

**CITY OF FOLEY  
PLANNING COMMISSION**

**WORK SESSION  
&  
MEETING  
JULY 16, 2025**

**City Hall  
Council Chambers  
At 4:00 p.m.**

**PLANNING COMMISSION  
WORK SESSION AGENDA JULY 16, 2025  
(Council Chambers of City Hall)  
4:00 P.M.**

The City of Foley Planning Commission will hold a work session on July 16, 2025 at 4:00 p.m. in the Council Chambers of City Hall located at 407 Laurel Avenue.

**WORK SESSION:**

**1. 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 S.E. Civil, LLC.

**2. BJ's- Site Plan**

The City of Foley Planning Commission has received a request for approval of the BJ's site plan. Property is located E. of S. McKenzie St. and N. of S. Juniper St. Applicant is Mullins, LLC.

**3. Foley Beach Express West Industrial Park Phase 2- Preliminary**

The City of Foley Planning Commission has received a request for preliminary approval of the Foley Beach Express West Industrial Park Phase 2 which consists of 114 +/- acres and 2 lots. Property is located N. of Doc McDuffie Rd. and W. of the Foley Beach Express. Applicant is the City of Foley.

**4. Zoning Ordinance Amendments**

**PLANNING COMMISSION  
MEETING AGENDA JULY 16, 2025  
(Council Chambers of City Hall)  
Immediately following Work Session**

2

The City of Foley Planning Commission will hold a meeting on July 16, 2025 immediately following the work session in Council Chambers of City Hall located at 407 Laurel Avenue.

**MEETING MINUTES:**

Approval of the June 18, 2025 work session and meeting minutes.

**AGENDA ITEMS:**

**1. 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 S.E. Civil, LLC.

**Planning Commission Action:**

**2. BJ's- Site Plan**

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**Planning Commission Action:**

**3. Foley Beach Express West Industrial Park Phase 2- Preliminary**

The City of Foley Planning Commission has received a request for preliminary approval of the Foley Beach Express West Industrial Park Phase 2 which consists of 114 +/- acres and 2 lots. Property is located N. of Doc McDuffie Rd. and W. of the Foley Beach Express. Applicant is the City of Foley.

**Public Hearing:**

**Planning Commission Action:**

**4. Zoning Ordinance Amendments**

**Public Hearing:**

**Planning Commission Action:**

**ADJOURN:**

**PLANNING COMMISSION  
WORK SESSION MINUTES JUNE 18, 2025  
(Council Chambers of City Hall)  
4:00 P.M.**

3

The City of Foley Planning Commission held a work session on June 18, 2025 at 4:00 p.m. in the Council Chambers of City Hall located at 407 Laurel Avenue. Members present were: Vera Quaites, Ralph Hellmich, Wes Abrams, Phillip Hinesley, Calvin Hare and Tommy Gebhart. Absent members were: Deborah Mixon, Larry Engel and Bill Swanson. Staff present were: Wayne Dyess, Director of Infrastructure and Development; Shawn Mitchell, Planning Manager; Chad Christian, City Engineer; Miriam Boone, City Planner; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

**WORK SESSION:**

**1. Magnolia Walk Subdivision- Preliminary**

The City of Foley Planning Commission has received a request for preliminary approval of the Magnolia Walk Subdivision which consists of 2.168 +/- acres and 1 lot. Property is located N. of County Rd. 20 and E. of the Foley Beach Express. Applicant is Burton Property Group.

Mrs. Miriam Boone stated staff is recommending approval of the requested subdivision.

Mr. Andrew Prescott stated the requested preliminary is being done for the dedication of right-of-way for Creekview Blvd. to the City of Foley.

Mr. Chad Christian stated the construction of Creekview Blvd. is nearing completion.

**2. Second Minor Resubdivision of Magnolia Walk- Minor**

The City of Foley Planning Commission has received a request for approval of the Second Minor Resubdivision of Magnolia Walk a minor subdivision which consists of 1.061 +/- acres and 1 lot. Property is located E. of the Foley Beach Express and N. of County Rd. 20. Applicant is Bowman Consulting Group.

Mrs. Boone explained the lot being requested is for the proposed Jiffy Lube which will be accessed by a service road.

**3. Zoning Ordinance Amendments**

Mrs. Boone stated the proposed revisions regarding unrelated people have be in process for approximately a year.

Mr. Wayne Dyess stated the city attorney assisted with the amendments.

Commissioner Hinesley stated his neighbors have expressed concerns over short term rentals being allowed within residential areas.

Commissioner Hellmich stated short term rentals being allowed in the city has been discussed. He explained at the time it was discussed Council was not in favor of restricting allowable areas. He stated there has been procedures and policies put into place through the revenue department and licensing. He

4

explained there hasn't been many issues he is aware of regarding short term rentals. He stated if an issue arises the owner's business license can be revoked. He explained if there become issues they will look at possible restrictions but at this time there do not appear to be issues.

Commissioner Abrams adjourned the meeting at 4:21 p.m.

