and not technically a retention pond.

Commissioner Hare asked if the drainage for the proposed lots will be independent and not affect the existing drainage.

Mr. Roberts explained there is no planned drainage for the proposed lot at this time. He stated they are currently just dividing the property into two lots. He explained one of the lots is vacant and one consists of town homes. He explained his client is subdividing in order to have the option to sell the two lots individually.

Mrs. Lapham explained the Fire Department has noted if the townhomes are changed into condo ownership there will be additional requirements that will need to be met.

6. Airport Drive Subdivision- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of the Airport Drive Subdivision which consists of 16.84 +/- acres and 7 lots. Property is located S. of Underwood Rd. and N. of W. Fern Ave. Applicant is the City of Foley.

Mrs. Lapham explained the lots are being subdivided to match the lots to the west. She stated all lots have frontage on Airport Drive and staff is recommending approval.

**PLANNING COMMISSION
WORK SESSION MINUTES FEBRUARY 12, 2025
(Council Chambers of City Hall) 5:30 P.M.**

5

7. Resubdivision Lot 5 Underwood 39 & Common Area B Airport Drive- Minor

The City of Foley Planning Commission has received a request for approval of the Resubdivision Lot 5 Underwood 39 & Common Area B Airport Drive a minor subdivision which consists of 14.82 +/- acres and 2 lots. Property is located S of Underwood Rd. and N. of W. Fern Ave. Applicant is the City of Foley.

Mrs. Lapham stated this request is tied to agenda item #6. She explained they are incorporating the common area from agenda item #6 into lot 5B. She stated staff is recommending approval.

8. McAnderson- Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 2.2 +/- acres. Property is currently zoned R-1A (Residential Single Family). Proposed zoning is PUD (Planned Unit Development). Property is located E. of S. Juniper St. and N. of E. Michigan Ave. Applicant is Lieb Engineering Company.

Mrs. Lapham explained all issues noted in the staff report have been addressed. She stated staff is recommending approval.

9. Fern Medical Complex- PUD Modification

The City of Foley Planning Commission has received a request for a PUD modification. Property is located E. of N. McKenzie St. and N. of E. Berry Ave. Applicant is Engineering Design Group.

Mrs. Lapham explained the modifications were to increase parking at the request of the doctors looking to purchase within the development. She stated the requested parking is at the high end of the ITE parking manual suggested range. She explained they are reducing the total number of buildings and increasing the size of some of the remaining buildings. She stated one of the medians is being changed into parking spaces.

Mr. Dyess explained the applicant has been working with potential tenants. He stated the potential tenants have shown a desire for more parking spaces. He explained the parking is adequate and within the range per square footage based on the ITE parking manual. He explained some of the green space has been converted into parking. He stated they will be creating courtyard and plaza green space areas around the development.

Mr. Adam Spangrud stated the change in buildings is due to different types of practices requiring different sizes of buildings. He explained the density has been lowered and more parking has been added. He stated there will be over a mile of walking trails added around the ponds, a courtyard/patio area with benches will be added in the center to be used as a shuttle drop off area. He explained benches will be added along the trails and throughout the property.

Commissioner Quaites asked if the ponds will have fountains.

Mr. Spangrud stated the large ponds will have fountains.

Mrs. Lapham stated staff is recommending approval.

**PLANNING COMMISSION
WORK SESSION MINUTES FEBRUARY 12, 2025
(Council Chambers of City Hall) 5:30 P.M.**

6

10. The Waters at OWA- PDD Modification

The City of Foley Planning Commission has received a request for a PDD modification. Property is located N. of Mifflin Rd and W. of the Foley Beach Express. Applicant is Stoa Group.

Mrs. Lapham stated staff has concerns regarding the building orientation, active green space and connectivity.

Mr. Dyess stated minor revisions are needed in the design. He explained staff will be glad to meet with the applicant again and discuss the standards and design guidelines.

Mr. Blake Brinson with Stoa Group stated he would be happy to sit down with staff and continue working through the design requirements and areas of concerns. He explained the development will consist of 10, 3 story buildings and 324 units. He stated there will be three different building types along OWA Blvd. He explained a stub out is being added for connectivity for the future development on the Eastern boundary. He stated they would like to break ground on the project in August.

Mr. Dyess asked if the development will be gated.

Mr. Blake stated the development will not be gated. He explained they will be adding a crosswalk on OWA Blvd.

WORK SESSION:

11. Comprehensive Plan- Discussion

Mr. Nelson Bauer presented the Comprehensive Plan Vision, Guiding, Principles and Strategies.

ADJOURN:

The meeting adjourned at 6:26 p.m.

7

**PLANNING COMMISSION
MEETING MINUTES FEBRUARY 19, 2025
(Council Chambers of City Hall) 5:30 P.M.**

The City of Foley Planning Commission held a meeting on February 19, 2025 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Vera Quaite, Ralph Hellmich, Wes Abrams, Calvin Hare, Phillip Hinesley and Tommy Gebhart. Absent members were: Larry Engel and Bill Swanson. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Angie Eckman, Environmental Manager; Nelson Bauer, Infrastructure and Development Program Manager; Wayne Dyess, Director of Infrastructure and Development; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

MINUTES:

Approval of the January 8, 2025 and January 15, 2025 meeting minutes.

Commissioner Hinesley made a motion to approve the January 8, 2025 and January 15, 2025 meeting minutes. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

Motion to approve the January 8, 2025 and January 15, 2025 meeting minutes passes.

AGENDA ITEMS:

1. *Foley Crossings- 3 month Preliminary Extension

The City of Foley Planning Commission has received a request for a 3 month preliminary extension for Foley Crossings which consists of 66.18 +/- acres and 18 lots. Property is located at the NE corner of County Rd. 65 and County Rd. 26 and is located in the City of Foley Planning Jurisdiction. Applicant is Smith Clark and Associates, LLC.

Mrs. Miriam Boone explained this is the applicant's first extension request and they are requesting a 90 day extension. She stated staff is recommending approval.

Planning Commission Action:

Commissioner Hellmich made a motion to approve the requested 3 month extension based on staff's recommendation. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

Motion to approve the requested 3 month extension passes.

2. Grasslands- 6 month Preliminary Extension

The City of Foley Planning Commission has received a request for a 6 month preliminary extension for Grasslands which consists of 75.51 +/- acres and 258 lots. Property is located E. of County Rd. 65 and S. of Dairy Ln. Applicant is SE Civil, LLC.

Mrs. Boone explained staff are recommending approval of the 6 month extension request. She stated preliminary was approved on October 20, 2021, a 1 year extension was approved on September 20, 2023 and a 6 month extension was approved on September 18, 2024.

**PLANNING COMMISSION
MEETING MINUTES FEBRUARY 19, 2025
(Council Chambers of City Hall) 5:30 P.M.**

8

Planning Commission Action:

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

Motion to approve the requested 6 month preliminary extension passes.

3. Vier Subdivision- Minor

The City of Foley Planning Commission has received a request for approval of the Vier Subdivision a minor subdivision which consists of 37.77 +/- acres and 3 lots. Property is located at the SE corner of N. McKenzie St. and County Rd. 24. Applicant is S.E. Civil, LLC.

Public Hearing:

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

Mrs. Boone stated staff is recommending approval.

Planning Commission Action:

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

Motion to approve the requested minor subdivision passes.

4. *Emerald Coast Estates- Minor

The City of Foley Planning Commission has received a request for approval of Emerald Coast Estates a minor subdivision which consists of 34.09 +/- acres and 3 lots. Property is located at the NE corner of County Rd. 65 and Dairy Ln. and is located in the City of Foley Planning Jurisdiction. Applicant is Goodwyn Mills Cawood, LLC.

Public Hearing:

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

Mrs. Boone explained the request is for a 3 lot subdivision which is located in unzoned Baldwin County. She stated staff is recommending approval.

Planning Commission Action:

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

Motion to approve the requested minor subdivision passes.

5. Bella Vista Townhomes Subdivision- Minor

The City of Foley Planning Commission has received a request for approval of the Bella Vista Townhomes Subdivision a minor subdivision which consists of 19.34 +/- acres and 2 lots. Property is located at 105 Cody Ln. Applicant is Ramsey Land Surveying LLC.

**PLANNING COMMISSION
MEETING MINUTES FEBRUARY 19, 2025
(Council Chambers of City Hall) 5:30 P.M.**

9

Public Hearing:

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

Mrs. Boone explained the request is for a 2 lot subdivision which is zoned PUD. She stated staff is recommending approval.

Planning Commission Action:

Commissioner Hellmich asked for an explanation of the request.

Mrs. Lapham explained the request consists of 2 lots and an unbuildable common area.

Mrs. Boone explained there are existing town homes located on the northern portion of the parcel.

Mr. Mark Taupeka explained the applicant has worked with city staff to address their concerns. He stated they are wanting to subdivide the property into two lots. He explained one of the lots encompass the town homes and lot 2 is vacant. He stated they understand if and when they decide to develop lot 2 they will need to come before the Commission for approval.

Commissioner Gebhart made a motion to approve the requested minor subdivision. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to approve the requested minor subdivision passes.

6. Airport Drive Subdivision- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of the Airport Drive Subdivision which consists of 16.84+/- acres and 7 lot. Property is located S. of Underwood Rd. and N. of W. Fern Ave. Applicant is the City of Foley.

Public Hearing:

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

Mr. Dale Watts & Mrs. Cynthia Watts resident of 18752 Underwood Rd. stated a proposed lot borders their property. Mrs. Watts asked if they could purchase one of the lots from the City.

Mr. Chad Christian stated the property is being subdivided to create right of way, a common area and to possibly offer the western lots to adjacent property owners for purchase.

Mrs. Boone stated staff is recommending approval.

Planning Commission Action:

Commissioner Hinesley made a motion to approve the requested preliminary. Commissioner Hare seconded the motion. All Commissioners voted aye.

Motion to approve the requested preliminary passes.

10

**PLANNING COMMISSION
MEETING MINUTES FEBRUARY 19, 2025
(Council Chambers of City Hall) 5:30 P.M.**

7. Resubdivision Lot 5 Underwood 39 & Common Area B Airport Drive- Minor

The City of Foley Planning Commission has received a request for approval of the Resubdivision Lot 5 Underwood 39 & Common Area B Airport Drive a minor subdivision which consists of 14.82 +/- acres and 2 lot. Property is located S of Underwood Rd. and N. of W. Fern Ave. Applicant is the City of Foley.

Mrs. Boone explained that the staff is recommending approval. She explained a lot from agenda item #6 is being combined with one of the lots to provide required access.

Planning Commission Action:

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

Motion to approve the requested minor subdivision passes.

8. McAnderson- Rezoning

The City of Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 2.2 +/- acres. Property is currently zoned R-1A (Residential Single Family). Proposed zoning is PUD (Planned Unit Development). Property is located E. of S. Juniper St. and N. of E. Michigan Ave. Applicant is Lieb Engineering Company.

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

Mrs. Boone stated all staff concerns have been addressed and staff is recommending approval.

Planning Commission Action:

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

Commissioner Hinesley asked if there was a minimum acreage requirement for a PUD.

Mrs. Boone stated the minimum is 1 acre.

Commissioner Hinesley stated he feels allowing them to do a PUD is circumventing the zoning requirements. He explained a modification may be needed to increase the minimum acreage of a PUD to 5 acres.

Mr. Chris Lieb stated the current zoning allows 6 to 7 smaller lots. He explained the PUD zoning allows them to provide a buffer around the development.

Mr. Dyess stated a PUD should be used in a very creative constructive way and that is difficult to accomplish with 1 acre.

**PLANNING COMMISSION
MEETING MINUTES FEBRUARY 19, 2025
(Council Chambers of City Hall) 5:30 P.M.**

11

Commissioner Hellmich made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Mixon seconded the motion. Commissioner Hare abstained. All other Commissioners voted aye.

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

9. Fern Medical Complex- PUD Modification

The City of Foley Planning Commission has received a request for a PUD modification. Property is located E. of N. McKenzie St. and N. of E. Berry Ave. Applicant is Engineering Design Group.

Planning Commission Action:

Mrs. Boone stated staff is recommending approval of the PUD modification. She explained they are reducing the number of buildings and increasing parking at the request of the doctors. She stated the open space is a little over 19%. She explained there will be plaza green spaces and sitting areas throughout the development.

Mr. Dyess stated staff has looked at the parking requested and compared it to the ITE traffic manual. He explained the requested parking is within the typical range for a medical use based on the manual. He stated he feels they will be able to satisfy the green space requirements by incorporating plazas and courtyards.

Chairman Abrams asked about the previously proposed geo grid that was being incorporated in the median to accommodate the required road width.

Mr. Adam Spangrud stated they were able to increase the size of the roads to eliminate the use of the geo grid.

Commissioner Hinesley asked about the drainage in the area.

Mr. Austin with EDG explained the drainage plans for the development.

Commissioner Hellmich made a motion to approve the requested PUD modification. Commissioner Hare seconded the motion. All Commissioner voted aye.

Motion to approve the requested PUD modification passes.

10. The Waters at OWA- PDD Modification

The City of Foley Planning Commission has received a request for a PDD modification. Property is located N. of Mifflin Rd and W. of the Foley Beach Express. Applicant is Stoa Group.

Mrs. Boone explained the applicant has requested to carry over the item in order to work with staff on design details.

**PLANNING COMMISSION
MEETING MINUTES FEBRUARY 19, 2025
(Council Chambers of City Hall) 5:30 P.M.**

12

Planning Commission Action:

Commissioner Hellmich made a motion to carry over the item. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

Motion to carry over the item passes.

ADJOURN:

Chairman Abrams adjourned the meeting at 5:59 p.m.

Meeting adjourned at 5:59 p.m.



PLANNING COMMISSION JOINT STAFF REPORT: March 2025

13

STAFF RECOMMENDATION: Approval
PROJECT NAME: Keller West Plat No. 1
REQUEST: Subdivision
SUB TYPE: Minor

OWNER / APPLICANT: Jacki Muhle

ACREAGE: 9.8
NUMBER OF LOTS: 3

PIN#(s): 32276

LOCATION: 19157 KELLER RD

PROJECT DESCRIPTION: Minor Subdivision of
 (1) 10 Acre parcel into 3 parcels

CURRENT CITY ZONING: Not in City

OVERLAY DISTRICT: N/A

REQUESTED ZONING: N/A

ADJACENT ZONING: N&S: BC Dist 35 RSF-1;
 E&W: BC Dist 35 RSF-E

COUNTY ZONING: BC Dist 35, Zoned RSF-E

COUNTY LOT SIZE: 80,000 sf / Family Split
 40,000 sf

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

EXISTING LAND USE: SFR on SE corner,
 remainder wooded



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

14

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

Review Status: Approved

1. This is not in the city limits but is in BC District 35, Zoned RSF-E. The smallest lot is 128,481 sf which exceeds the 80,000 sf requirement for the zone.

Reviewer: Engineering Team, 2519524021, tdavis@cityoffoley.org, Engineering

Review Status: Approved

1. Engineering recommends approval of the minor subdivision application. The plat has a certification signature block for the BC Health Department, but BCSS provided a sanitary sewer availability letter. How will the sanitary sewer service be provided?

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

Review Status: Approved

1. Environmental recommends approval of the minor subdivision.

Reviewer: Brad Hall, 251-200-3800, bhall@cityoffoley.org, Fire Department

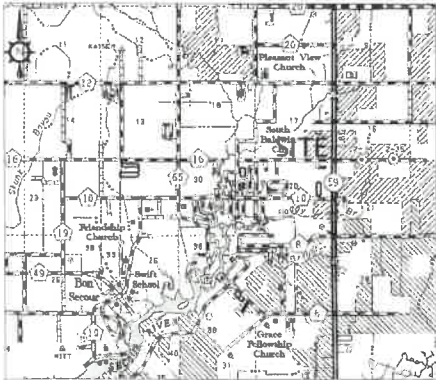
Review Status: Approved

1. Fire is not opposed

Reviewer: Gene Williamson, 251-952-4011, gwilliamson@cityoffoley.org, Building Department

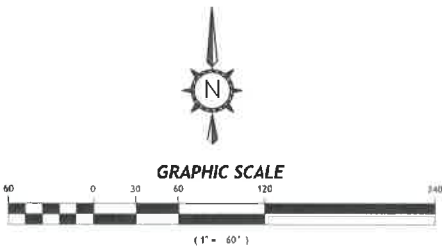
Review Status: Approved

1. A section in the northern 1/3 of parcel is located in a designated flood zone



VICINITY MAP

NTS



KELLER WEST PLAT NO. 1

PREVIOUSLY UNPLATTED LANDS LYING AND BEING IN THE SOUTHWEST QUARTER OF
SECTION 17, TOWNSHIP 08 SOUTH, RANGE 04 EAST, BALDWIN COUNTY, ALABAMA

OWNER	LAND AREA	ZONE
JACKI A. MUHLE PID# 61-04-17-0-001-033.000 5832 MOORS OAKS DRIVE MILTON, FLORIDA 32583	TOTAL 424,518.88 ± SQ. FT. 9.75 ± ACRES # OF LOTS: 3 LARGEST LOT: LOT 3 167,405.53 ± SQ. FT. 3.84 ± ACRES SMALLEST LOT: LOT 1 128,480.78 ± SQ. FT. 2.95 ± ACRES	RSP-E SETBACKS FRONT YARD: 40' REAR YARD: 40' SIDE YARD: 15'

Legal Description
Beginning at a rebar capped WEYGAND on the Northern Right-of-Way of Keller Road (80' ROW) being the Southeast corner of Lot 2 of Henson Subdivision as recorded at Slide 2875-A in the Office of the Judge of Probate of Baldwin County, Alabama; thence with a bearing of N00°06'52"W for a distance of 730.38 feet to a rebar capped WEYGAND; thence with a bearing of N00°08'07"W for a distance of 553.89 feet to a rebar capped L&O INC; thence with a bearing of N89°28'22"E for a distance of 329.91 feet to a rebar capped SMITHKOLE CA 8965; thence with a bearing of S00°09'24"E for a distance of 1228.80 feet to a rebar capped SMITHKOLE CA 8965 on the Northern Right-of-Way of Keller Road (80' ROW); thence along said ROW with a bearing of N89°44'24"W for a distance of 330.06 feet to the Point of Beginning.

Said parcel lying and being in the Southwest Quarter of Section 17, Township 08 South, Range 04 East, Baldwin County, Alabama containing 424,518.88 square feet or 9.75 acres +/-.

NOTES:

- Field work for this survey was completed on 02/19/2025.
- All easements and rights-of-way of which the surveyor had knowledge at the time of the survey have been shown. The surveyor has made no investigation or search for easements or record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- The bearing base for this survey is based on Alabama State Plane Coordinate System West Zone as determined by RTK GPS observations with correction provided by the ALDOT VRS CORS network.

SURVEYOR'S STATEMENT

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge and belief.

James D. Monk, PLS
James D. Monk, PLS
Alabama Reg. No. 34763
Dated: 02/24/2025



DEDICATION

STATE OF ALABAMA
BALDWIN COUNTY
I, JACKI A. MUHLE, AS OWNER OF THE PROPERTY SHOWN HEREON AS LOT 1, LOT 2, & LOT 3 HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAD OUT, AND PLATTED TO BE KNOWN AS KELLER WEST, PLAT NO. 1, SAID SUBDIVISION LYING IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 08 SOUTH, RANGE 04 EAST, BALDWIN COUNTY, ALABAMA.