**PLANNING COMMISSION  
MEETING MINUTES JUNE 18, 2025  
(Council Chambers of City Hall)  
Immediately following Work Session**

5

The City of Foley Planning Commission held a meeting on June 18, 2025 immediately following the work session in Council Chambers of City Hall located at 407 Laurel Avenue. Members present were: Vera Quaites, Ralph Hellmich, Wes Abrams, Calvin Hare, Phillip Hinesley and Tommy Gebhart. Absent members were: Deborah Mixon, Larry Engel and Bill Swanson. Staff present were: Wayne Dyess, Director of Infrastructure and Development; Shawn Mitchell, Planning Manager; Chad Christian, City Engineer; Miriam Boone, City Planner; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

Chairman Abrams called the meeting to order at 4:42 p.m.

**MEETING:**

**MINUTES:**

Approval of the May 14, 2025 and May 21, 2025 meeting minutes.

Commissioner Gebhart made a motion to approve the May 14, 2025 and May 21, 2025 meeting minutes. Commissioner Hinesley seconded the motion. All Commissioners voted aye.

**Motion to approve the May 14, 2025 and May 21, 2025 meeting minutes passes.**

**1. Magnolia Walk Subdivision- Preliminary**

The City of Foley Planning Commission has received a request for preliminary approval of the Magnolia Walk Subdivision which consists of 2.168 +/- acres and 1 lot. Property is located N. of County Rd. 20 and E. of the Foley Beach Express. Applicant is Burton Property Group.

**Public Hearing:**

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

**Planning Commission Action:**

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

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

**2. Second Minor Resubdivision of Magnolia Walk- Minor**

The City of Foley Planning Commission has received a request for approval of the Second Minor Resubdivision of Magnolia Walk a minor subdivision which consists of 1.061 +/- acres and 1 lot. Property is located E. of the Foley Beach Express and N. of County Rd. 20. Applicant is Bowman Consulting Group.

**Public Hearing:**

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

6

**Planning Commission Action:**

Commissioner Hinesley made a motion to approve the requested Minor subdivision. Commissioner Gebhart seconded the motion.

Commissioner Hellmich asked when construction of the Jiffy Lube is expected to start.

A representative stated they are expecting to start construction within the next 30 days.

All Commissioner voted aye.

**Motion to approve the requested minor subdivision passes.**

**3. Zoning Ordinance Amendments**

**Public Hearing:**

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

**Planning Commission Action:**

Commissioner Hellmich made a motion to recommend the requested zoning ordinance amendments to the Mayor and Council. Commissioner Quaites seconded the motion. All Commissioners voted aye.

**Motion to recommend the requested zoning ordinance amendments to the Mayor and Council passes.**

**4. Discuss Revised Meeting Schedule**

Commissioner Hinesley made a motion to approve combining the monthly work session and meetings to begin at 4:00 p.m. Commissioner Hare seconded the motion. All Commissioners voted aye.

**Motion to approve combining the monthly work session and meetings to begin at 4:00 p.m.**

**ADJOURN:**

Chairman Abrams adjourned the meeting at 4:34 p.m.

**Meeting adjourned at 4:34 p.m.**





# PLANNING COMMISSION JOINT STAFF REPORT: July 2025

**STAFF RECOMMENDATION:** Approval  
**PROJECT NAME:** Grasslands  
**REQUEST:** Application for 6 month Preliminary Extension  
**SUB TYPE:** Application for Preliminary Extension

**OWNER / APPLICANT:** S.E. Civil, LLC- Aaron Collins

**ACREAGE:** 75.51  
**NUMBER OF LOTS:** 258

**PIN#(s):** 201477

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

**PROJECT DESCRIPTION:** Grasslands

**CURRENT CITY ZONING:** R-1D

**OVERLAY DISTRICT:** N/A

**REQUESTED ZONING:** N/A

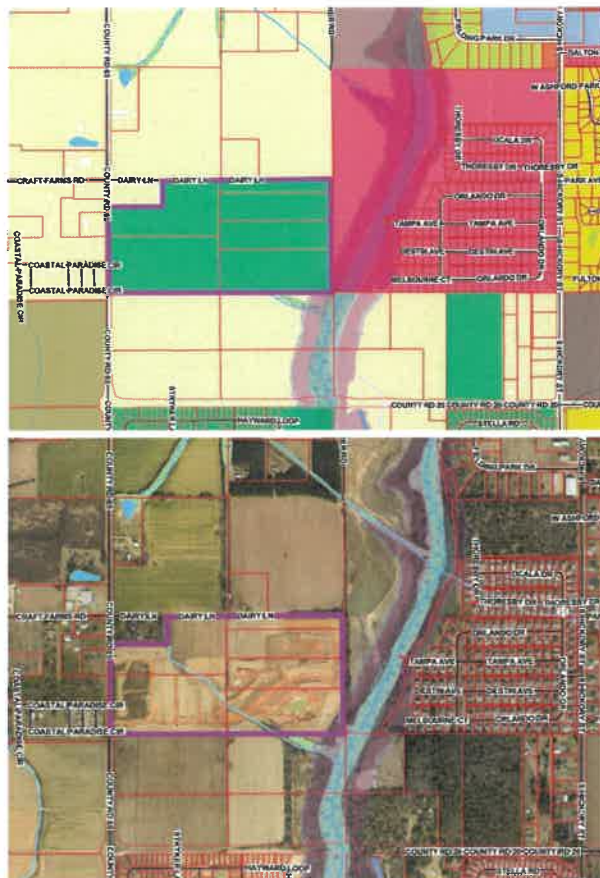
**ADJACENT ZONING:** E: R-1C; N, W, & S:  
Unzoned BC Dist 34