JACKI A. MUHLE

NOTARY

STATE OF ALABAMA
BALDWIN COUNTY
I, THE UNDERSIGNED AUTHORITY, IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT, JACKI A. MUHLE WHOSE MEMBER HAS SIGNED TO THE FOREGOING AND WHO IS KNOWN TO ME, WHO BEING FIRST DULY SWORN ON OATH, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT THE STATEMENTS CONTAINED HEREIN ARE TRUE AND CORRECT AND THEY EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE:
GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2025.
(SEAL) NOTARY PUBLIC: _____
MY COMMISSION EXPIRES _____

APPROVAL OF ELECTRICAL POWER

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, ON THIS _____ DAY OF _____, 2025.

BALDWIN EMC
AUTHORIZED REPRESENTATIVE

APPROVAL OF HEALTH DEPARTMENT

ACCORDING TO 4200-3-1.16, THIS DIVISION OF LAND IS EXEMPT FROM THE ALABAMA DEPARTMENT OF PUBLIC HEALTH RULES REGARDING BUILDING DEVELOPMENT. THE SIGNATURE AFFIXED HEREON DOES NOT IMPLY AN APPROVAL FOR ANY EXISTING OR FUTURE ONSITE SEWAGE TREATMENT SYSTEM.

SIGNED ON THIS _____ DAY OF _____, 2025.

HEALTH DEPARTMENT
AUTHORIZED REPRESENTATIVE

APPROVAL OF WATER UTILITY

THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, ON THIS _____ DAY OF _____, 2025.

RIVERA UTILITIES
AUTHORIZED REPRESENTATIVE

APPROVAL OF E-911 ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY E-911, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, ON THIS _____ DAY OF _____, 2025.

BALDWIN COUNTY E-911
AUTHORIZED REPRESENTATIVE

APPROVAL OF THE CITY OF FOLEY PLANNING COMMISSION

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF FOLEY PLANNING COMMISSION, HEREBY APPROVES THE WITHIN RE-PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, ON THIS _____ DAY OF _____, 2025.

PLANNING COMMISSION
AUTHORIZED REPRESENTATIVE

APPROVAL OF THE CITY OF FOLEY ENGINEER

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY ENGINEER FOR THE CITY OF FOLEY, HEREBY APPROVES THE WITHIN RE-PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, ON THIS _____ DAY OF _____, 2025.

CITY ENGINEER
FOLEY, ALABAMA



Alabama Land Surveyors, Inc.

P.O. Box 681911 Prattville, AL 36068

334-264-0266

www.alabamalandsurveyorsinc.com



Know what's below.
Call before you dig.
Dial 811
Or Call 800-292-8525

SHEET TITLE: PRELIMINARY PLAT

SHEET NUMBER:
01
01 OF 01

SURVEY END DATE: 02/19/2025
DRAWING SCALE: AS SHOWN
DRAWING END DATE: 02/24/2025

NO.	REVISIONS	DATE

KELLER ROAD

KELLER WEST PLAT NO. 1

FOLEY, ALABAMA, BALDWIN COUNTY

TAX ID: 05-61-04-17-0-001-033.000

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SOURCE OF INFORMATION:

FOLLOWING DEEDS AND
OR PLATS RECORDED IN
BALDWIN COUNTY, AL.

INP: 1684317
SLIDE: 2875-A
BALDWIN COUNTY TAX MAPS

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.ASC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE" ON FLOOD INSURANCE RATE MAP NUMBER 01001C0927M, WHICH BEARS AN EFFECTIVE DATE OF 04/19/2019 AND DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS 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.

FLOOD NOTE

5



PLANNING COMMISSION JOINT STAFF REPORT: March 2025

16

STAFF RECOMMENDATION: Conditional
PROJECT NAME: Jiffy Lube
REQUEST: Zoning - Site Plan Approval
SUB TYPE: Property is in a PDD

OWNER / APPLICANT: Bowman Consulting Group- Jim Kirkendall

ACREAGE: 1.06
NUMBER OF LOTS: 1

PIN#(s): 17683

LOCATION: 21797 MIFLIN RD

PROJECT DESCRIPTION: The development of an empty lot within the PDD into a Jiffy Lube.

CURRENT CITY ZONING: PDD

OVERLAY DISTRICT: FBEOD, Foley Beach Express Overlay District

REQUESTED ZONING: N/A

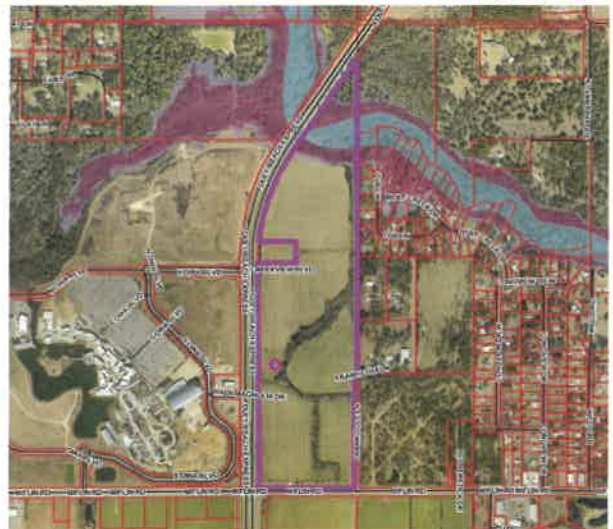
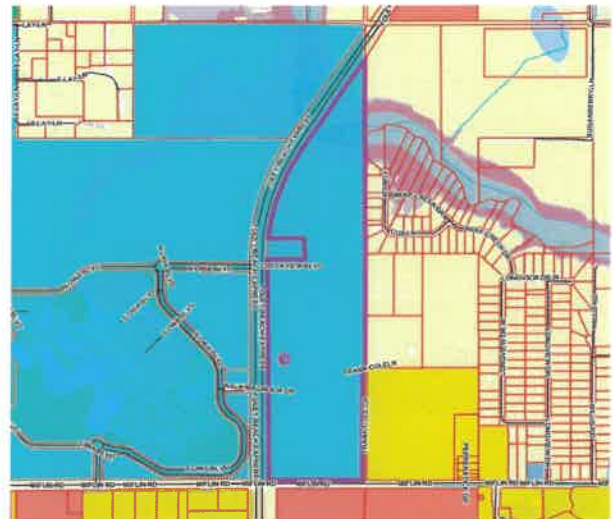
ADJACENT ZONING: N & W: PDD; E: PUD & Unzoned BC Dist 34; S: B-1A

COUNTY ZONING: N/A

COUNTY LOT SIZE: N/A

FUTURE LAND USE: MXU, Mixed Use Commercial/Residential

EXISTING LAND USE: Vacant



UTILITY LETTERS RECEIVED: No

DEED RECEIVED: No

AGENT AUTHORIZATION: No

17

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

1. Comments by Eden Lapham:
 Need Lighting Plan for the site.
 Need elevations showing screening for bays facing FBE.
 Signage will be permitted separately.

Reviewer: Engineering Team, 2519524021, tdavis@cityoffoley.org, Engineering
Review Status: Approved

1. Engineering recommends site plan approval. The access road shown is actively under construction. Can landscaping along the FBE include understory trees, shrubs, etc. to create an opaque visual screen?

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

1. The landscape plan will need to indicate species and caliper size at the time of the LDO review.

Reviewer: Brad Hall, 251-200-3800, bhall@cityoffoley.org, Fire Department
Review Status: Approved

1. T-1 Correct the code study for fire. Fire is under the 2021 IFC.

Reviewer: Gene Williamson, 251-952-4011, gwilliamson@cityoffoley.org, Building Department
Review Status: Approved



PARKING CALCULATIONS				
TENANT	QUANTITY	RATIO REQUIRED	PARKING REQUIRED	PARKING PROVIDED
JEFFY LUBE	2978 S.F.	1 PER 400 S.F.	8	13

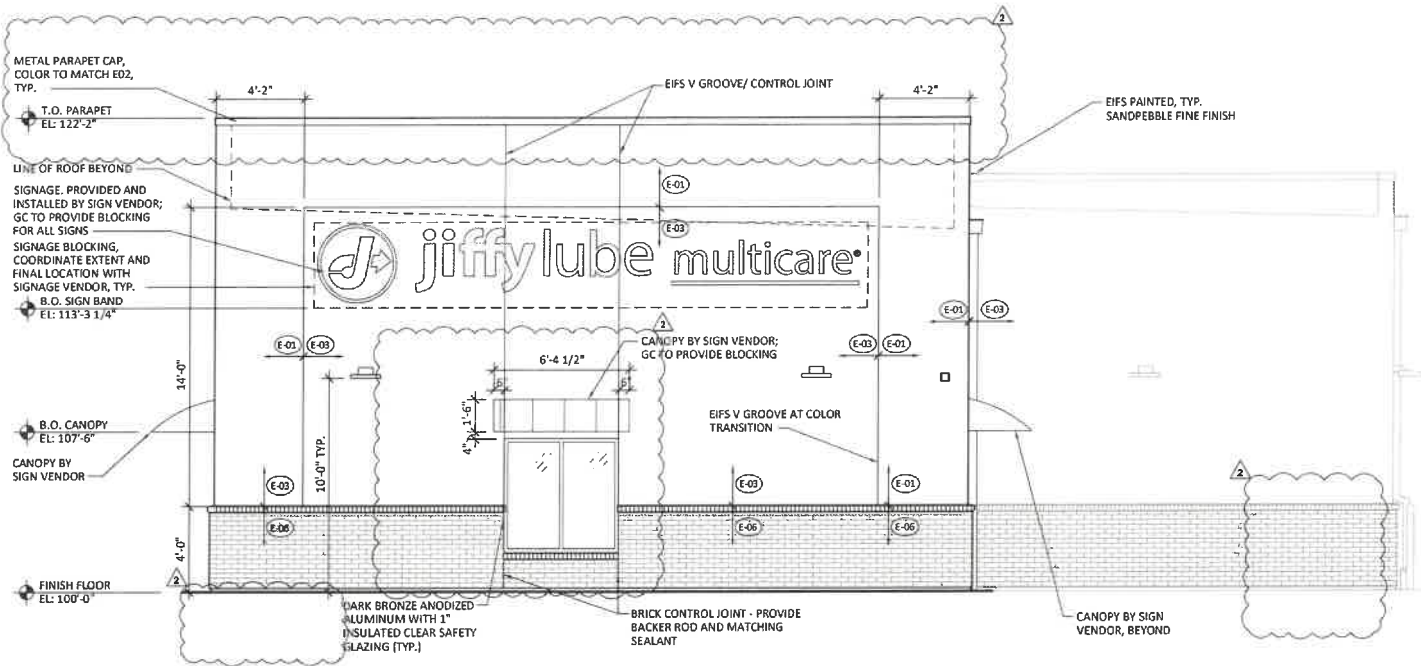
④

1. TYPE 'C' DITCH BOTTOM INLET.
2. ASPHALT PAVEMENT
3. 1.5' WIDE CONCRETE CURB & GUTTER
4. 4'-8" CONCRETE APRON @ 1.00%
5. CONCRETE HANDICAP ACCESSIBLE PARKING AREA
6. A/C UNIT
7. BOLLARDS (TYP. OF 17)
8. SCREENED DUMPSTER AREA W/ CONCRETE APRON AND GATE.
9. SITE SIGN
10. PARKING SPACE STRIPPING.
11. ADA COMPLIANT H/C PARKING SYMBOL & STRIPING AND CROSS HATCHED H/C ISLES.
12. DIRECTIONAL ARROW PAVEMENT MARKINGS (TYP. OF 5)
13. STOP SIGN
14. ADA COMPLIANT H/C PARKING SIGN W/ \$250 VIOLATION SIGN

UTILITY CONNECTIONS TO BUILDING ARE APPROXIMATE.
(SEE ARCH. PLANS)

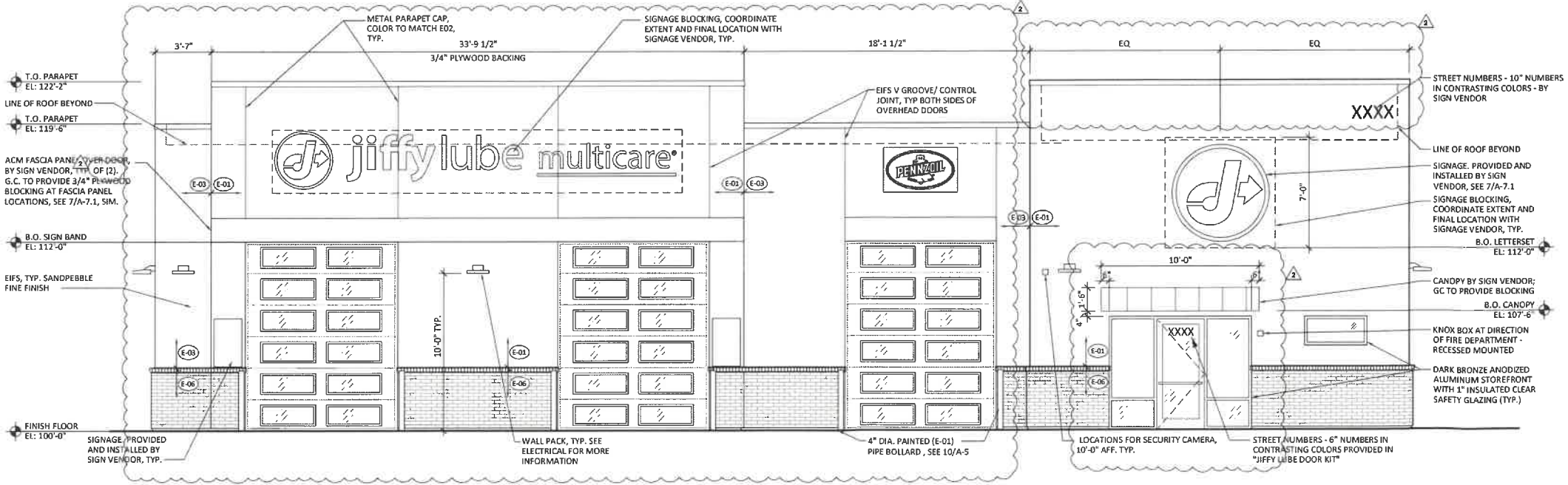
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 3. ALL SECURITY CAMERA LOCATIONS ARE FOR ILLUSTRATION PURPOSES ONLY. ALL FINAL LOCATIONS TO BE COORDINATED WITH SECURITY VENDOR AND OWNER BEFORE INSTALL

19



2 SIDE ELEVATION

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



1 FRONT ELEVATION

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



2710 Sutton Blvd.
St. Louis, MO 63143
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F: 314.644.4373

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JOB NUMBER: 2023.0206.00

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jiffylube
MULTI-CARE SERVICES
JIFFY LUBE PROTOTYPE - 1 X 3 FRANCHISE PROGRAM
CITY, STATE
1234 STREET

NO.	DATE	ISSUE
1	12.15.23	133 DECEMBER 2023 RELEASE
2	2.7.24	PROTOTYPE UPDATES
3	7.12.24	133 JULY 2024 RELEASE

EXTERIOR ELEVATIONS

DRAWN: RB CHECKED: JES

SHEET NO:

A-4



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JOB NUMBER: 2023.0206.00

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jiffylube
MULTI-CARE SERVICES
JIFFY LUBE PROTOTYPE - 1 X 3 FRANCHISE PROGRAM
CITY, STATE
1234 STREET

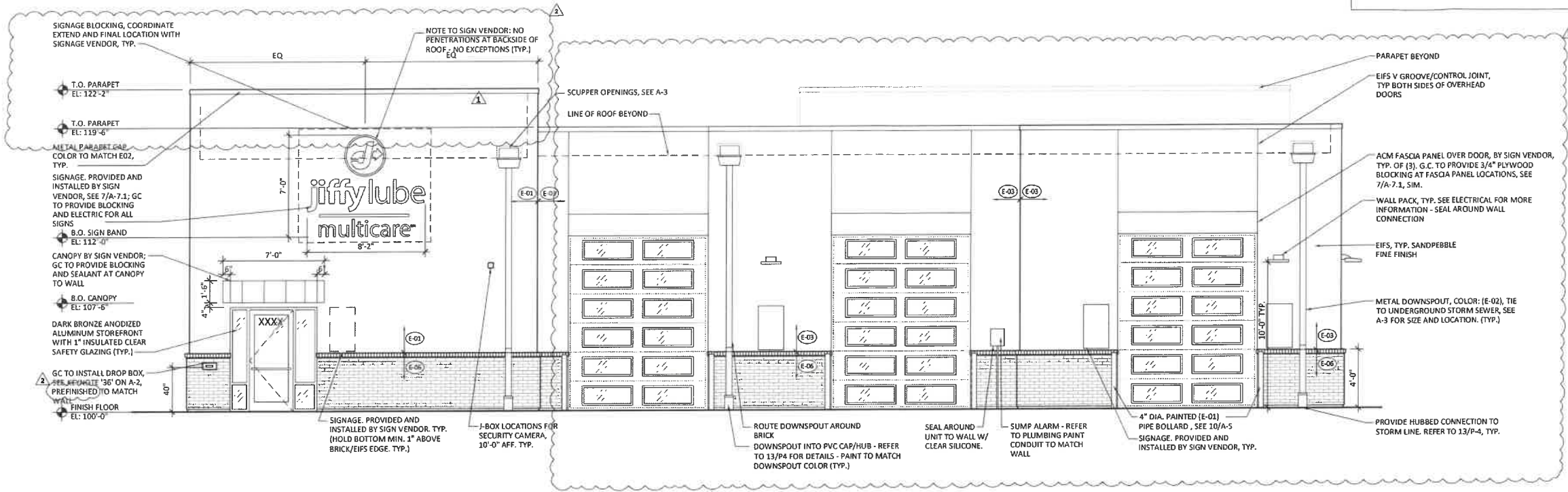
NO.	DATE	ISSUE
1	12.15.23	1X3 DECEMBER 2023 RELEASE
2	2.27.24	PROTOTYPE UPDATES
3	7.12.24	1X3 JULY 2024 RELEASE

EXTERIOR ELEVATIONS

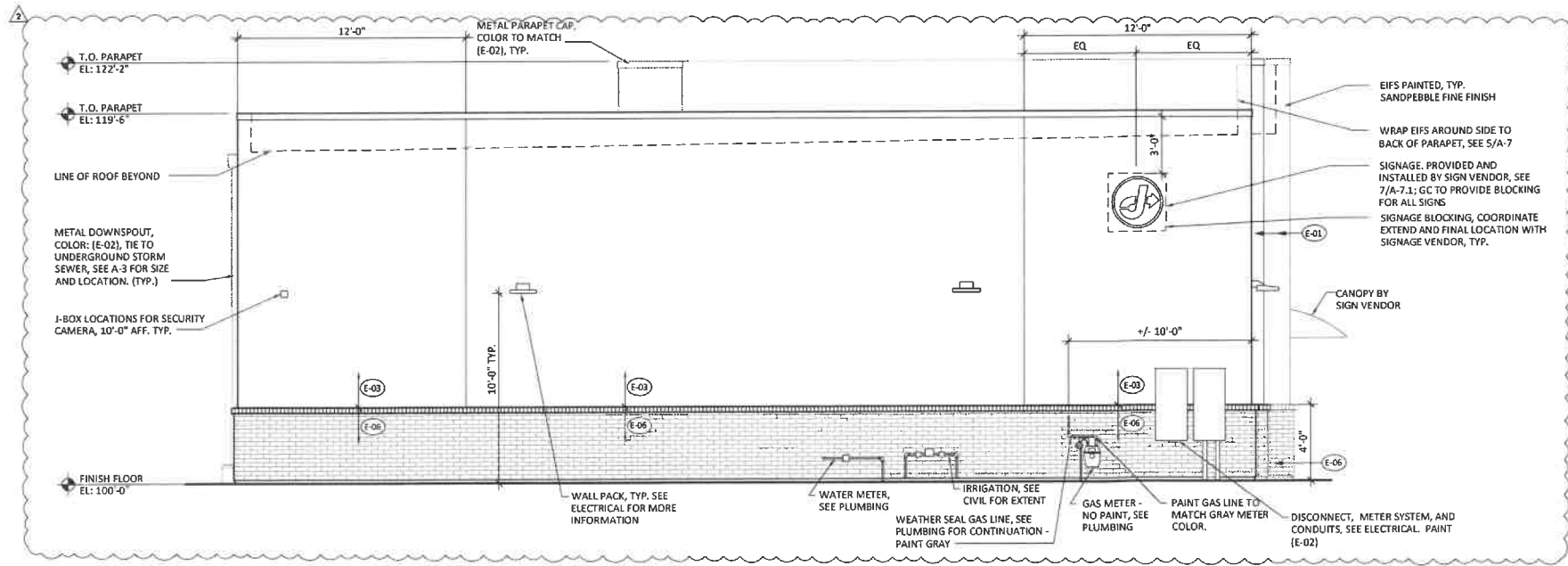
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SHEET NO:

A-4.1

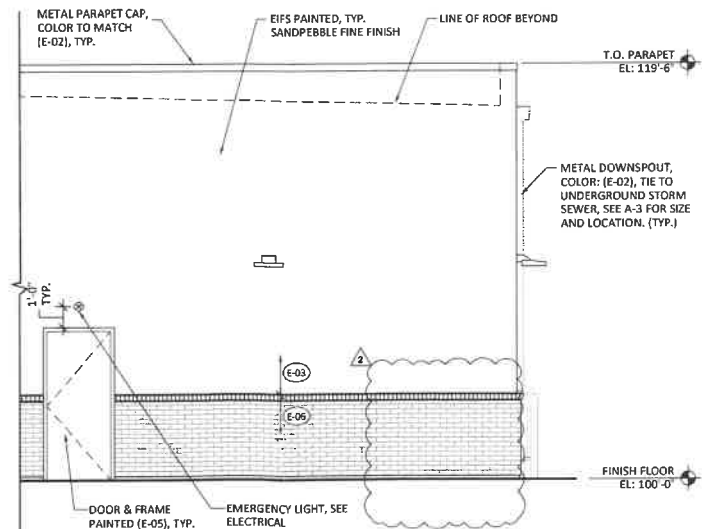
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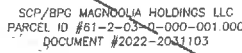
2 REAR ELEVATION
SCALE: 1/4" = 1'-0"





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



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



LANDSCAPE SCHEDULE		
TYPE	QUANTITY	HEIGHT
DECEDUOUS TREE	31	10'
EVERGREEN SHRUB	198	30"

 = DECIDUOUS TREE
 = EVERGREEN SHRUB





PLANNING COMMISSION JOINT STAFF REPORT: March 2025

**STAFF
RECOMMENDATION:** Approval
PROJECT NAME: Sherwood Phase 3
REQUEST: Subdivision
SUB TYPE: Preliminary
OWNER / APPLICANT: Mullins, LLC- Joe Rector

ACREAGE: 21.34
NUMBER OF LOTS: 50

PIN#(s): 266105

LOCATION: W of Hickory St, S of Michigan Ave

PROJECT DESCRIPTION: Preliminary Plat for
Sherwood Phase 3

CURRENT CITY ZONING: R-1C

OVERLAY DISTRICT: N/A

REQUESTED ZONING: N/A

ADJACENT ZONING: N: B-2 & M-1; E: PUD;
S&W: R-1C

COUNTY ZONING: N/A

COUNTY LOT SIZE: N/A

FUTURE LAND USE: West: RL-Residential Low
Density (2-4) & East: NC-Neighborhood
Commercial

EXISTING LAND USE: Vacant



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

23

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

1. Received a revised plan along with requested information. This meets zoning.

Reviewer: Engineering Team, 2519524021, tdavis@cityoffoley.org, Engineering
Review Status: Approved

1. Engineering recommends preliminary plat approval. Turn lanes into the development from Hickory Street and conformability with the Street Tree section of the subdivision regulations have been applied to the construction plans in the LDP application.

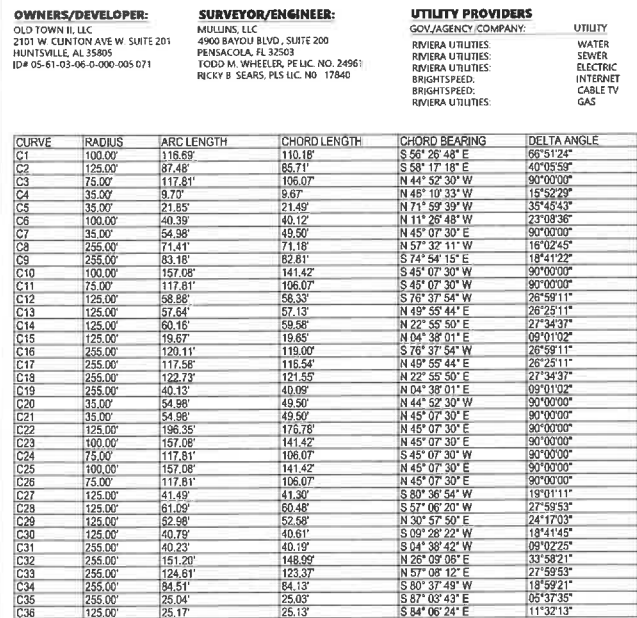
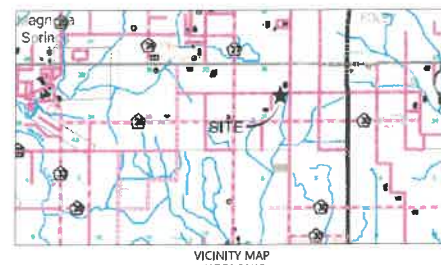
Reviewer: Angie Eckman, 251-923-4267 xt. 885, aeckman@cityoffoley.org, Environmental
Review Status: Approved

1. Environmental recommends approval of Sherwood Phase 3. Environmental requirements for the LDO are being met.

Reviewer: Brad Hall, 251-200-3800, bhall@cityoffoley.org, Fire Department
Review Status: Approved

1. Fire has nothing outstanding with this resub

Reviewer: Gene Williamson, 251-952-4011, gwilliamson@cityoffoley.org, Building Department
Review Status: Approved



<u>REQUIRED SETBACKS:</u>		<u>SITE DATA</u>
CURRENT ZONING:	R-1C	FRONT: 30 FEET
MINIMUM LOT SIZE:	9,500 SF	30 FEET
LIN. FT. STREETS:	2,612 LF	REAR: 10 FEET
NUMBER OF LOTS:	50	SIDE STREET: 30 FEET
SITE:	21.34 ± AC	
COMMON AREAS:	2.18 ± AC	
PERCENTAGE:	9.78%	
POND AREA:	2.27 ± AC	
TOTAL AREA:	4.45 ± AC	

EASEMENTS:

UNDERGROUND:

THERE IS A DEDICATED HERETHW A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAY AND A 5 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.

OVERHEAD:

THERE IS A DEDICATED HERETHW A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAY AND A 10 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.

NOTES:

1. ALL PROPOSED STREETS HAVE A 50' RIGHT OF WAY.
2. ALL DEVELOPMENTS SHALL HAVE A MINIMUM OF 15% GREEN SPACE, EXCLUSIVE OF STORMWATER MANAGEMENT AREAS, SETBACKS AND JURISDICTIONAL WETLANDS, UPON COMPLETION. RESIDENTIAL DEVELOPMENTS OF 30 LOTS OR GREATER SHALL PROVIDE A SITE PLAN WITH A GREEN SPACE MINIMUM OF 25% OF THE GREEN SPACE BEING FOR ACTIVE RECREATION SPACE. MINIMUM 15% CONSERVATION GREEN SPACE REQUIRED EXCLUSIVE OF STORMWATER AREAS.
3. MAINTENANCE RESPONSIBILITY OF THE STORM WATER MANAGEMENT AREAS SHALL REMAIN THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME AS IT IS TURNED OVER TO THE SHERWOOD PARK HOA. THE HOA SHALL MAINTAIN THE STORM WATER MANAGEMENT AREAS FOR PHASE 3, WHICH ALSO PROVIDES STORM WATER MANAGEMENT FOR THE COMMERCIAL PARCELS ADJACENT TO HICKORY STREET. UPON FINAL DEVELOPMENT OF THE COMMERCIAL LOTS, THE ORIGINAL DEVELOPER SHALL INITIATE A FEE SCHEDULE WHICH DEDICATES A PRO-RATA SHARE OF THE STORM WATER MANAGEMENT AREAS COSTS BACK TO THE COMMERCIAL DEVELOPMENT.

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

AUTHORIZED REPRESENTATIVE

SURVEYOR NOTES:

A SURVEY DOES NOT DETERMINE OWNERSHIP OF PROPERTY

THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S 80°52'30" E ALONG THE NORTH LINE OF THE SUBJECT PROPERTY PER THE ALABAMA STATE PLANE COORDINATE SYSTEM.

THE INFORMATION SHOWN HEREON IS BASED ON THE DEEDS OF RECORD, THE ADJOINING SUBDIVISION PLATS, AND PREVIOUS SURVEYS OF THIS SITE.

THERE WERE NO IMPROVEMENTS ON THE PROPERTY AT THE TIME OF THE FIELD SURVEY.

SURVEYOR FOR THE APPLICANT

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY E-911 ADDRESSING

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

CERTIFICATION OF APPROVAL BY CITY ENGINEER:
STATE OF ALABAMA)
COUNTY OF BALDWIN)
CITY OF Foley)

DATED THIS DAY OF _____, 20__

QTY ENGINEER

[illegible]

SURVEYOR'S CERTIFICATE:
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.

**CERTIFICATION OF OWNERSHIP AND DEDICATION:**

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

DATED THIS DAY OF , 20

OWNER'S REPRESENTATIVE (PRINT)

OWNER'S REPRESENTATIVE (SIGNATURE) _____

ACKNOWLEDGMENT OF NOTARY PUBLIC:

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF ESCAMBIA, IN THE STATE OF FLORIDA DO CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATION OF APPROVAL OF IMPROVEMENTS:

I, TODD M. WHEELER, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA WITH A LICENSE NUMBER OF 24963, HEREBY CERTIFY THAT THE DESIGN AND THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE CITY OF FOLEY LAND USE & ZONING REGULATIONS, I FURTHER CERTIFY THAT I HAVE PROVIDED OVERSIGHT OF THE CONSTRUCTION TO MY DESIGN, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED.

ENGINEER _____ DATE _____

FIRM

AFFIDAVIT OF REGISTERED PROFESSIONAL ENGINEER

I, **TODD M. WHEELER**, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA WITH A LICENSE NUMBER OF **24961**, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE, INCLUDING THE STORMWATER MANAGEMENT REQUIREMENTS OF THE CITY OF FOLEY SUBDIVISION REGULATIONS. I FURTHER CERTIFY THAT I HAVE SUPERVISED THE CONSTRUCTION TO MY DESIGN, THAT THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED.



ENGINEER

FIRM

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

THE WITHIN PLAT OF SHERWOOD PHASE 3, FOLEY, ALABAMA IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION.
THIS _____ DAY OF _____, 2023.

CITY PLANNING COMMISSION CHAIRMAN

MULLINS, LLC
CIVIL ENGINEERING, DEVELOPMENT DESIGN
SURVEYING, LANDSCAPE ARCHITECTURE
4900 BAYOU BLVD., SUITE 200, PENSACOLA, FL 32503
(850) 378-6141



PLANNING COMMISSION JOINT STAFF REPORT: March 2025

26

STAFF RECOMMENDATION: Approval

PROJECT NAME: Nickle Creek

REQUEST: Zoning - Site Plan Approval

SUB TYPE: Commercial developments where the total structure area exceeds fifty thousand (50,000) square feet

OWNER / APPLICANT: Volkert,- Arthur Hooks

ACREAGE: 37.08

NUMBER OF LOTS:

PIN#(s): 110375

LOCATION: NW Corner of S Juniper St & Pride Blvd

PROJECT DESCRIPTION: Site Plan Approval for Nickle Creek- A Multi-use Subdivision (NW Corner S Juniper and Pride)

CURRENT CITY ZONING: GPH-1 & B-1A along Pride

OVERLAY DISTRICT: N/A

REQUESTED ZONING: N/A

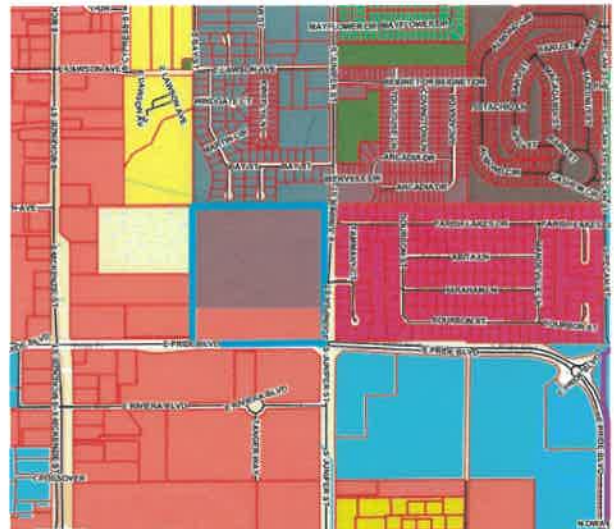
ADJACENT ZONING: N: R-2; E: R-1C; S: B-1A; W: B-1A & Unzoned BC Dist 34

COUNTY ZONING: N/A

COUNTY LOT SIZE: N/A

FUTURE LAND USE: RCC - Retail Comm Concentration & RM - Res Med Density (4-7)

EXISTING LAND USE: Vacant



3/4/25, 2:20 PM

Activity Details | Citizenserve

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

27

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

1. Comments by Eden Lapham:
2. A compliant Photometric Lighting Plan will be required prior to P&Z giving LDO approval.

Reviewer: Engineering Team, 2519524021, tdavis@cityoffoley.org, Engineering
Review Status: Approved

1. Display "required" vs "proposed" greenspace information on site plan
2. The final location of the turn lanes along Juniper Street will be analyzed with the traffic impact study upon Land Development Permit submittal. As presented the layout meets the intent of the turn lane and drainage requirements.
3. Engineering recommends approval of the site plan. It is staff's understanding the request of the site plan approval is currently focused on the southern portion of the proposed development.

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

1. Environmental recommends approval. The site plan appears to address comments concerning common area drainage, open space, and wetlands buffer.

Reviewer: Brad Hall, 251-200-3800, bhall@cityoffoley.org, Fire Department
Review Status: Approved

Reviewer: Gene Williamson, 251-952-4011, gwilliamson@cityoffoley.org, Building Department
Review Status: Approved

West Building-S Juniper Street View



22

Middle Building-West View



Middle Building-E Pride Street View



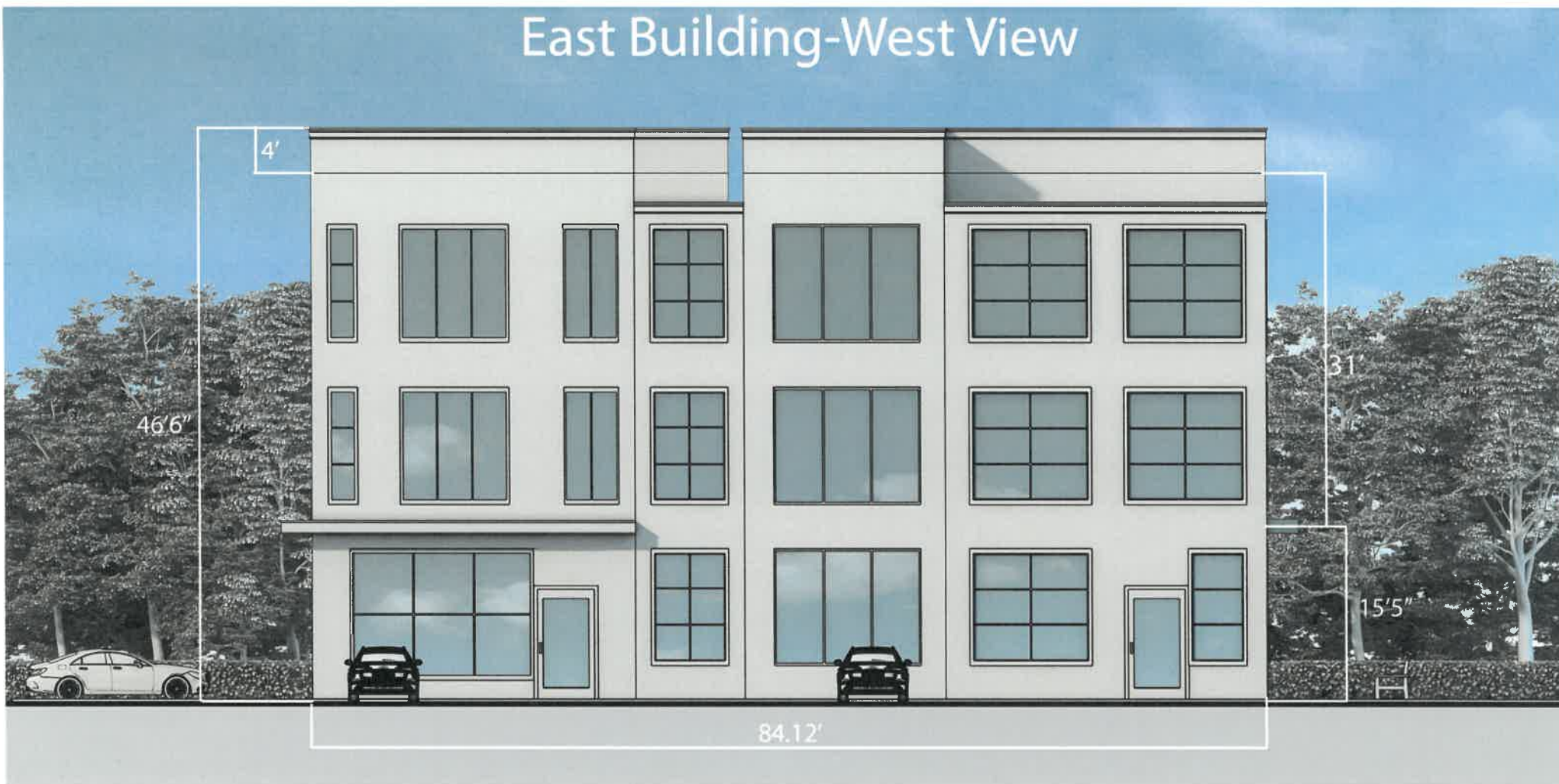
Middle Building-Rear View



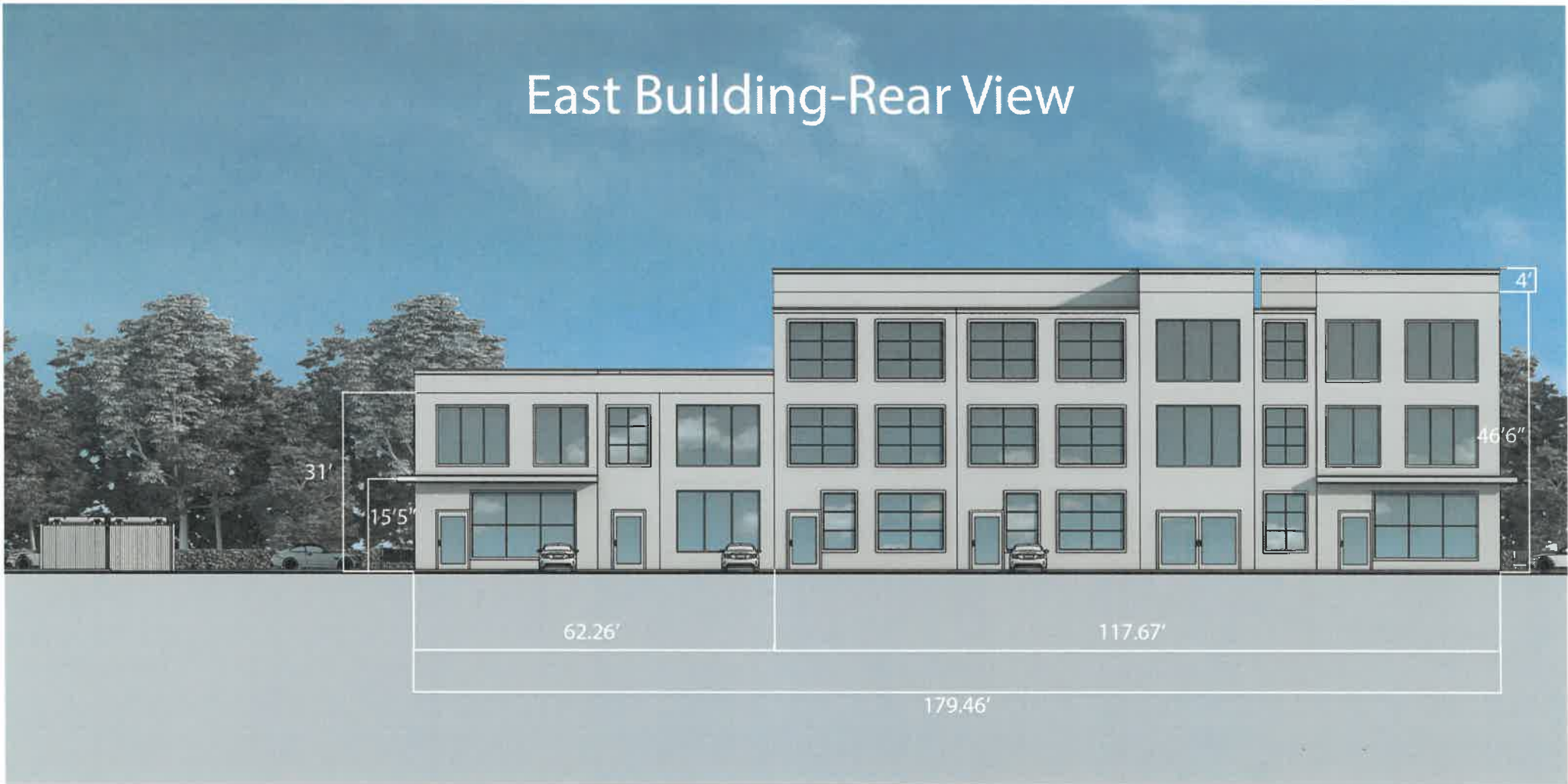
Middle Building-S Juniper Street View



East Building-West View



East Building-Rear View



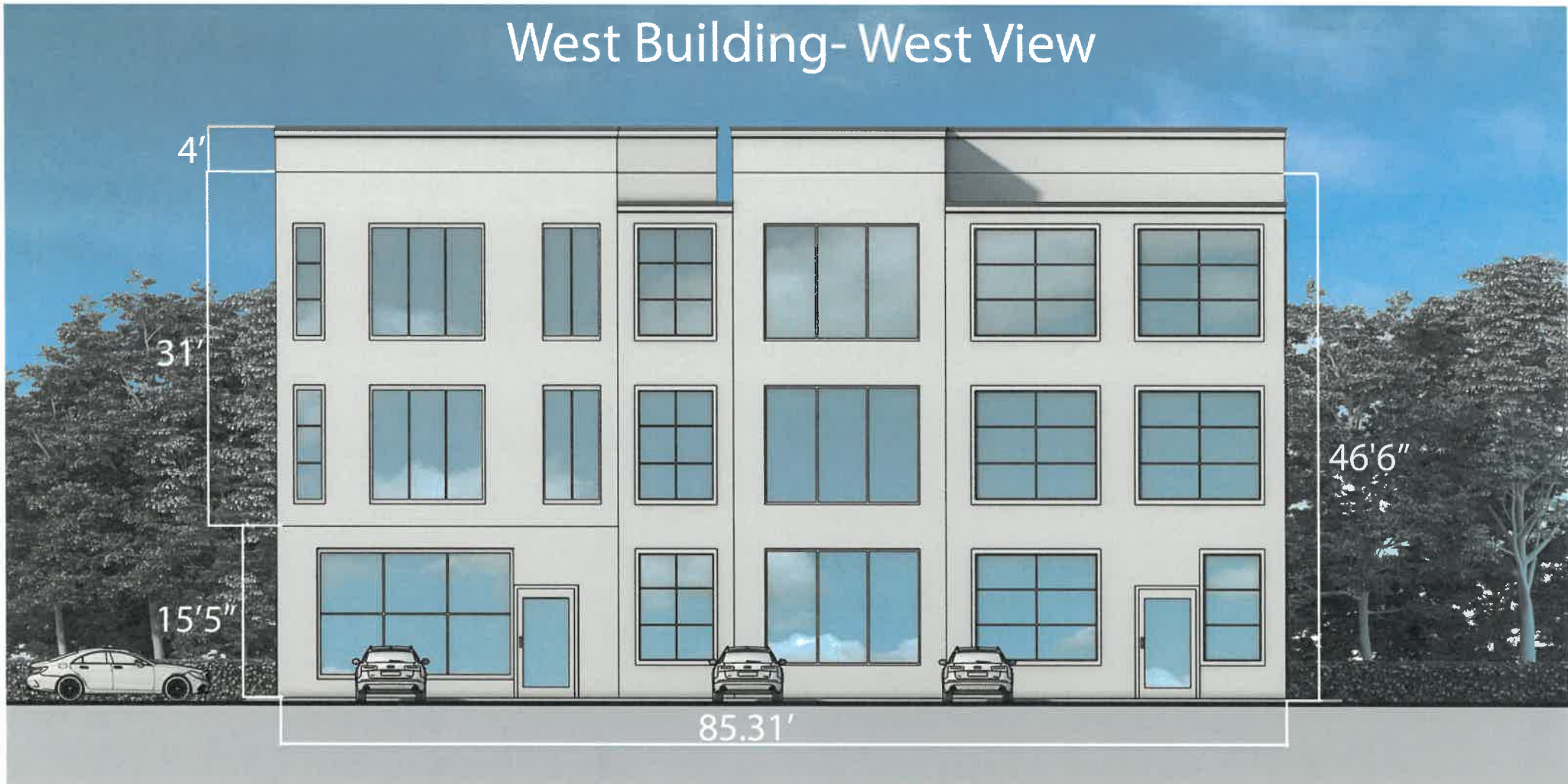
East Building-S Juniper Street View



East Building-E Pride Street View



West Building- West View



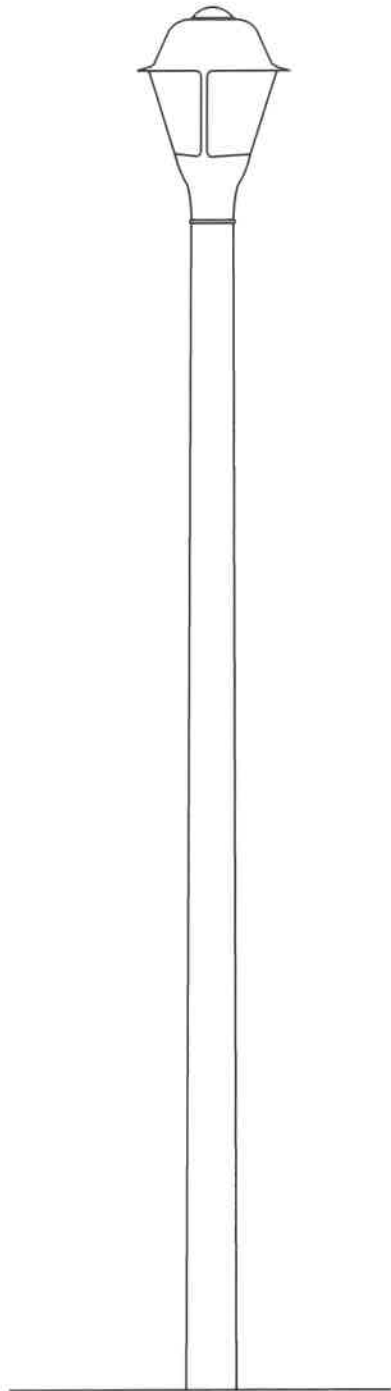
West Building-Rear View



West Building-E Pride Street View



40



NOTES:

1. LIGHT IS MOUNTED ON A SMOOTH BLACK POLE.

DRAWN BY: D. LITTLE
ENG. APPR: B. SEALS
DATE: 5/10/23 COUNTY:
SCALE: N.T.S. TSR:

BALDWIN EMC

A Touchstone Energy[®] Cooperative
19600 HWY 59
SUMMERDALE, AL 36580 251.989.6247
The power of human connections

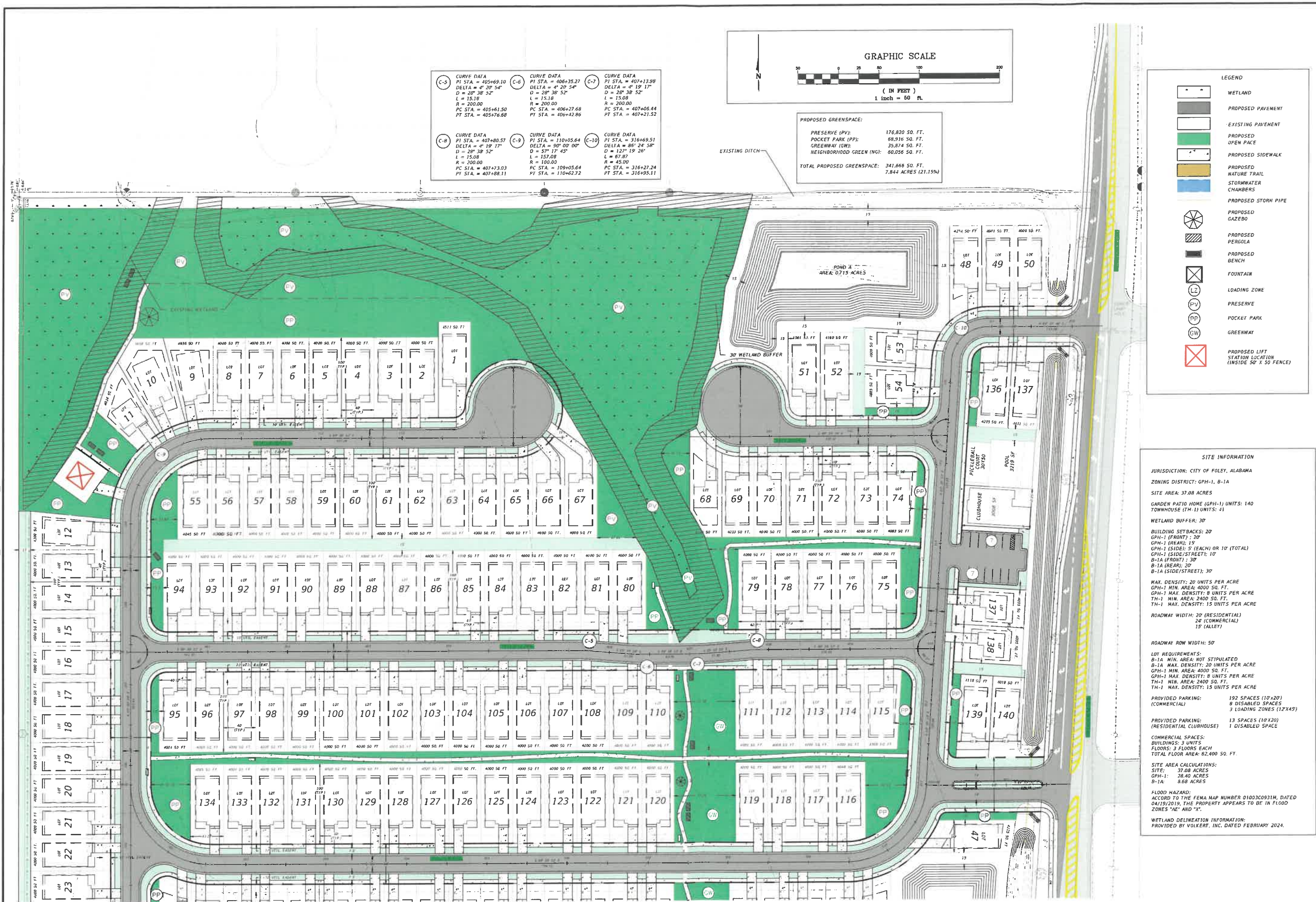
SIZE:

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TITLE:

TRADITIONAIRE DECORATIVE TYPE
LED LIGHT FIXTURE

filename: Z:\PROJECTS\1201847 NICKLE CREEK DEVELOPMENT\DWG\C04 SITE PLAN_V.3.DWG



NICKLE CREEK DEVELOPMENT
PROJECT SITE PLAN

2605 THOMAS DR.
SUITE 205
PANAMA CITY BEACH, FL 32408
Telephone (850) 588-1618

VOLKERT
DESIGNED BY: ARTHUR V. HODGES IV
CHECKED BY: DENISE PHILLIPS
DATE: FEBRUARY 2025
PROJECT NUMBER: 1201847

DRAWING NUMBER	NUMBER	REVISIONS	DATE	APPROVED BY
PROJECT NUMBER				
SURVEY NUMBER				
SHEET				

NICKLE CREEK DEVELOPMENT
PROJECT SITE PLAN

2605 THOMAS DR.
SUITE 205
PANAMA CITY BEACH, FL 32408
Telephone (850) 588-1618

Volkert
DRAWN BY: ARTHUR V. HOOKS
CHECKED BY: DEMETRI PHILLIPS
DATE: FEBRUARY 2025
SCALE: 1/8" = 1'-0"

DRAWING NUMBER: 1201847
PROJECT NUMBER: 1201847
SHEET: C02

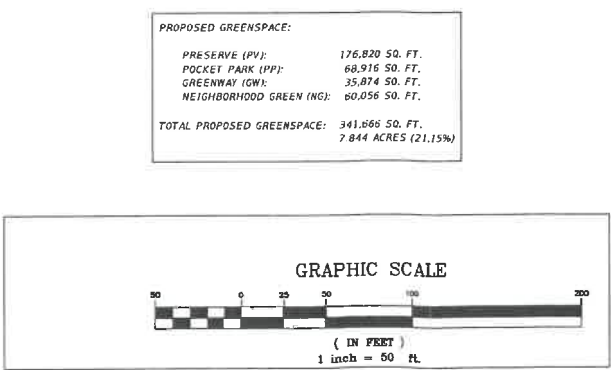
SITE INFORMATION

JURISDICTION: CITY OF FOLEY, ALABAMA
ZONING DISTRICT: GPH-1, B-1A
SITE AREA: 37.08 ACRES
GARDEN PATIO HOME (GPH-1) UNITS: 140
TOWNHOUSE (TH-1) UNITS: 41
WETLAND BUFFER: 30'
BUILDING SETBACKS: 20'
GPH-1 (FRONT): 20'
GPH-1 (REAR): 15'
GPH-1 (SIDE): 5' (EACH) OR 10' (TOTAL)
GPH-1 (SIDE/STREET): 10'
B-1A (FRONT): 30'
B-1A (REAR): 20'
B-1A (SIDE/STREET): 30'
MAX. DENSITY: 20 UNITS PER ACRE
GPH-1 MIN. AREA: 4000 SQ. FT.
GPH-1 MAX. DENSITY: 8 UNITS PER ACRE
TH-1 MIN. AREA: 2400 SQ. FT.
TH-1 MAX. DENSITY: 15 UNITS PER ACRE
ROADWAY WIDTH: 20' (RESIDENTIAL)
24' (COMMERCIAL)
15' (ALLEY)
ROADWAY ROW WIDTH: 50'

LOT REQUIREMENTS:
B-1A MIN. AREA: NOT STIPULATED
B-1A MAX. DENSITY: 20 UNITS PER ACRE
GPH-1 MIN. AREA: 4000 SQ. FT.
GPH-1 MAX. DENSITY: 8 UNITS PER ACRE
TH-1 MIN. AREA: 2400 SQ. FT.
TH-1 MAX. DENSITY: 15 UNITS PER ACRE
PROVIDED PARKING:
(COMMERCIAL) 192 SPACES (10'X20')
8 DISABLED SPACES
3 LOADING ZONES (12'X45')
PROVIDED PARKING:
(RESIDENTIAL CLUBHOUSE) 13 SPACES (10'X20')
1 DISABLED SPACE
COMMERCIAL SPACES:
BUILDINGS: 3 UNITS
FLOORS: 3 FLOORS EACH
TOTAL FLOOR AREA: 82,400 SQ. FT.
SITE AREA CALCULATIONS:
SITE: 37.08 ACRES
GPH-1: 28.40 ACRES
B-1A: 8.68 ACRES
FLOOD HAZARD:
ACCORD TO THE FEMA MAP NUMBER 01003C0931M, DATED 04/19/2019, THE PROPERTY APPEARS TO BE IN FLOOD ZONES "AE" AND "X".
WETLAND DELINEATION INFORMATION:
PROVIDED BY VOLKERT, INC. DATED FEBRUARY 2024.