**COUNTY ZONING:** N/A

**COUNTY LOT SIZE:** N/A

**FUTURE LAND USE:** RL - Residential Low Density (2 - 4)

**EXISTING LAND USE:** Infrastructure under construction





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

8

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

1. The applicant has requested a 6 month extension. "Final stages of site inspection. I hope the application is not necessary."  
The item received Preliminary on 10/20/02- Received 1 year extension on 9/20/23- Received 6 month extension on 9/18/24 & received 6 month extension on 2/19/25.

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

1. Engineering recommends approval of the extension request.

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

1. Environmental final punchlist items are being addressed

**Reviewer:** Brad Hall, 251-200-3800, bhall@cityoffoley.org, Fire Department  
**Review Status:** Review Not Required

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

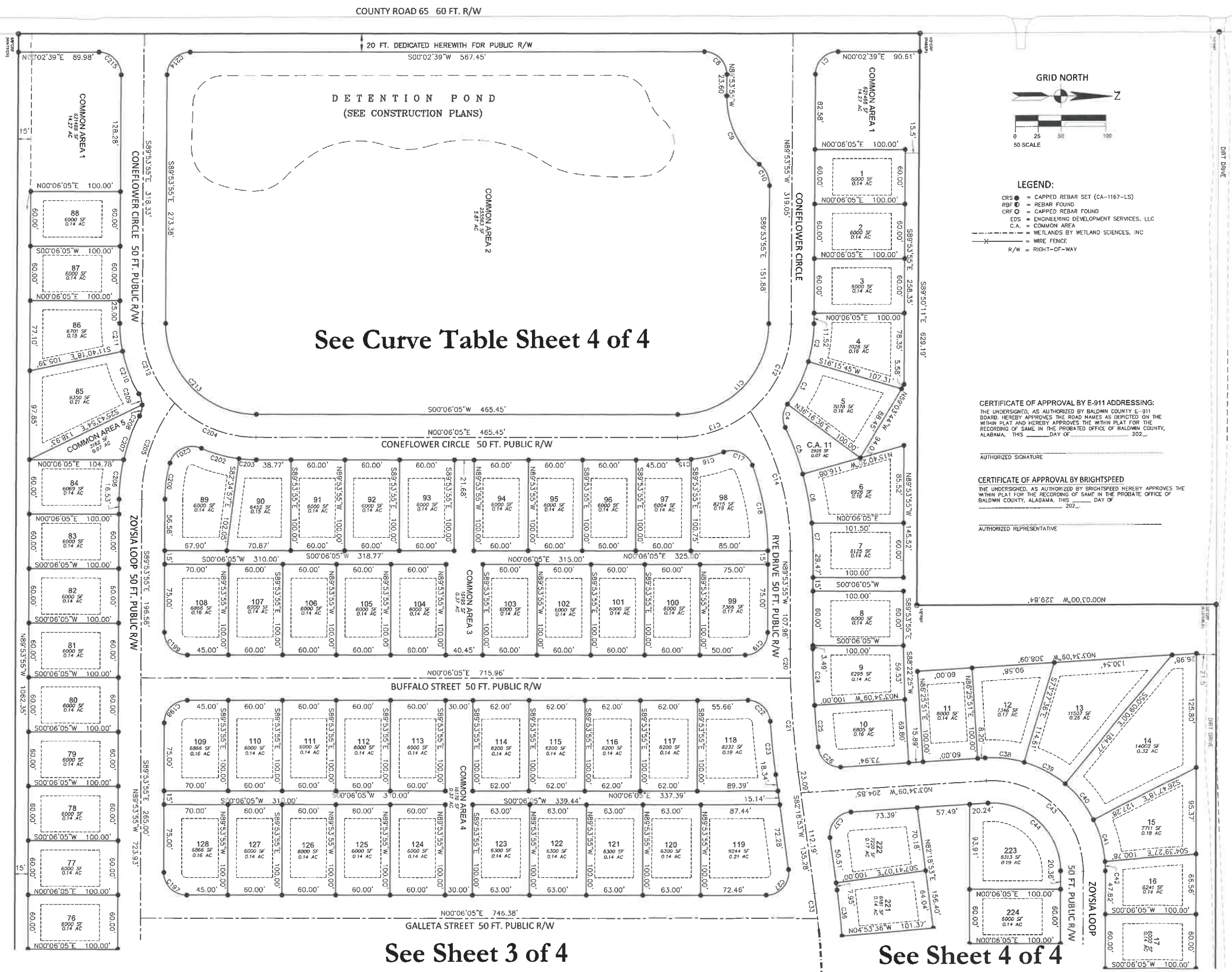
# GRASSLANDS

(SHEET 1 OF 4)

4/21/2025

 <p><b>S.E. Civil</b> Engineering &amp; Surveying</p> <p>9969 WINDMILL ROAD FAIRHOPE, AL 36532 (251) 890-4568 CA-1167-LS</p>	DRAWN	ASC
	CHKD.	JDG
	PROJ. MGR	DED
	SCALE	1"=100'
	PROJECT	20210933
	FILE	FINAL PLAT
SHEET	1 OF 4	





See Curve Table Sheet 4 of 4

See Sheet 3 of 4

See Sheet 4 of 4

**CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (WATER)**  
THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (SEWER)**  
THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC)**  
THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION**  
THE WITHIN PLAT OF GRASSLANDS, FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION.  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

CITY PLANNING COMMISSION CHAIRMAN \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE CITY ENGINEER**  
THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

CITY ENGINEER \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER**  
THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

COUNTY ENGINEER \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP**  
THIS IS TO CERTIFY THAT I (WE), AS PROPRIETOR, HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS GRASSLANDS, A PART OF SECTION 6, FOLEY, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS AND EASEMENTS, AS SHOWN ON SAID PLAT, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

MILROSE PROPERTIES ALABAMA, LLC, AN ALABAMA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
DONALD JOEL COLEMAN, ITS AUTHORIZED AGENT

**CERTIFICATE OF NOTARY PUBLIC:**  
STATE OF ( \_\_\_\_\_ )  
COUNTY OF ( \_\_\_\_\_ )

NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT DONALD JOEL COLEMAN, WHOSE NAME AS AUTHORIZED AGENT OF MILROSE PROPERTIES ALABAMA, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID COMPANY.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