LEGEND

[Symbol]	WETLAND	[Symbol]	PROPOSED PERGOLA
[Symbol]	PROPOSED PAVEMENT	[Symbol]	PROPOSED BENCH
[Symbol]	EXISTING PAVEMENT	[Symbol]	FOUNTAIN
[Symbol]	PROPOSED GREENSPACE	[Symbol]	LOADING ZONE
[Symbol]	PROPOSED SIDEWALK	[Symbol]	PRESERVE
[Symbol]	PROPOSED NATURE TRAIL	[Symbol]	POCKET PARK
[Symbol]	STORMWATER CHAMBERS	[Symbol]	GREENWAY
[Symbol]	PROPOSED STORM PIPE		
[Symbol]	PROPOSED GAZEBO		



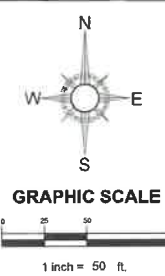
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C-3	CURVE DATA PI STA = 301+00.00 DELTA = 90° 00' 00" D = 57° 17' 45" L = 151.08 R = 100.00 PC STA = 300+00.00 PT STA = 301+57.08
C-2	CURVE DATA PI STA = 211+86.76 DELTA = 90° 00' 00" D = 176° 17' 41" L = 51.05 R = 32.50 PC STA = 211+54.26 PT STA = 212+05.31
C-1	CURVE DATA PI STA = 210+58.21 DELTA = 90° 00' 00" D = 176° 17' 41" L = 51.05 R = 32.50 PC STA = 210+25.71 PT STA = 210+76.76



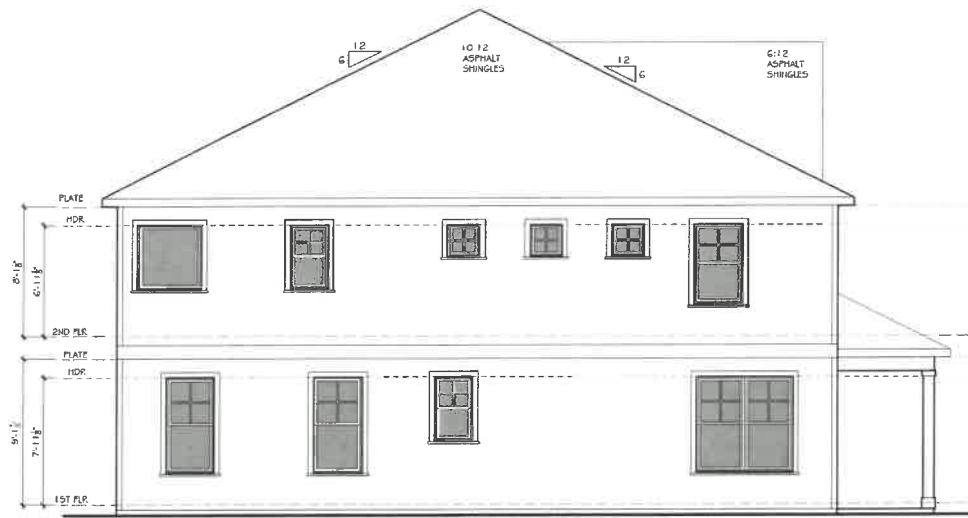
TREES	QTY	BOTANICAL NOMENCLATURE	COMMON NAME	SIZE	SPACING/ REMARKS
	49	ACER RUBRUM	RED MAPLE	3" DIA @ 4' ABOVE GRADE	SINGLE TRUNK, 8' MIN, OF CLEAR TRUNK
	38	QUERCUS NUTTALLII	NUTTALL OAK	3" DIA @ 4' ABOVE GRADE	SINGLE TRUNK, 8' MIN, OF CLEAR TRUNK
	27	QUERCUS PHELLOS	WILLOW OAK	3" DIA @ 4' ABOVE GRADE	SINGLE TRUNK, 8' MIN, OF CLEAR TRUNK
	31	QUERCUS SHUMARDII	SHUMARD OAK	3" DIA @ 4' ABOVE GRADE	SINGLE TRUNK, 8' MIN, OF CLEAR TRUNK
	52	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" DIA @ 4' ABOVE GRADE	SINGLE TRUNK, 8' MIN, OF CLEAR TRUNK
	9	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" DIA @ 4' ABOVE GRADE	FULL TO GROUND
	24	TAXODIUM DISTICHUM	BALD CYPRESS	3" DIA @ 4' ABOVE GRADE	SINGLE TRUNK, 8' MIN, OF CLEAR TRUNK
SHRUBS					
	113	TRIPSACUM FLORIDANUM	DWARF FAKAHATCHEE GASS	3 GAL	24" HEIGHT, 48" ON CENTER
	74	VIBURNUM ODORATISSIMUM	SWEET BIBURNUM	3 GAL	24" HEIGHT, 50" ON CENTER



- LEGEND
- | | |
|--|-------------------------|
| | RED MAPLE |
| | NUTTALL OAK |
| | WILLOW OAK |
| | SHUMARD OAK |
| | TULIP POPLAR |
| | SOUTHERN MAGNOLIA |
| | BALD CYPRESS |
| | SWEET VIBURNUM SHRUB |
| | DWARF FAKAHATCHEE GRASS |
| | GREEN SPACE |
- 25'
- LIGHT POLE LOCATION
& SETBACK
- * LAYOUT SHOWN IS SOLELY FOR
PLANNING PURPOSES AND LOCATIONS
ARE SUBJECT TO CHANGE BASED ON
LIGHTING CONSTRUCTION DESIGN TO BE
PROVIDED BY OTHERS.

[illegible]

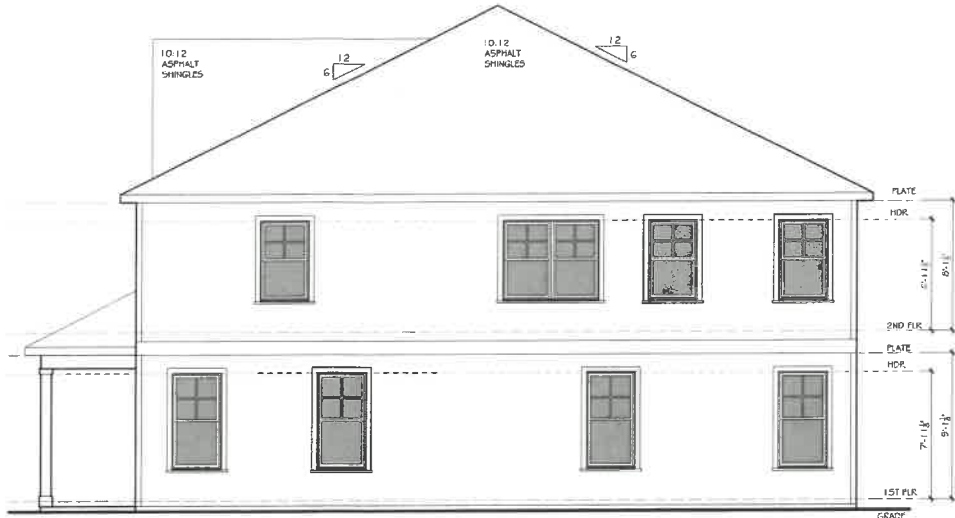
45



6 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

*NOTE:
All building end unit elevations will
reflect a hipped roof.

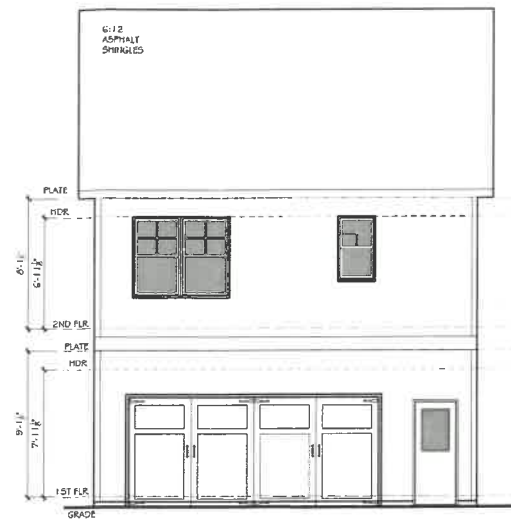
WINDOWS REPRESENT - 22%



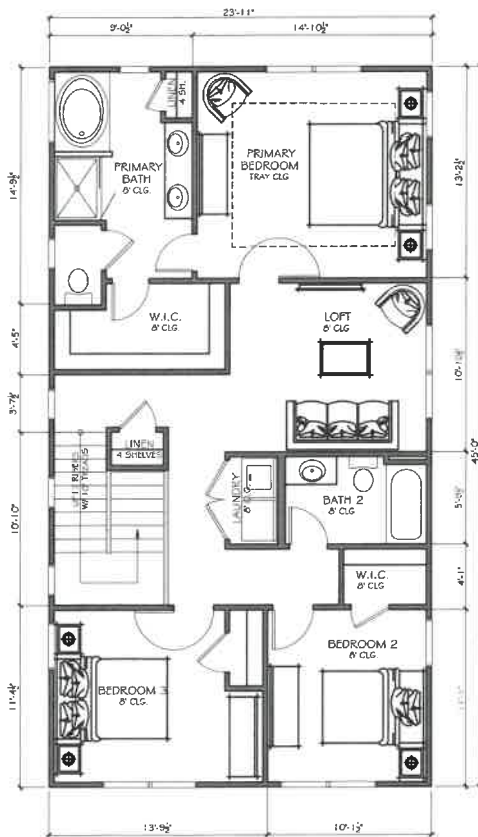
5 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

*NOTE:
All building end unit elevations will
reflect a hipped roof.

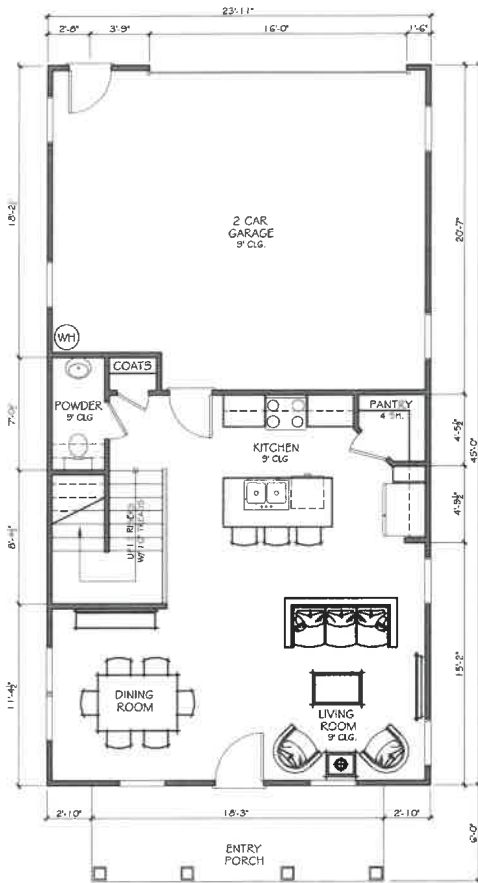
WINDOWS REPRESENT - 21%



4 REAR ELEVATION
SCALE: 3/16" = 1'-0"



8 1ST. FLOOR PLAN
SCALE: 3/16" = 1'-0"



7 1ST. FLOOR PLAN
SCALE: 3/16" = 1'-0"



3 ELEVATION C
SCALE: 3/16" = 1'-0"



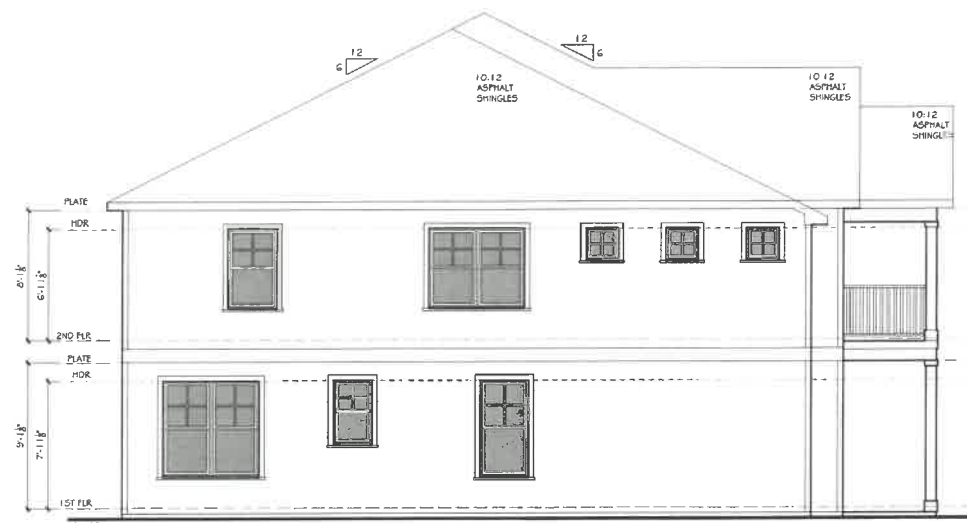
2 ELEVATION B
SCALE: 3/16" = 1'-0"



1 ELEVATION A
SCALE: 3/16" = 1'-0"

THG - 1597
1st Floor - 602 sf
2nd Floor - 995 sf
Total - 1597 sf
Garage - 468 sf

46



6 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

*NOTE:
All building end unit elevations will
reflect a hipped roof.

WINDOWS REPRESENT - 23%



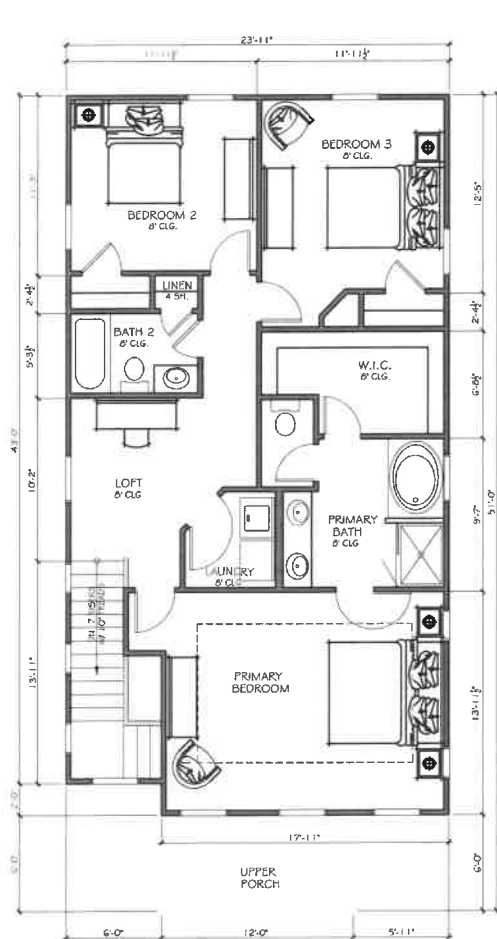
5 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

*NOTE:
All building end unit elevations will
reflect a hipped roof.

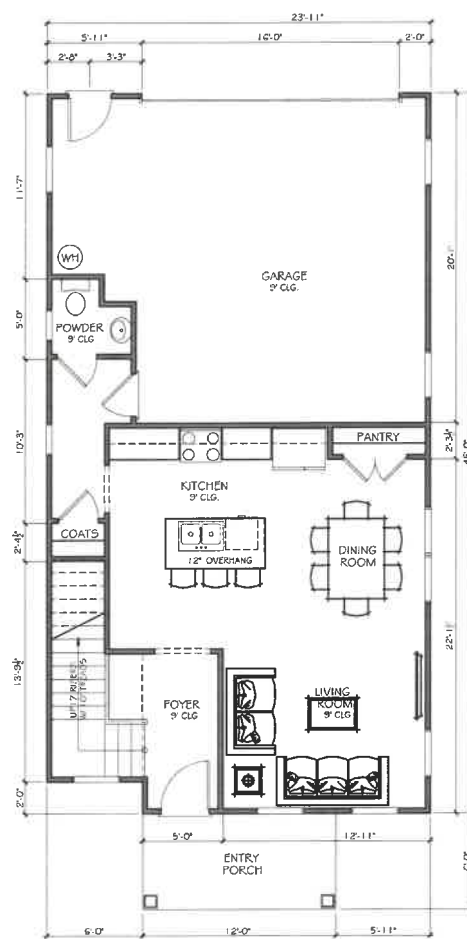
WINDOWS REPRESENT - 20%



4 REAR ELEVATION
SCALE: 3/16" = 1'-0"



8 1ST. FLOOR PLAN
SCALE: 3/16" = 1'-0"



7 1ST. FLOOR PLAN
SCALE: 3/16" = 1'-0"



3 ELEVATION C
SCALE: 3/16" = 1'-0"



2 ELEVATION B
SCALE: 3/16" = 1'-0"



1 ELEVATION A
SCALE: 3/16" = 1'-0"

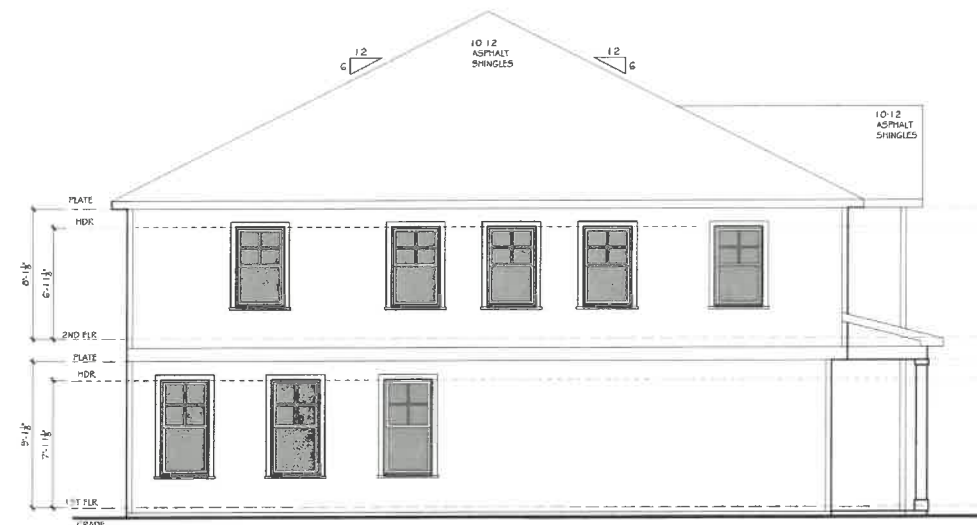
THG - 1563
1st Floor - 597 sf
2nd Floor - 966 sf
Total - 1563 sf

Garage - 439 sf

ROCKLYN HOMES
The Most Important Home We'll Build Is Yours

12/30/2024

47



6 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

*NOTE:
All building end unit elevations will
reflect a hipped roof.

WINDOWS REPRESENT - 20%



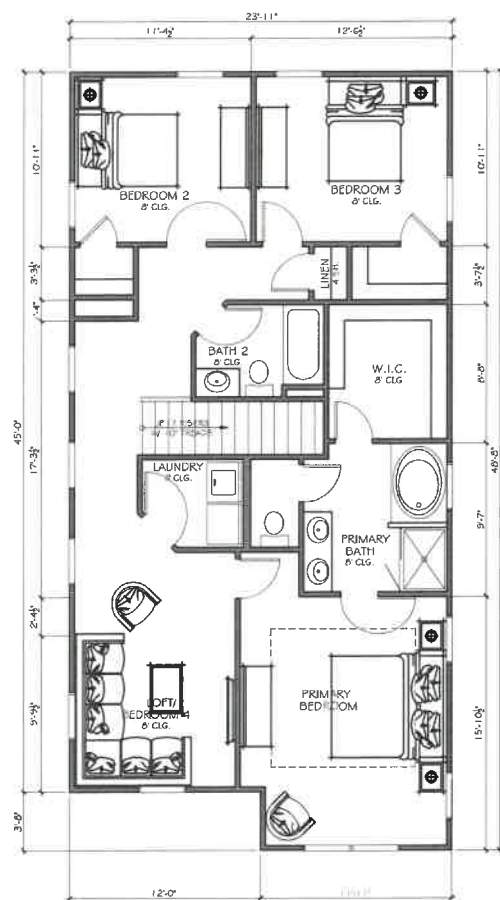
5 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

*NOTE:
All building end unit elevations will
reflect a hipped roof.