**GRASSLANDS**  
(SHEET 2 OF 4)

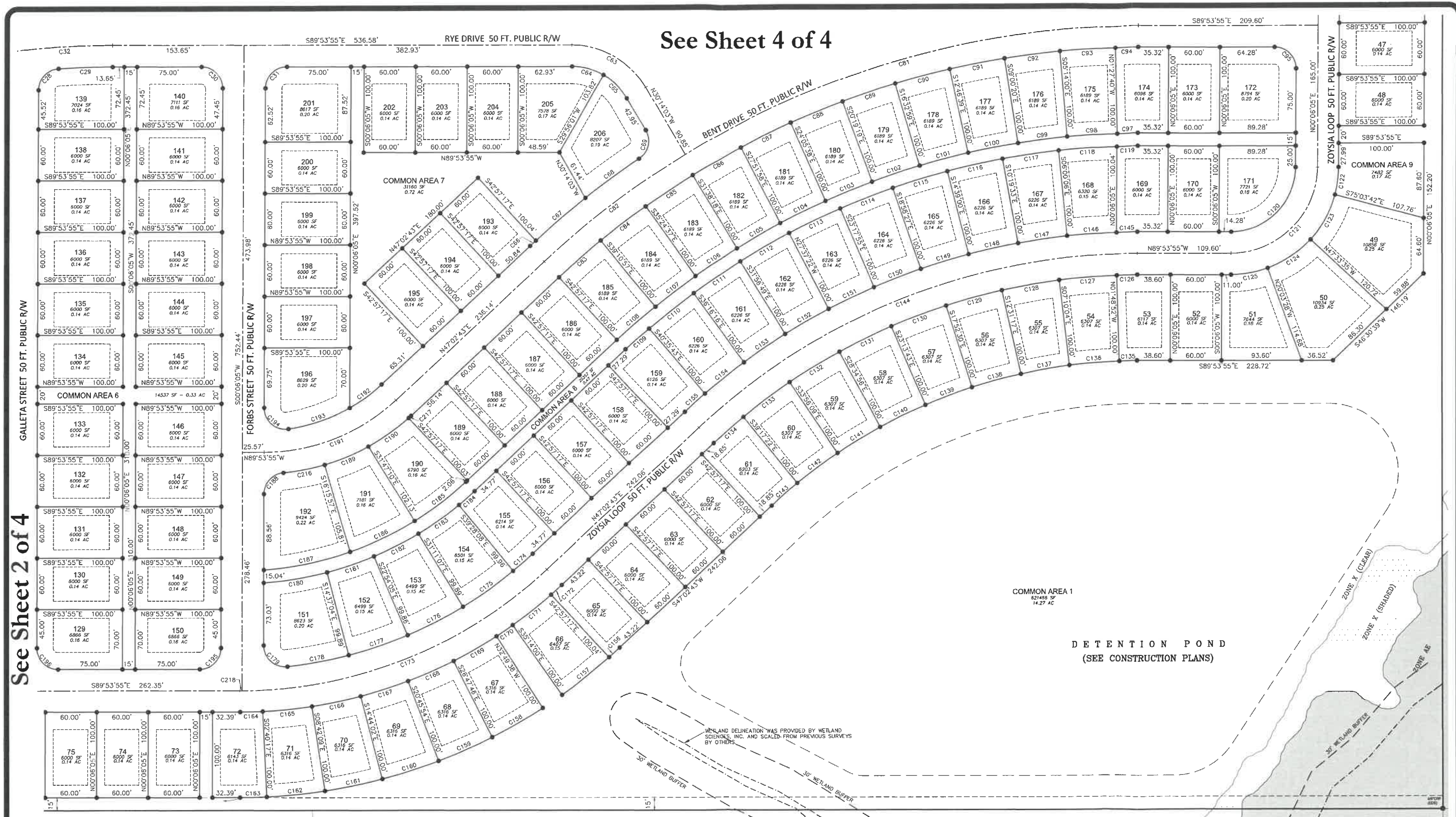
4/21/2025

**S.E. Civil**  
Engineering & Surveying  
9669 WINDMILL ROAD  
FAIRHOPE, AL 36532  
(251) 994-2566  
CA-1167-L3

DRAWN	ASC
CHKD.	JDG
PROJ MGR	DED
SCALE	1"=50'
PROJECT	20210933
FILE	FINAL PLAT
SHEET	2 OF 4

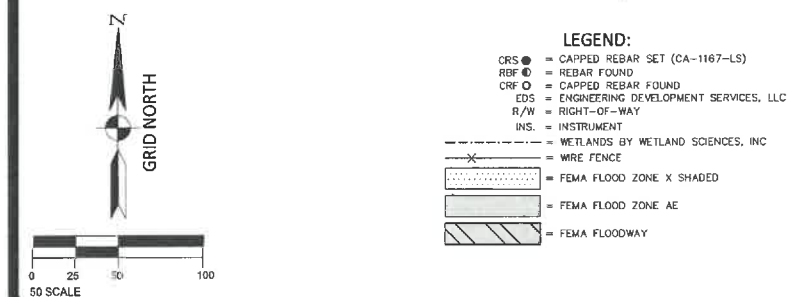


See Sheet 4 of 4



See Sheet 2 of 4

See Curve Table Sheet 4 of 4



GRASSLANDS

(SHEET 3 OF 4)

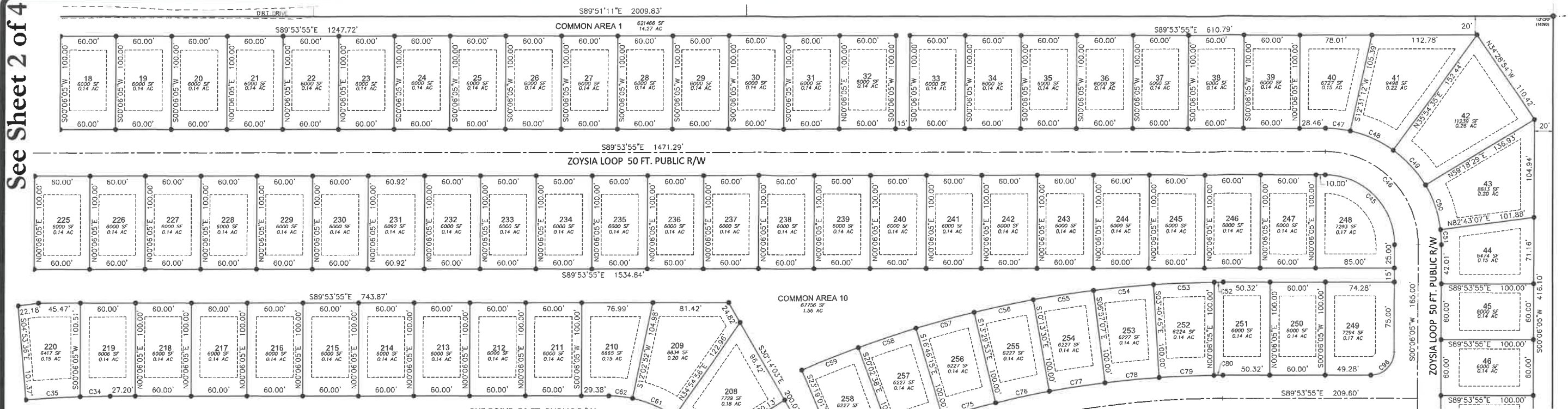
4/21/2025



DRAWN	ASC
CHKD.	JDG
PROJ MGR	DED
SCALE	1"=50'
PROJECT	20210933
FILE	FINAL PLAT
SHEET	3 OF 4



See Sheet 2 of 4



See Sheet 3 of 4

See Sheet 3 of 4

LEGEND:

- CRS = CAPPED REBAR SET (CA-1167-LS)
- RFB = REBAR FOUND
- CRFO = CAPPED REBAR FOUND
- EDS = ENGINEERING DEVELOPMENT SERVICES, LLC
- R/W = RIGHT-OF-WAY
- INS = INSTRUMENT
- WETLANDS BY WETLAND SCIENCES, INC.
- WIRE FENCE
- FEMA FLOOD ZONE X SHADED
- FEMA FLOOD ZONE AE
- FEMA FLOODWAY

GENERAL NOTES:

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

SURVEYOR'S NOTES:

- THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
- SURVEY WAS CONDUCTED ON APRIL 2021, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON NAD83, STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.25'	N44°55'38"W	35.34'	C42	125.00'	10.38'	N87°43'19"E	10.38'	C83	990.00'	65.18'	S48°55'53"W	65.17'	C124	125.00'	60.00'	S55°11'29"W	59.43'	C165	550.00'	57.89'	N84°18'47"E	57.87'
C2	150.00'	42.31'	N81°49'05"W	42.17'	C43	100.00'	163.49'	N43°15'58"E	145.88'	C84	990.00'	65.18'	S52°42'13"W	65.17'	C125	125.00'	43.98'	S80°01'19"W	43.75'	C166	550.00'	57.89'	N78°16'54"E	57.87'
C3	150.00'	52.40'	N63°43'50"W	52.13'	C44	74.98'	122.62'	S43°15'58"W	109.41'	C85	990.00'	65.18'	S56°28'33"E	65.17'	C126	125.00'	43.98'	S80°01'19"W	43.75'	C167	550.00'	57.89'	N78°16'54"E	57.87'
C4	25.00'	27.09'	N84°45'43"W	25.78'	C45	75.00'	117.81'	N44°53'55"W	106.07'	C86	990.00'	65.18'	S50°14'52"E	65.17'	C127	125.00'	67.74'	S85°30'32"W	67.72'	C168	550.00'	57.89'	S66°13'10"W	57.87'
C5	310.83'	54.95'	N69°15'49"E	54.88'	C46	100.00'	157.08'	N44°53'55"W	141.42'	C87	990.00'	65.18'	S64°01'12"W	65.17'	C128	125.00'	67.74'	N80°05'19"E	67.72'	C169	550.00'	57.89'	N60°11'18"E	57.87'
C6	310.83'	54.95'	S79°23'46"W	54.92'	C47	125.00'	27.09'	N83°41'21"W	27.04'	C88	990.00'	65.18'	N67°47'32"E	65.17'	C129	125.00'	67.74'	N74°48'06"E	67.72'	C170	550.00'	23.10'	N55°58'11"E	23.10'
C7	310.83'	30.58'	N87°16'58"E	30.57'	C48	125.00'	51.03'	S65°47'06"E	50.67'	C89	990.00'	65.18'	N69°26'53"E	65.17'	C130	125.00'	67.74'	S51°46'49"W	67.72'	C171	550.00'	57.33'	S51°46'49"W	57.31'
C8	25.00'	39.29'	N45°04'22"E	35.37'	C49	125.00'	51.05'	S42°23'28"E	50.69'	C90	990.00'	65.18'	S75°20'11"W	65.17'	C131	125.00'	67.74'	N64°05'41"E	67.72'	C172	550.00'	16.79'	N47°55'11"E	16.79'
C9	95.00'	86.18'	S64°06'49"W	83.25'	C50	125.00'	51.07'	N18°59'12"W	50.72'	C91	990.00'	65.18'	N79°06'31"E	65.17'	C132	125.00'	67.74'	S58°44'28"W	67.72'	C173	525.00'	39.18'	N68°25'43"E	38.84'
C10	30.00'	27.21'	N64°06'49"E	26.29'	C51	125.00'	16.11'	S03°35'24"E	16.10'	C92	990.00'	65.18'	N82°52'50"E	65.17'	C133	125.00'	67.74'	S53°23'15"E	67.72'	C174	500.00'	30.42'	N48°47'18"E	30.41'
C11	100.00'	157.08'	N44°53'55"W	141.42'	C52	1140.00'	9.88'	N89°51'29"E	9.68'	C93	990.00'	65.18'	N88°39'10"E	65.17'	C134	125.00'	46.38'	N48°52'41"E	46.37'	C175	500.00'	72.29'	N54°40'23"E	72.23'
C12	125.00'	109.84'	S64°47'38"E	106.07'	C53	1140.00'	65.54'	S07°58'05"W	65.53'	C94	990.00'	27.00'	S89°19'12"W	27.00'	C135	625.00'	20.90'	N89°06'37"E	20.90'	C176	500.00'	72.29'	N62°57'24"E	72.23'