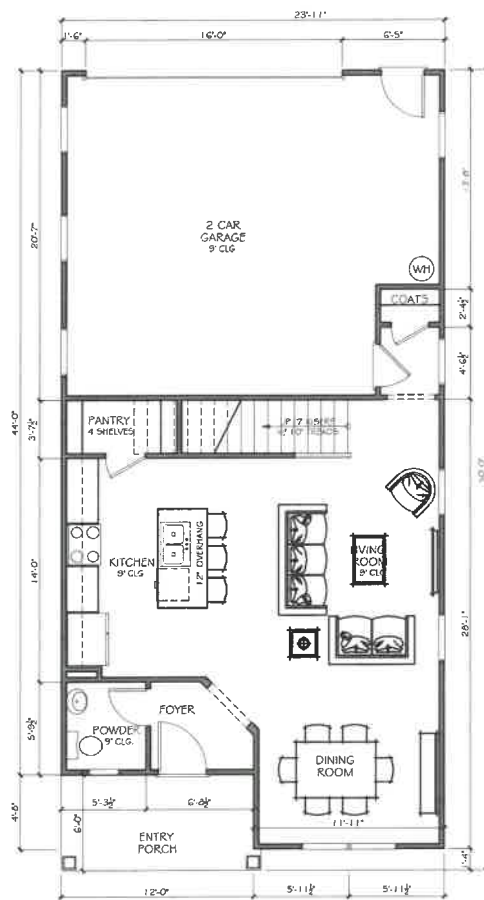
WINDOWS REPRESENT - 21%



4 REAR ELEVATION
SCALE: 3/16" = 1'-0"



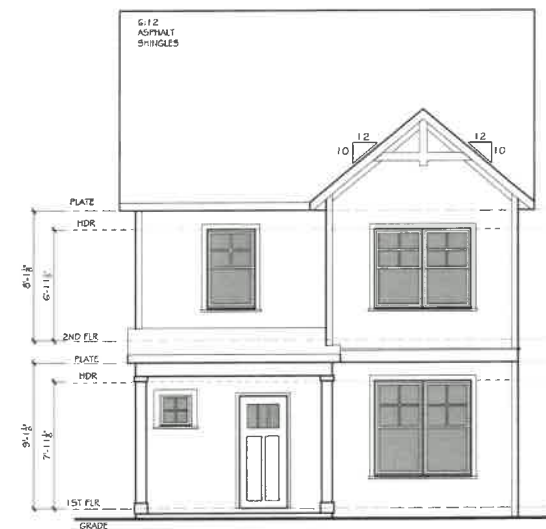
8 1ST. FLOOR PLAN
SCALE: 3/16" = 1'-0"



7 1ST. FLOOR PLAN
SCALE: 3/16" = 1'-0"



3 ELEVATION C
SCALE: 3/16" = 1'-0"



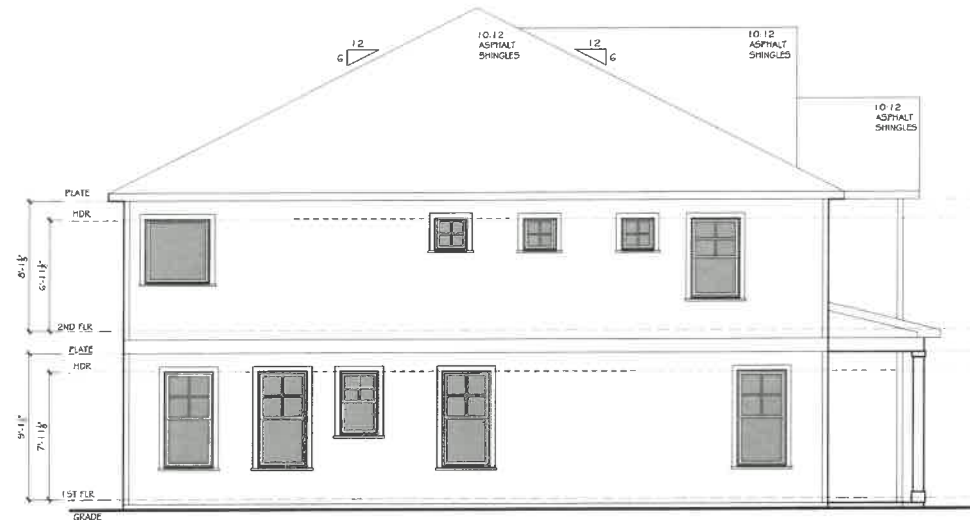
2 ELEVATION B
SCALE: 3/16" = 1'-0"



1 ELEVATION A
SCALE: 3/16" = 1'-0"

THG - 1727
1st Floor - 645 sf
2nd Floor - 1082 sf
Total - 1727 sf
Garage - 451 sf

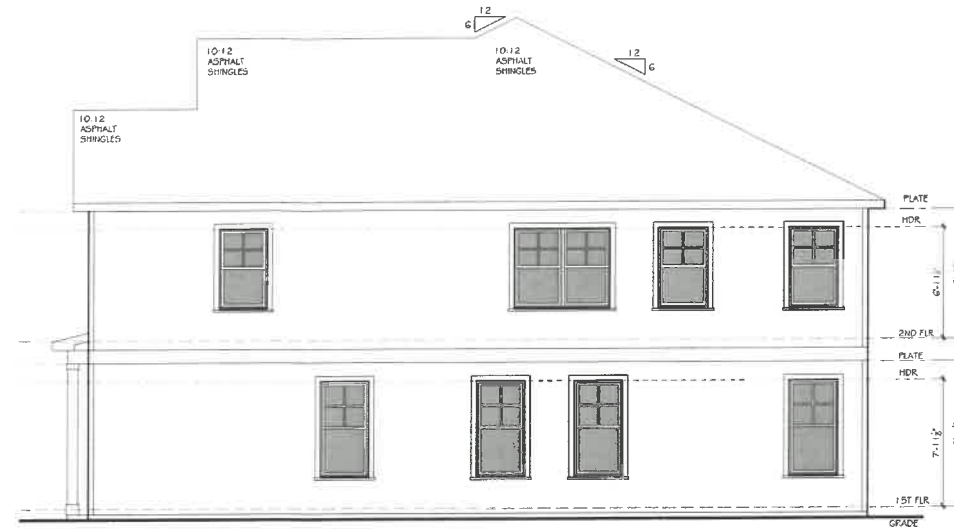
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6 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

*NOTE:
All building end unit elevations will reflect a hipped roof.

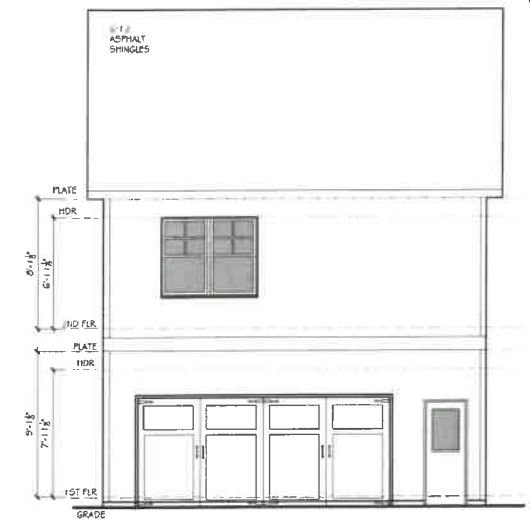
WINDOWS REPRESENT - 21%



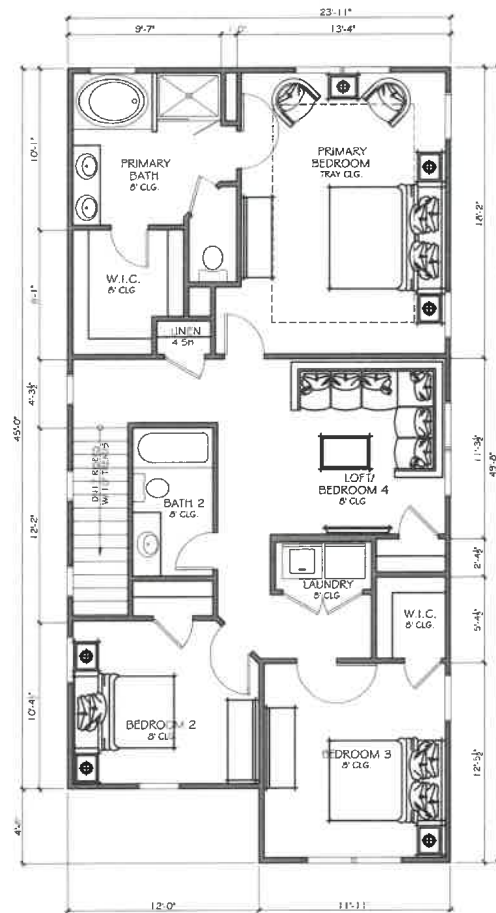
5 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

*NOTE:
All building end unit elevations will reflect a hipped roof.

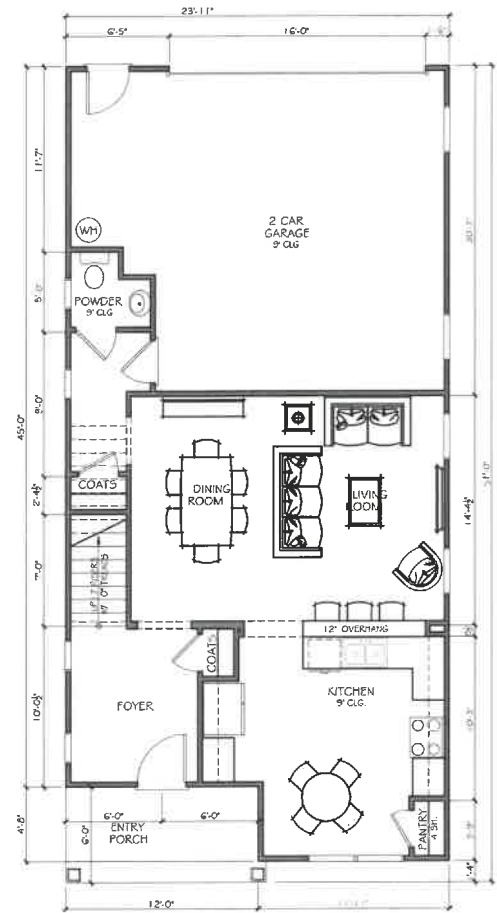
WINDOWS REPRESENT - 21%



4 REAR ELEVATION
SCALE: 3/16" = 1'-0"



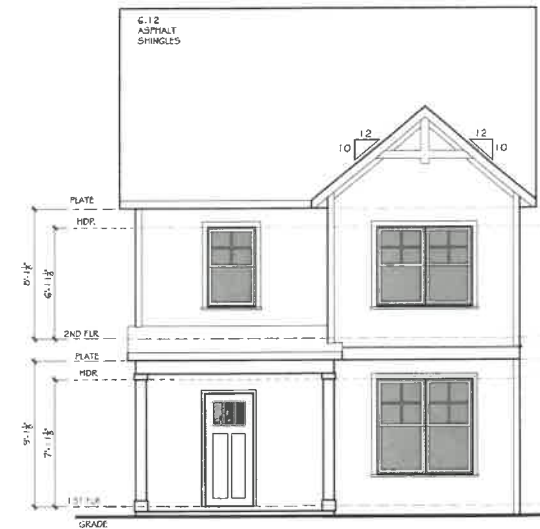
8 1ST. FLOOR PLAN
SCALE: 3/16" = 1'-0"



7 1ST. FLOOR PLAN
SCALE: 3/16" = 1'-0"



3 ELEVATION C
SCALE: 3/16" = 1'-0"



2 ELEVATION B
SCALE: 3/16" = 1'-0"



1 ELEVATION A
SCALE: 3/16" = 1'-0"

THG - 1739
1st Floor - 663 sf
2nd Floor - 1076 sf
Total - 1739 sf

Garage - 468 sf

ROCKLYN HOMES
The Most Important Home We'll Build Is Yours

12/30/2024

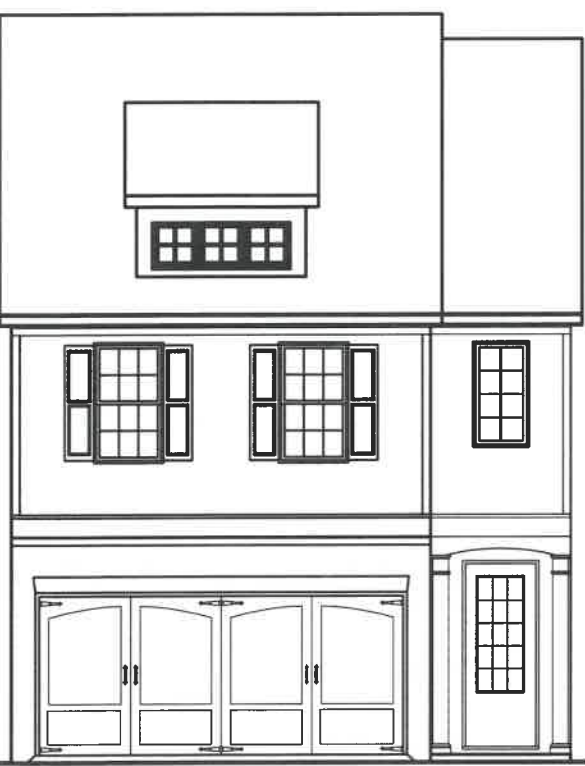
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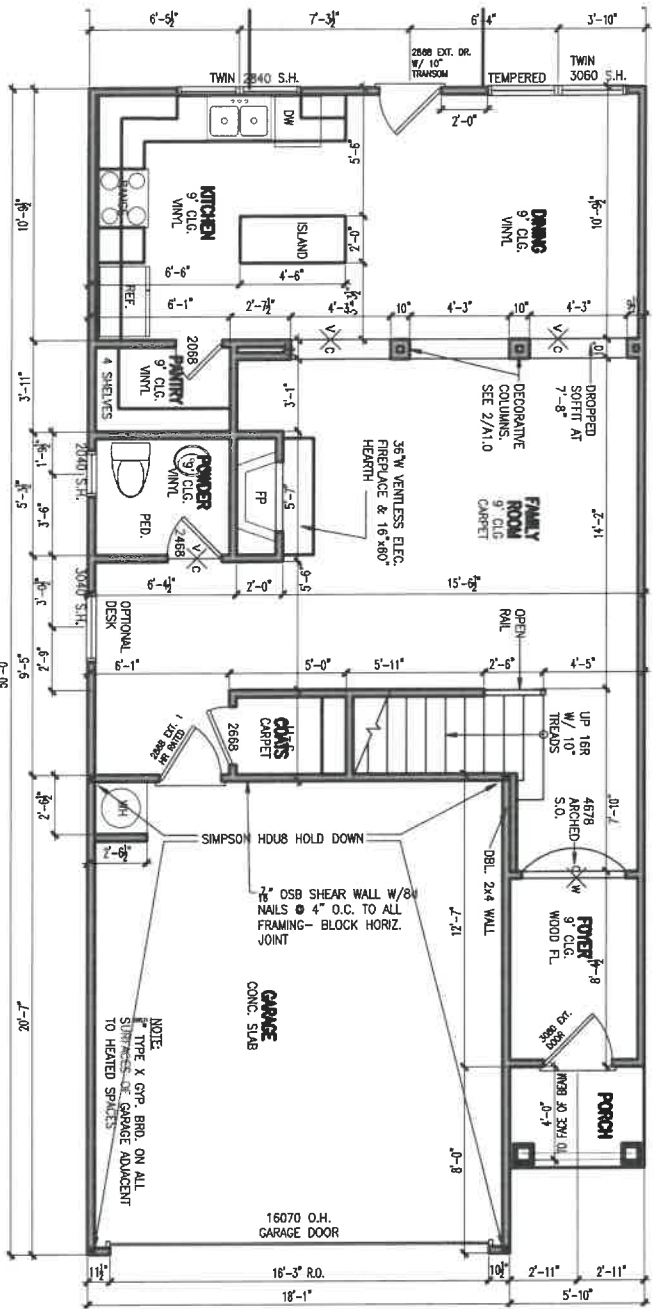
B ELEV.



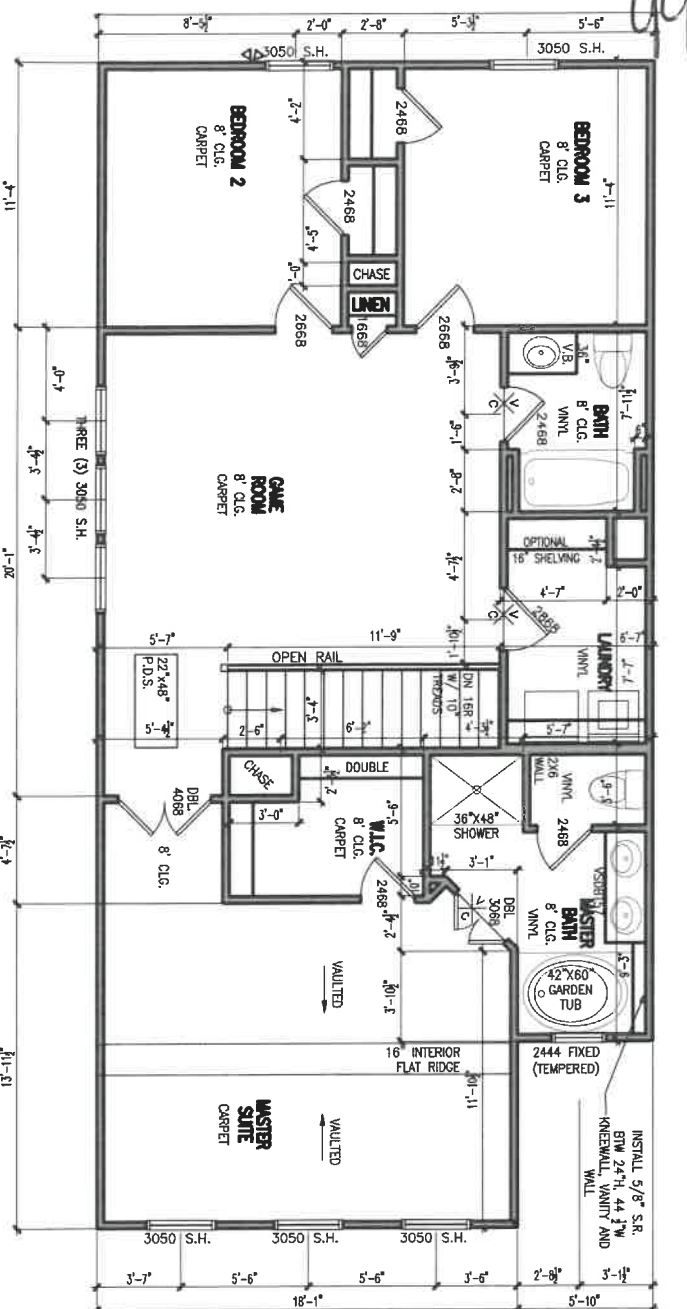
C ELEV.



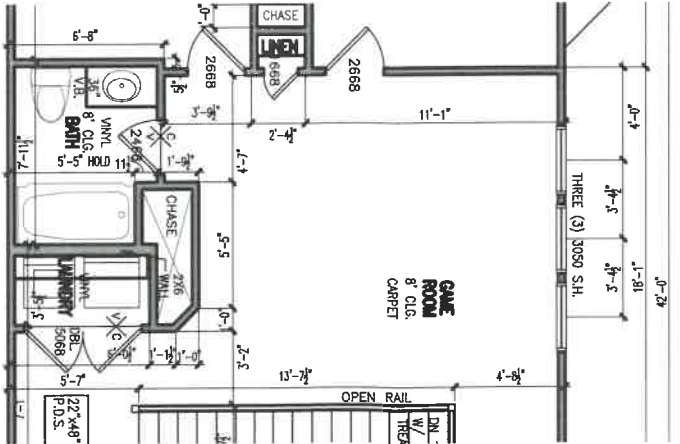
D ELEV.



1ST. FLOOR PLAN



2ND. FLOOR PLAN



OPT. GAMEROOM
(END UNIT ENTRY SIDE)

CRESTWOOD 24'

A ELEV.



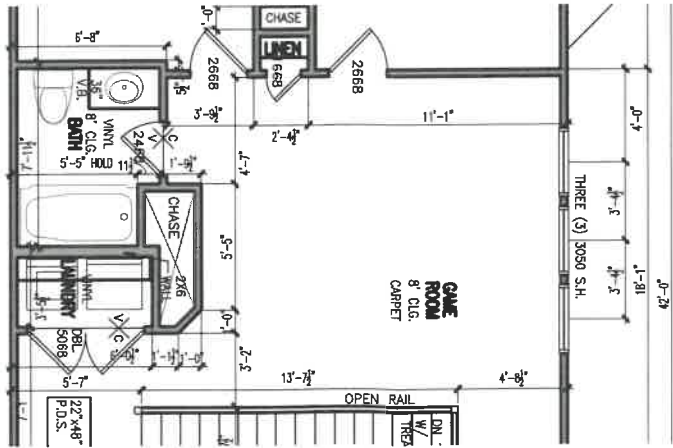
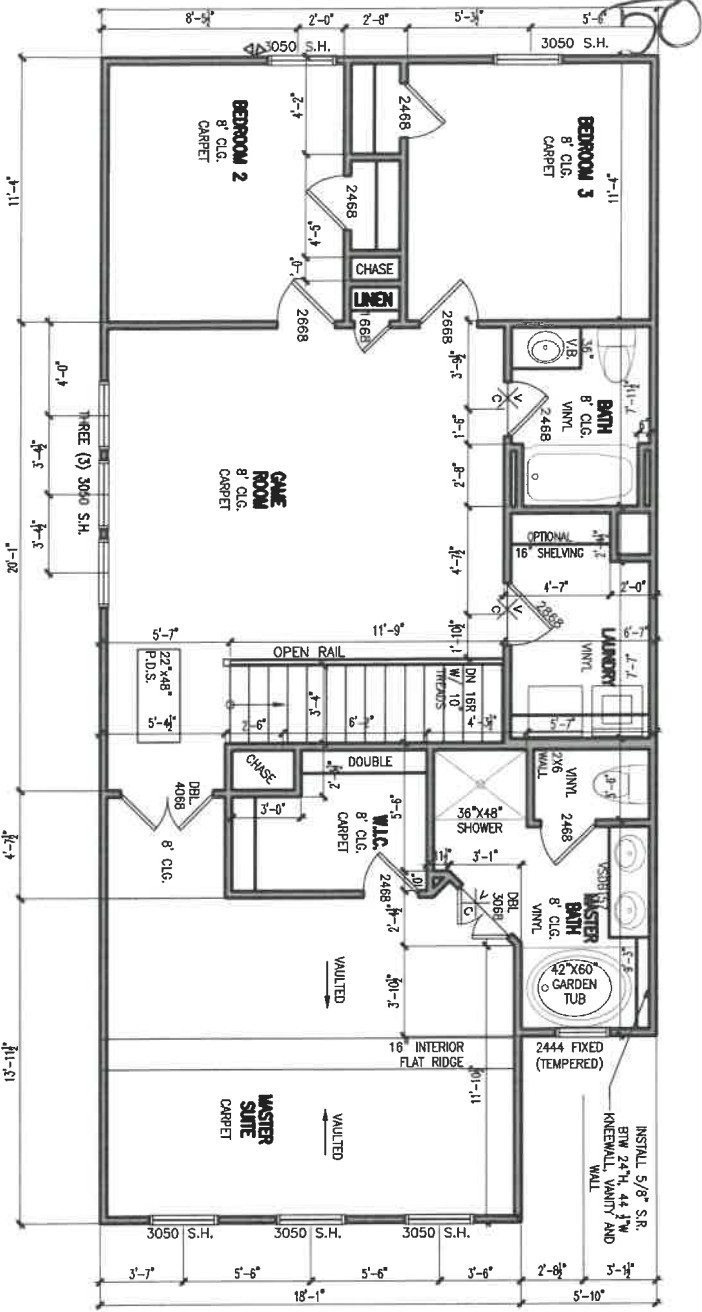
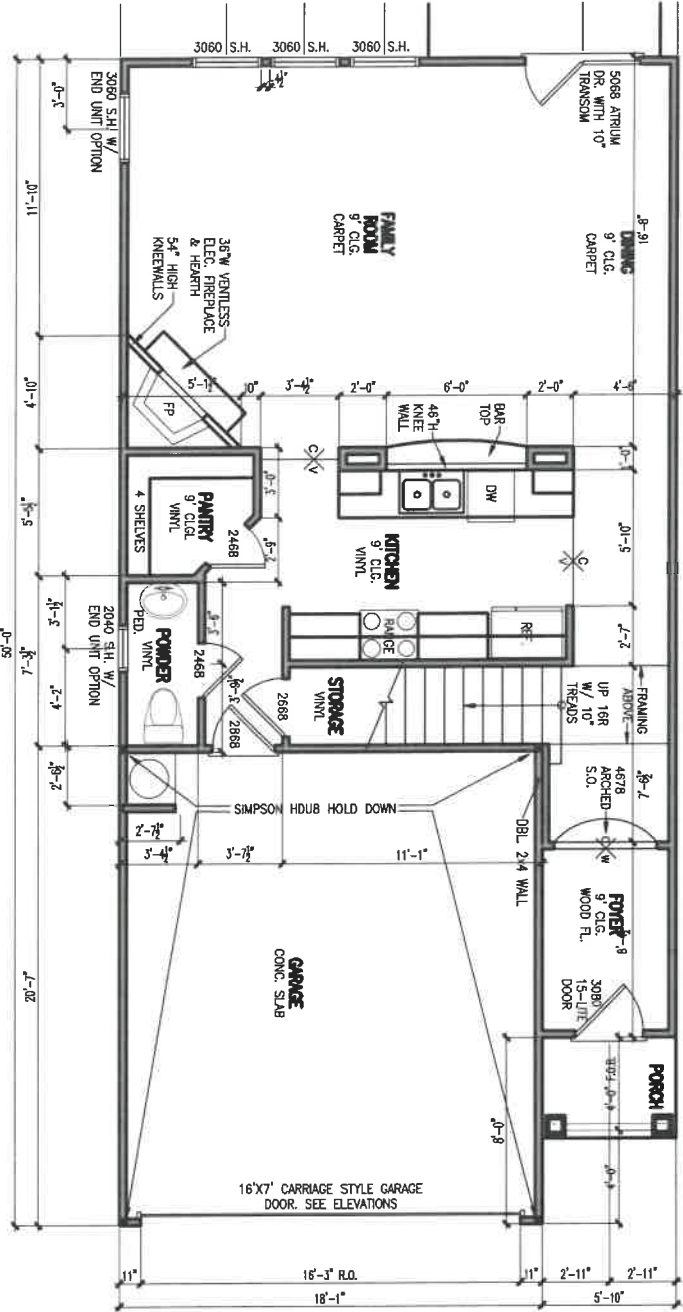
B ELEV.



C ELEV.



D ELEV.



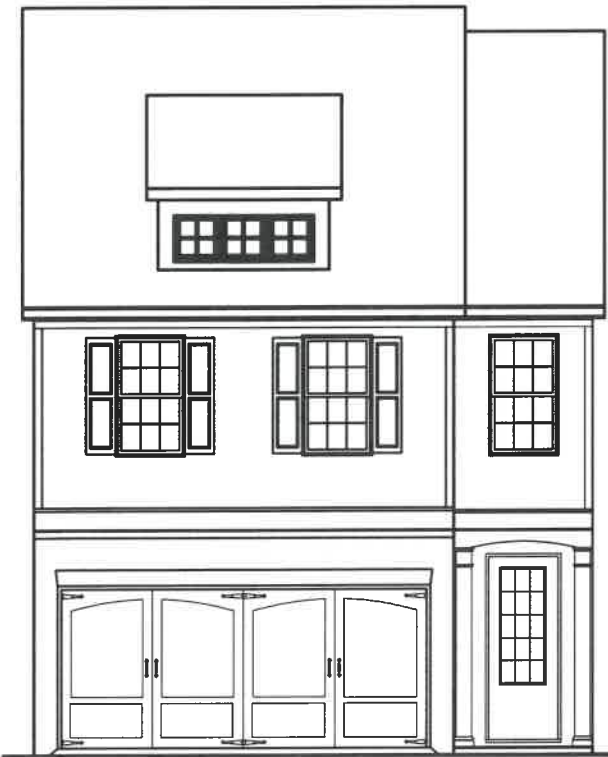
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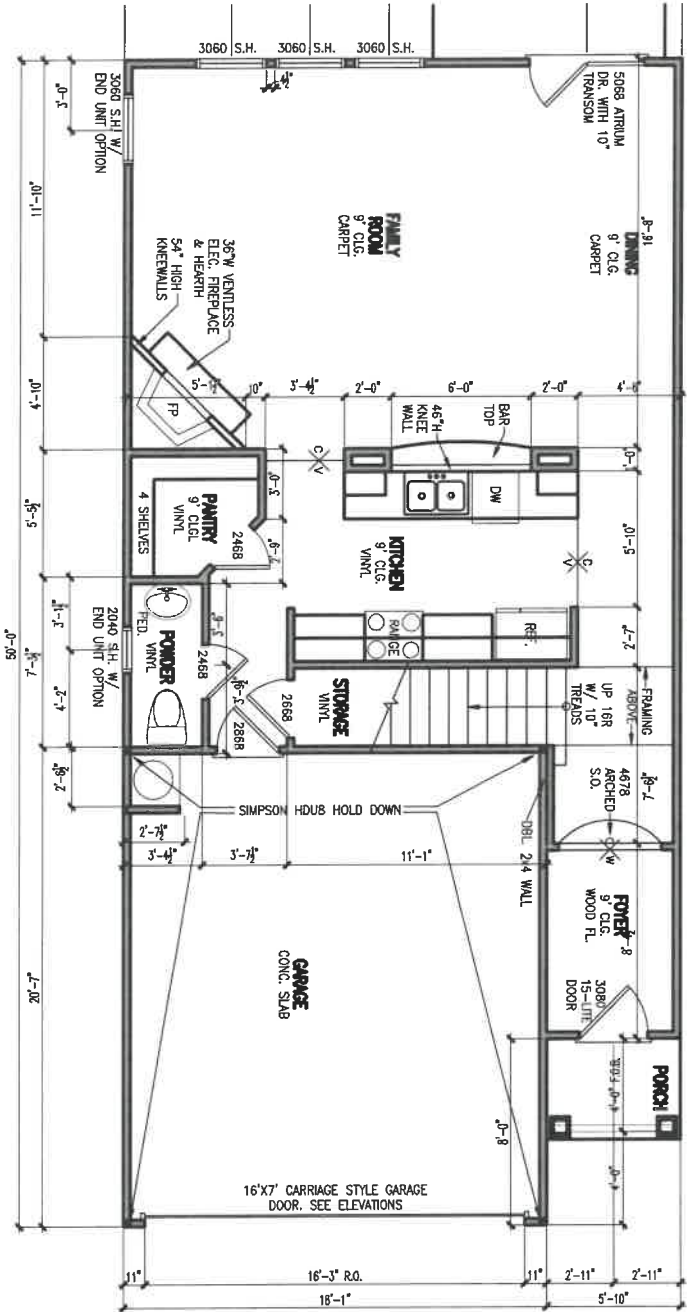
B ELEV.



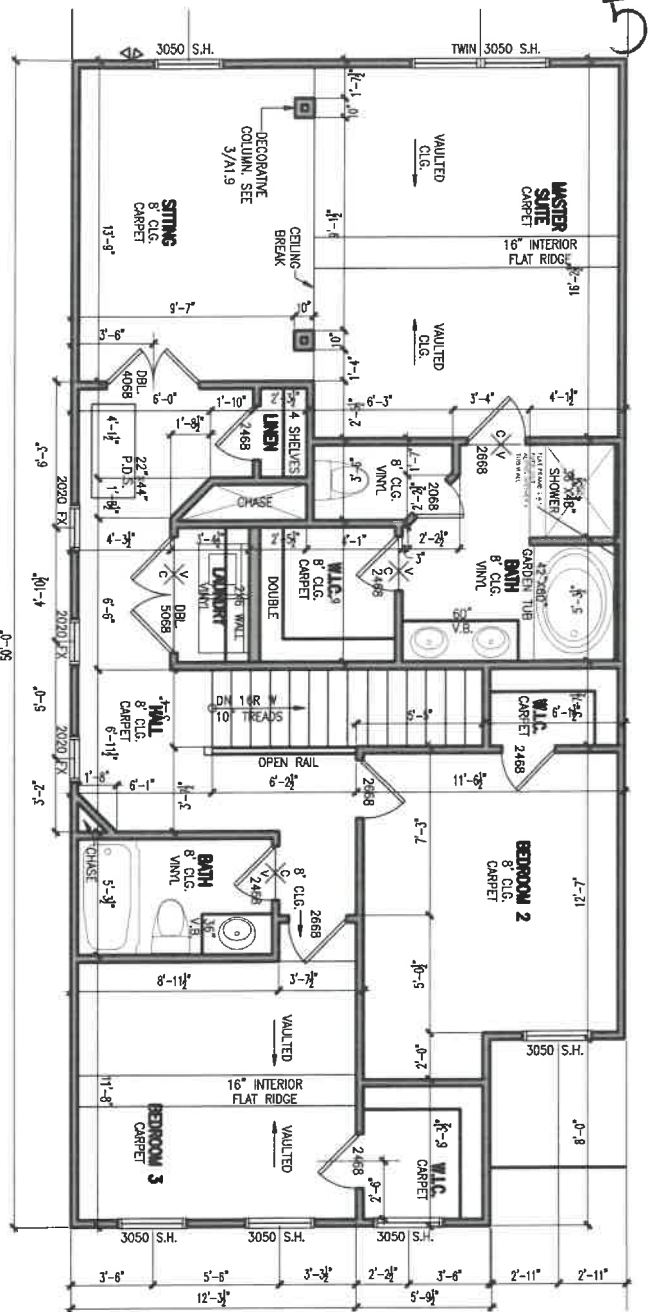
C ELEV.



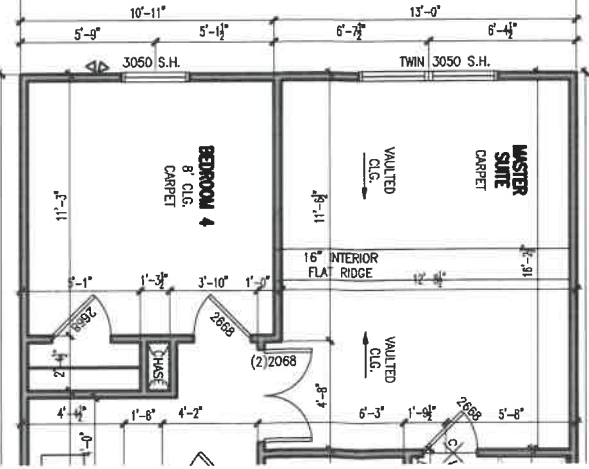
D ELEV.



1ST. FLOOR PLAN



2ND. FLOOR PLAN



OPT. BEDROOM 4

51

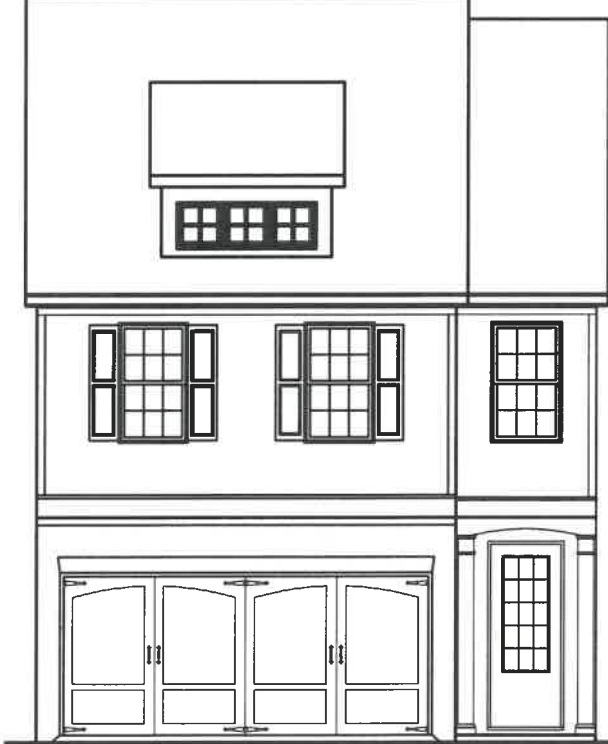
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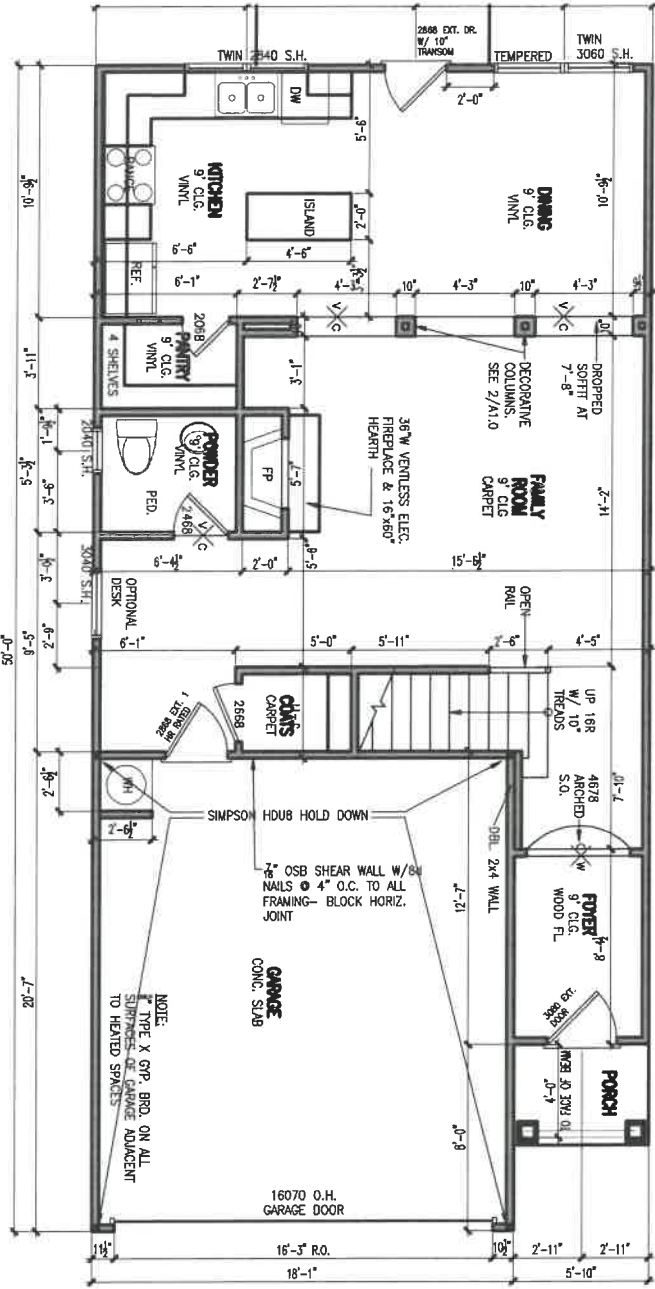
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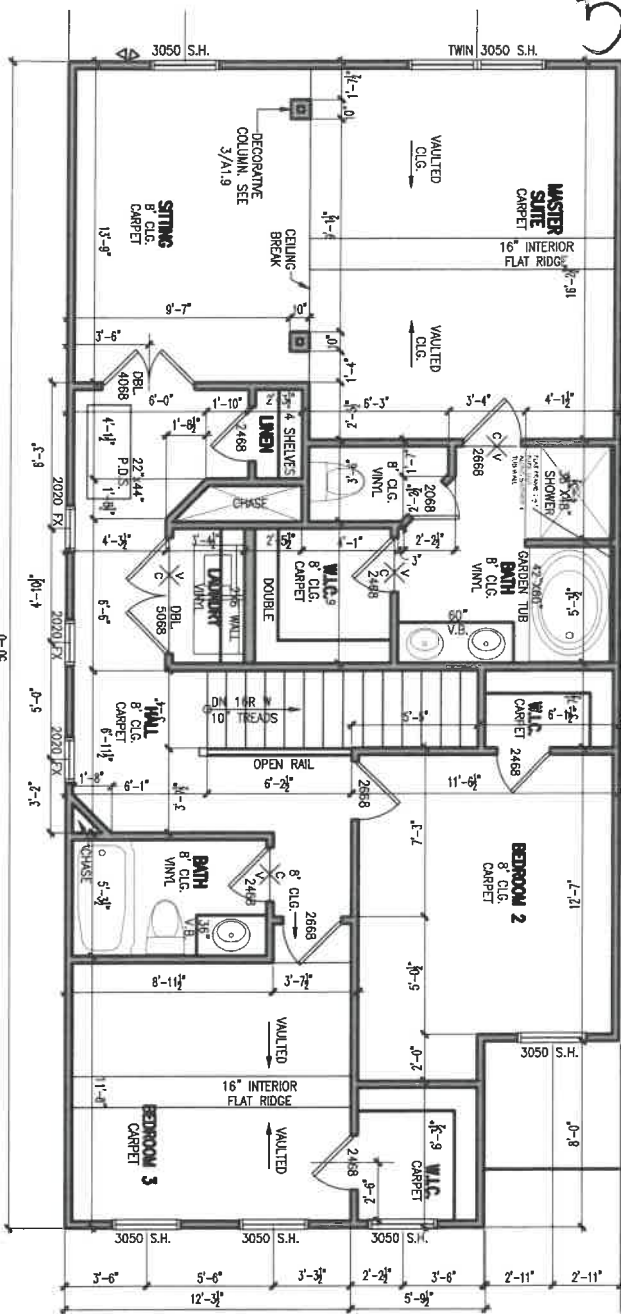
C ELEV.