C13	125.00'	86.81'	N19°47'38"W	85.08'	C54	1140.00'	65.12'	S84°41'04"W	65.11'	C95	25.00'	39.27'	N44°53'55"W	35.36'	C136	625.00'	58.40'	S85°30'32"W	58.38'	C177	500.00'	72.29'	N71°14'25"E	72.23'
C14	285.83'	152.58'	S73°48'25"W	160.39'	C55	1140.00'	65.12'	N81°24'41"E	65.11'	C96	25.00'	39.27'	S45°06'05"W	35.36'	C137	625.00'	58.40'	N80°06'19"E	58.38'	C178	500.00'	72.91'	N79°33'35"E	72.85'
C15	150.00'	15.03'	N02°46'06"W	15.02'	C56	1140.00'	65.12'	N78°08'19"E	65.11'	C97	890.00'	24.27'	N89°19'12"E	24.27'	C138	625.00'	58.40'	N74°48'06"E	58.38'	C179	25.00'	42.05'	S48°04'50"E	37.26'
C16	150.00'	36.60'	N12°37'41"W	36.51'	C57	1140.00'	65.12'	S74°51'56"W	65.11'	C98	890.00'	58.59'	S86°39'10"W	58.58'	C139	625.00'	58.40'	N69°26'53"E	58.38'	C180	400.00'	75.08'	N80°45'35"E	74.97'
C17	25.00'	38.63'	S24°38'40"W	34.90'	C58	1140.00'	65.12'	S71°35'33"W	65.11'	C99	890.00'	58.59'	N82°52'50"E	58.58'	C140	625.00'	58.40'	N64°05'41"E	58.38'	C181	400.00'	57.83'	S71°14'25"W	57.78'
C18	250.83'	96.49'	S79°30'15"W	95.94'	C59	1140.00'	65.12'	N68°19'11"E	65.11'	C100	890.00'	58.59'	N79°06'31"E	58.58'	C141	625.00'	58.40'	N58°44'28"E	58.38'	C182	400.00'	57.83'	N62°57'24"E	57.78'
C19	25.00'	39.27'	N44°53'55"W	35.36'	C60	125.00'	34.21'	S42°39'34"E	33.79'	C101	890.00'	58.59'	N75°20'11"W	58.58'	C142	625.00'	58.40'	N53°23'15"E	58.38'	C183	400.00'	57.83'	N54°40'23"E	57.78'
C20	1000.00'	32.05'	S89°11'00"W	32.05'	C61	125.00'	49.89'	N66°31'06"W	49.56'	C102	890.00'	58.59'	N71°33'51"E	58.58'	C143	625.00'	39.98'	N48°52'41"E	39.98'	C184	400.00'	24.33'	N48°47'18"E	24.33'
C21	1000.00'	103.85'	S85°17'24"W	103.81'	C62	125.00'	26.08'	S83°55'32"E	26.02'	C103	890.00'	58.59'	N68°34'24"E	58.58'	C144	750.00'	563.60'	N68°34'24"E	550.43'	C185	385.00'	75.05'	N52°37'47"E	74.93'
C22	25.00'	37.31'	N42°51'38"E	33.95'	C63	100.00'	104.13'	S60°03'59"E	99.49'	C104	890.00'	58.59'	S64°01'12"W	58.58'	C145	775.00'	24.68'	N89°11'20"E	24.68'	C186	385.00'	83.27'	N64°24'36"E	83.11'
C23	1025.00'	59.13'	N83°58'02"E	58.12'	C64	75.00'	39.05'	S74°58'57"E	38.61'	C105	890.00'	58.59'	N80°14'52"E	58.58'	C146	775.00'	57.87'	N80°14'52"E	57.86'	C187	385.00'	103.32'	N78°17'40"E	103.01'
C24	975.00'	62.46'	S88°15'58"W	62.45'	C65	75.00'	39.05'	S45°09'01"E	38.61'	C106	890.00'	58.59'	N56°28'33"E	58.58'	C147	775.00'	58.49'	N81°50'10"E	58.48'	C188	25.00'	37.05'	N42°53'10"E	33.75'
C25	975.00'	46.00'	N85°04'45"E	46.00'	C66	1040.00'	9.16'	S47°17'52"W	9.16'	C107	890.00'	58.59'	N52°42'13"E	58.58'	C148	775.00'	58.49'	N77°30'43"E	58.48'	C189	250.00'	55.13'	N67°25'00"E	55.02'
C26	25.00'	35.53'	S41°51'50"W	33.37'	C67	1040.00'	76.55'	S49°39'32"W	75.04'	C108	890.00'	58.59'	N48°55'53"E	58.58'	C149	775.00'	58.49'	N73°11'16"E	58.48'	C190	250.00'	57.47'	N54°30'51"E	57.34'
C27	25.00'	42.67'	N48°47'38"E	37.67'	C68	1040.00'	76.55'	S49°39'32"W	75.04'	C109	890.00'	58.59'	N48°55'53"E	58.58'	C150	775.00'	58.49'	N68°51'49"E	58.48'	C191	225.00'	169.08'	N68°34'24"E	165.13'