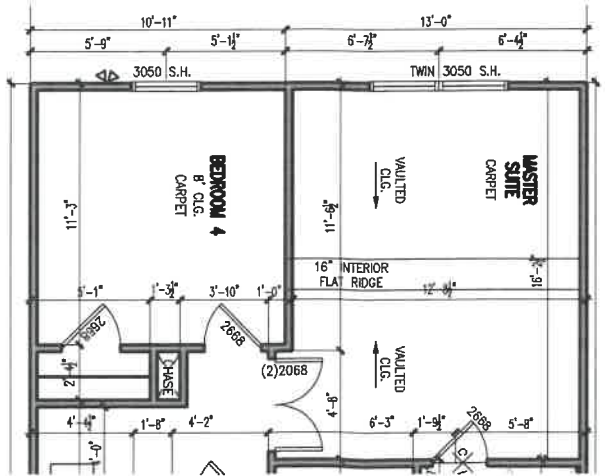
D ELEV.



1ST. FLOOR PLAN



2ND. FLOOR PLAN



OPT. BEDROOM 4

BRADBERRY 24'

Proposed Changes to ZO - Miscellaneous Sections

Eden Lapham, 2/24/25

2.1 DEFINITIONS APPLICABLE TO THIS ORDINANCE

Domesticated Animal: Any animal used as a pet that is not a cat or a dog, including, but not limited to, rabbits, squirrels, raccoons, pot-bellied pigs, birds, snakes, or reptiles.

Domesticated Pot-Bellied Pig: a non-livestock breed of swine (commonly of the Vietnamese or Asian pot-bellied pig varieties) that is specifically bred and kept as a household pet.

Domestic poultry (Hen): Female chickens and ducks raised for their edible eggs. Specifically excluding roosters (male chickens), drakes (male ducks), and all other species of fowl.

Joint Residential & Commercial Use: A joint use is a type of commercial property that includes both commercial and residential space. The residential uses shall be designed so that they are compatible with the commercial uses. Residential and commercial uses shall not occupy the same floor of a building. ~~Residential and commercial uses shall not~~ or share the same entrances. ~~A dwelling unit density of .5 (1/2) dwelling units per 1,000 square feet of the gross floor area devoted to commercial uses may be allowed (structures with less than two thousand (2,000) square feet devoted to commercial uses shall be allowed one dwelling unit). Each 2,000 square feet of commercial must be built first or simultaneously with each family dwelling unit.~~ ***Where an existing single story structure is located in a zone that allows Joint Residential & Commercial Use, it may also be used for that purpose providing that it can maintain separate entrances, and achieve full compliance with Building Code separation of use and any applicable fire suppression requirements.***

Livestock: The term "livestock" or "animal" shall refer to equine or equidae, cows, calves, yearlings, bulls, oxen, sheep, goats, lambs, kids, hogs, shoats, and pigs; ***excluding "domesticated animals" (see definitions).***

6.1.3 JOINT OCCUPANCY

No building, structure or dwelling unit ***located within a residential zone*** shall be erected, structurally altered for, or used as a family dwelling simultaneously with any non-residential use, except as specifically allowed for in home-based businesses and home occupations.

6.5 REDUCTIONS IN LOT AREA PROHIBITED

Unless located within a planned development that receives approval through the Planning Commission, no lot shall be reduced in area or altered in shape so that the lot itself, the existing yards, or any aspect of the lot or the existing or proposed structures would violate this Ordinance unless and until the Board of Adjustment and Appeals first grants a variance from the offended provisions of this Ordinance.

8.3.F

The maximum number of recreational vehicles permitted to be parked, stored, or kept on the lot or parcel shall be calculated ***as follows per Table 8.3.F.1*** depending on the zoning of the lot or parcel. ***Property owners will be responsible for confirming that RV parking/storage is not otherwise disallowed by restrictive covenants.***

Table 4-8.3.F.1

Residential Zoning District	Max # of Recreational Vehicles
R-1R	3
R-1A	2
R-1B	2
R-1C	2
R-1D	1
R-2	1
R-4	1
GPH-1	1
MH-1	1
AO	4
Residential Single Family lots within a Planned Dev	1
Legal Non-Conforming Single Family Residence located in a higher density or commercial zone	1

8.4.3.1 UTILITY TRAILERS AND EQUIPMENT

8.4 ANIMALS AND POULTRY IN RESIDENTIAL ZONES

Domesticated animals (as defined in Section 2.1) are permitted in residential zones R-1R, R-1A, R-1B, R-1C, R-1D, R-2, and R-4 in accordance with the minimum acreage requirements found in Table 8.4.1. When different animals are combined the required acreage shall be the sum of the minimum acreages required for each animal. Property owners will be responsible for confirming that the keeping of non-traditional domesticated animals as pets is not otherwise disallowed by restrictive covenants.

Table 8.4.1

Animal	Minimum Acreage	Maximum Number Permitted
Domestic Pot Belly Pig	0.5	2 total
Domestic Poultry	<0.5 acres	4 total
Domestic Poultry	>0.5 acres	8 hens per 0.5 acres

Additionally, the following restrictions will apply:

- a. Owners or persons-in-charge of domesticated animals and domestic poultry hens shall not knowingly, voluntarily, or willfully permit them to roam freely within the city.
- b. Enclosures may only be located in a rear yard and must meet accessory structure setbacks.
- c. Enclosures shall be maintained and kept clean in order to prevent excessive odor and pest or rodent infestation causing a nuisance to neighbors.
- d. The selling of eggs, fertilizer, or breeding of hens is prohibited.
- e. The slaughter of domestic poultry for sale in residential zones is prohibited.

8.5 DUPLEX - FORM BASED CODE

A. The purpose of a Form Based Code is to consider:

1. **Neighborhood context** - The design should be consistent with, compliment or improve upon the design character of the immediate neighborhood.
2. **Variety of Design** - The duplex should incorporate design elements which help break up the mass of the building and provide visual interest.

B. These guidelines are intended to protect viable and stable neighborhoods in keeping with their established character and use. They are applicable to Duplexes allowed in any Residential or Planned zone.

C. DEFINITIONS APPLICABLE TO THIS SECTION:

1. **Architectural Details** - Include but are not limited to: porch railings; column size, taper, base and molding; dormer windows; shutters; and similar.
2. **Building Facade Recesses** - Porches or patios
3. **Landscaping** - Sod alone does not constitute landscaping for the purpose of this section; trees, bushes, and other items included in the definition of "Landscaping Material" must also be provided to effectively incorporate the duplex into the surrounding neighborhood.
4. **Pedestrian or Vehicular Courtyard** - A break in the primary facade facing the street that: recess no more than 50% of the width of the facade; recess a minimum of 8' in depth; and, shall be enclosed on 3 sides by the building facade.
5. **Transparency** - All building facades along public frontages shall have a minimum of 20% transparency with glass; All glass facing a public frontage must be clear, non-reflective and not painted or tinted (transparent, low-emissivity glass is permitted); Glass cannot be made opaque by window treatments (Except for operable sunscreen devices inside the structure within the climate controlled space); and, Security bars on windows or doors shall not be visible from the street.

D. REQUIREMENTS:

1. **The primary facade facing the street shall include the following:**
 - i. **Landscaping**
 - ii. **Transparency**
 - iii. **The primary facade facing the street shall also include at least one of the following:**
 - **Architectural Details**
 - **Building Facade Recess**
 - **Pedestrian or Vehicular Courtyard**

9.3 FENCES AND WALLS

Fences and walls may be erected, placed and maintained, along lot lines as long as they do not exceed six (6) feet in height in all commercial zoning districts. No fence or wall located in a required front yard shall exceed a height of three (3) feet **with the exception of a chain link fence up to four (4) feet.**

Privacy wood / vinyl fences must be built finished side out, facing public right-of-ways or parking areas. **Decorative metal and chain link fences are also allowed in commercial areas. Stock type fencing (hog wire, chicken wire, goat wire, livestock & similar), tin / metal panels and razor wire are prohibited in all commercial zones. See Exhibit D for Examples. Barbed Wire, Razor Wire, or Stock Type Fencing may be allowed in M-1 Industrial Zoning when approved by Special Exception from the Board of Adjustment and Appeals, or in a PID if included in the Master Plan approved by Planning Commission.**

9.4 JOINT COMMERCIAL/RESIDENTIAL USE

Joint commercial/residential use is intended to encourage mixed use development on commercially zoned properties. The residential uses shall be designed in such a way that they are compatible with the commercial uses and shall not share the same entrances. Residential and commercial uses shall not occupy the same floor of a building, except as described in Section 2.1 Definitions.

A dwelling unit density of .5 (1/2) dwelling units per 1,000 square feet of the gross floor area devoted to commercial uses may be allowed (structures with less than two thousand (2,000) square feet devoted to commercial uses shall be allowed one dwelling unit). Each 2,000 square feet of required commercial must be built first or simultaneously with each dwelling unit. In no instance shall the total residential square footage exceed the total commercial square footage.

10.1 PARKING REQUIREMENTS

A. Off-street automobile parking spaces shall be provided with vehicular access to a street or alley, and shall be equal to at least the minimum requirements for the specific land use as herein provided. **Excessive overparking (>20% of required) should be avoided when possible or justified through appropriate site-use comparisons using the ITE Parking Generation Manual.**

11.1 SITE PLAN REVIEW

Site plan approval by the Planning Commission is required for each phase of a Planned Development. Site plans **are also** may be required to be submitted to the Planning Commission for input in cases where the proposed development meets the following criteria. **TheA** site plan approval will be valid for 12 months but will expire after this date if no building permits have been obtained. The Planning Commission may extend the site plan approval if it is determined there is an extenuating circumstance.

- A. Duplexes
- ~~B. Multi-family where the total area is a minimum of 1 acre.~~
- C. Commercial developments where the total area exceeds three (3) gross acres.
- D. Commercial developments where the total structure area exceeds fifty thousand (50,000) square feet.
- E. Places of amusement over three (3) acres.

11.1.1 SITE PLAN CONTENTS

- H. Landscape Plan (including Street Trees and Greenbelt Zones if applicable)
- I. Photometric Plans
- J. Architectural Renderings/Elevations for Proposed Buildings

14.1.6 R-2 RESIDENTIAL SINGLE FAMILY AND DUPLEX

E. ADDITIONAL REQUIREMENTS FOR DUPLEXES **FORM-BASED CODE CAN BE FOUND IN SECTION 8.5 "Duplex Form Based Code".**

1. The purpose of a Form Based Code is to consider:
 - a. Neighborhood context—The design should be consistent with, compliment or improve upon the design character of the immediate neighborhood.
 - b. Variety of Design—The duplex should incorporate design elements which help break up the mass of the building and provide visual interest.
2. The Guidelines are intended to protect viable and stable neighborhoods in keeping with their established character and use.
3. DEFINITIONS:
 - a. Architectural Details—Include but are not limited to: porch railings; column size, taper, base and molding; dormer windows; shutters; and similar.
 - b. Building Facade Recesses—Porches or patios
 - c. Landscaping—See Definition of "Landscaping Material".
 - d. Pedestrian or Vehicular Courtyard—A break in the primary facade facing the street that recess no more than 50% of the width of the facade; recess a minimum of 8' in depth; and, shall be enclosed on 3 sides by the building facade.
 - e. Transparency—All building facades along public frontages shall have a minimum of 20% transparency with glass; All glass facing a public frontage must be clear, non-reflective and not painted or tinted (transparent, low emissivity glass is permitted); Glass cannot be made opaque by window treatments (Except for operable sunscreen devices inside the structure within the climate-controlled space); and, Security bars on windows or doors shall not be visible from the street.
4. REQUIREMENTS:
 - a. The primary facade facing the street shall include the following:
 - i. Landscaping
 - ii. Transparency
 - iii. The primary facade facing the street shall also include at least one of the following:
 - Architectural Details
 - Building Facade Recess
 - Pedestrian or Vehicular Courtyard

14.1.7 R-4 RESIDENTIAL SINGLE FAMILY AND DUPLEX

E. ADDITIONAL REQUIREMENTS FOR DUPLEXES **FORM-BASED CODE CAN BE FOUND IN SECTION 8.5 Duplex Form Based Code.**

1. The purpose of a Form Based Code is to consider:
 - a. Neighborhood context—The design should be consistent with, compliment or improve upon the design character of the immediate neighborhood.
 - b. Variety of Design—The duplex should incorporate design elements which help break up the mass of the building and provide visual interest.

2. The Guidelines are intended to protect viable and stable neighborhoods in keeping with their established character and use.

3. DEFINITIONS:

a. Architectural Details—Include but are not limited to: porch railings; column size, taper, base and molding; dormer windows; shutters; and similar.

b. Building Facade Recesses—Porches or patios

c. Landscaping—See Definition of "Landscaping Material".

d. Pedestrian or Vehicular Courtyard—A break in the primary facade facing the street that recess no more than 50% of the width of the facade; recess a minimum of 8' in depth; and, shall be enclosed on 3 sides by the building facade.

e. Transparency—All building facades along public frontages shall have a minimum of 20% transparency with glass; All glass facing a public frontage must be clear, non-reflective and not painted or tinted (transparent, low-emissivity glass is permitted); Glass cannot be made opaque by window treatments (Except for operable sunscreen devices inside the structure within the climate controlled space); and, Security bars on windows or doors shall not be visible from the street.

4. REQUIREMENTS:

a. The primary facade facing the street shall include the following:

i. Landscaping

ii. Transparency

iii. The primary facade facing the street shall also include at least one of the following:

• Architectural Details

• Building Facade Recess

• Pedestrian or Vehicular Courtyard

16.1 MH-1 MOBILE / MANUFACTURED DWELLING PARK

A. Uses / Structures Permitted: Mobile / manufactured dwellings; R.V.'s; modular dwellings; and home based businesses.

18.1.2 B-1A EXTENDED BUSINESS DISTRICT

C. Uses / Structures Prohibited: Any use or structure not specifically permitted or permitted on appeal in this section or in Section 13.1.1 or 13.1.2 of Article XIII, including kennels; poultry and livestock; industrial uses not specifically permitted herein; travel trailers; mobile / manufactured dwellings; modular dwellings; and wholesale businesses, **towing company storage yard.**

18.1.3 B-2 NEIGHBORHOOD BUSINESS DISTRICT

C. Uses Prohibited: Any use or structure not specifically permitted or permitted on appeal in this section or in Section 13.1.1 or 13.1.2 of Article XIII, including kennels; poultry and livestock; industrial uses not specifically permitted herein, travel trailers; mobile / manufactured dwellings; and modular dwellings, **towing company storage yard.**

18.1.4 B-3 LOCAL BUSINESS DISTRICT

C. Uses / Structures Prohibited: Any use or structure not specifically permitted or permitted on appeal in this section or in Section 13.1.1 or 13.1.2 of Article XIII, including industrial uses not specifically permitted herein; poultry and livestock; residential use including RV / travel trailer parks, mobile / manufactured dwelling parks, modular dwelling subdivisions; and automobile filling stations, **towing company storage yard.**

18.2 PO - PREFERRED OFFICE DISTRICT

C. Uses / Structures Prohibited: Any use or structure not specifically permitted or permitted on appeal in this section or in Section 13.1.1 or 13.1.2 of Article XIII; any retail business or establishment that is not related or incidental to the office use or any retail business or establishment that has an entrance other than from inside the office structure; veterinary clinics / hospitals; pet grooming; kennels and poultry and livestock; mobile/manufactured dwellings; recreational vehicles, **towing company storage yard.**

18.2.F.1.c BAA approved Duplexes must also comply with the form based code requirements for duplexes as found in Section 14.1.6.E as defined for Zone R-2: Section 8.5 "Duplex Form Based Code".

21.1.1 R-3 RESIDENTIAL MULTI-FAMILY

D. **See Section 8.5 "Duplex Form Based Code" for additional requirements.**

21.1.2 TH-1 RESIDENTIAL TOWNHOUSE

B. Uses / Structures Permitted on Appeal: Residential structures including modular dwellings/uses specifically permitted in R-1C zones; **garden-patio homes;** home occupations.

21.2.1.A. A PUD must have a minimum of **one (1) three (3)** or more contiguous acres that are not separated by any right-of-way.

21.2.1.C. #6-9, relocate to 21.2.1.B. #1-4

- 1. 6-**Residential Lot Size: Housing can be clustered or otherwise concentrated or arranged in planned locations on the site to take advantage of its natural features. However if public water and sewer is not available, Department of Public Health regulations must be met.
- 2. 7-**Open Space Reservation: Not less than 25% of the PUD site shall be reserved collectively in contiguous units accessible to all the building sites in the PUD and maintained by the property owners for open space for the purpose of providing parks, recreational facilities, ways for pedestrian movement and circulation, and for conserving visually pleasing elements of the environment. This open space does not include areas reserved for drainage purposes. If the PUD is developed in stages, the amount of open space reserved and developed for use in each stage will constitute no less than an equivalent proportional amount to the area being developed. The City's Land Development Ordinance also contains guidance and requirements for Conservation

Green Space that must be met in conjunction with this Zoning Ordinance Open Space requirement.

3. ~~8.~~ **Municipal Responsibility:** Nothing in this section shall be construed as a responsibility or liability of the City of Foley to construct, operate, or maintain any private street, drainage, open area, park, recreational facility, or any other facility in the PUD, and a hold harmless clause to this effect shall be incorporated into the covenants and deeds running with the land. The developer/owner(s) may dedicate and petition the City Council for City maintenance of streets if they are built to City specifications; however, the City is under no obligation to accept these.
4. ~~9.~~ **Appearance of Public Facilities:** All utility structures and other public facilities in the PUD shall be architecturally compatible and landscaped in keeping with the overall design and appearance of the PUD as approved by the Planning Commission.

21.2.1.D. PUD Development Requirements - **Single Family/Duplex**

See Section 8.5 "Duplex Form Based Code" for additional Duplex requirements.

21.5 PDD – DEVELOPMENT STANDARDS

C. Uses / Structures Prohibited: Any use or structure not specifically permitted or permitted on appeal in this section or in Section 13.1.1 or 13.1.2 of Article XIII, including any residential, commercial, industrial, or agricultural use or structure not specifically permitted by the City Council when zoning an area as a PDD; major automobile repairs; **manufacturing**; outdoor storage, heavy commercial, industry, adult entertainment, building materials, pawn shops, tattoo parlors, auto body shops, auto sales, parts and services, towing company storage yards and junkyards.

D. Requirements: Minimum District Area **5 Acres**
~~Minimum Buffer on All Project Area Boundaries — 30 feet~~
 Maximum Building Area (% of Gross Project Area) **20% 60%**

22.5 - SIGNS REQUIRING A PERMIT

E. OTHER SIGNAGE SIGNAGE ALLOWED

Zone	Sign Type	Max Area per Face	# Faces	Max Height	Illumination	Number of Signs	Electronic Allowed?
OA OSP	Ground	200 sf	2	25 ft	Indirect/Internal	1 per entrance	Yes
AO	ZBAA approved temporary Roadside Stand	32 sf	2	5 ft	None	1	No