C28	25.00'	37.70'	N43°17'51"E	34.22'	C69	25.00'	37.63'	N12°53'22"E	34.18'	C110	875.00'	66.04'	N51°34'00"E	66.02'	C151	775.00'	58.49'	N64°32'22"E	58.48'	C192	200.00'	46.23'	N53°40'01"E	46.12'
C29	1000.00'	62.96'	N88°17'51"E	62.95'	C70	25.00'	38.56'	N74°25'09"W	34.85'	C111	875.00'	66.04'	S55°53'28"W	66.02'	C152	775.00'	58.49'	N60°12'55"E	58.48'	C193	200.00'	76.05'	N71°10'56"E	75.59'
C30	25.00'	39.27'	N44°53'55"W	35.36'	C71	1040.00'	75.89'	N63°29'10"E	75.87'	C112	875.00'	66.04'	N60°12'55"E	66.02'	C153	775.00'	58.49'	S48°54'42"E	37.74'	C194	25.00'	42.77'	N45°06'05"E	35.36'
C31	25.00'	39.27'	N45°06'05"E	35.36'	C72	1040.00'	20.09'	S66°07'47"W	20.09'	C113	875.00'	66.04'	S64°32'22"W	66.02'	C154	775.00'	58.49'	N51°34'00"E	58.48'	C195	25.00'	39.27'	N45°06'05"E	35.36'
C32	1025.00'	111.57'	N86°58'59"E	111.51'	C73	1040.00'	59.41'	S68°19'11"W	59.40'	C114	875.00'	66.04'	N88°51'49"E	66.02'	C155	775.00'	31.91'	N48°13'30"E	31.91'	C196	25.00'	39.27'	N44°53'55"W	35.36'
C33	1025.00'	27.73'	S83°05'23"W	27.73'	C74	1040.00'	59.41'	N71°33'33"E	59.40'	C115	875.00'	66.04'	N73°11'16"E	66.02'	C156	650.00'	16.79'	S47°47'07"W	16.79'	C197	25.00'	38.27'	N45°06'05"E	35.36'
C34	1050.00'	32.80'	S89°12'23"W	32.80'	C75	1040.00'	59.41'	S74°51'58"W	59.40'	C116	875.00'	66.04'	N77°30'43"E	66.02'	C157	650.00'	70.81'	N51°38'45"E	70.77'	C198	25.00'	39.27'	S44°53'55"E	35.36'
C35	1050.00'	32.80'	S86°42'32"E	32.72'	C76	1040.00'	59.41'	S74°51'58"W	59.40'	C117	875.00'	66.04'	S81°50'10"W	66.02'	C158	650.00'	68.42'	N60°11'18"E	68.39'	C199	25.00'	39.27'	S45°06'05"W	35.36'
C36	1350.00'	51.16'	N63°42'38"E	51.16'	C77	1040.00'	59.41'	N81°24'41"E	59.40'	C118	875.00'	68.52'	S86°14'30"W	68.50'	C159	650.00'	68.42'	N66°13'10"E	68.39'	C200	150.00'	40.39'	S82°11'08"E	40.26'
C37	25.00'	41.07'	S50°37'38"E	36.60'	C78	1040.00'	59.41'	N84°41'04"E	59.40'	C119	875.00'	24.68'	N89°17'36"E	24.68'	C160	650.00'	68.42'	N72°15'02"E	68.39'	C201	25.00'	42.90'	S25°18'28"E	37.83'
C38	125.00'	43.87'	S06°29'07"W	43.65'	C79	1040.00'	58.94'	N87°56'40"E	58.93'	C120	75.00'	117.81'	S45°06'05"W	106.07'	C161	650.00'	68.42'	S78°16'54"W	68.39'	C202	150.00'	43.04'	S15°38'14"E	42.89'
C39	125.00'	50.85'	S28°11'42"W	50.50'	C80	1040.00'	9.68'	N89°50'05"E	9.68'	C121	100.00'	157.08'	N45°06'05"E	141.42'	C162	650.00'	68.42'	N84°18'47"E	68.39'	C203	150.00'	19.15'	N03°45'34"E	19.14'
C40	125.00'	50.97'	N51°31'51"E	50.62'	C81	1015.00'	557.11'	N74°22'38"E	550.14'	C122	125.00'	32.37'	S07°31'12"W	32.28'	C163	650.00'	31.46'	N88°42'54"E	31.45'	C204	125.00'	99.45'	N22°53'40"E	96.85'
C41	125.00'	48.28'	S74°16'37"W	47.98'	C82	1015.00'	205.63'	N52°50'58"E	205.28'	C123	125.00'	60.00'	N28°41'22"E	59.43'	C164	550.00'	26.62'	N88°42'54"E	26.61'	C205	175.00'	113.79'	S71°16'13"E	111.80'

GRASSLANDS

(S





# PLANNING COMMISSION JOINT STAFF REPORT: July 2025

**STAFF RECOMMENDATION:** Approval

**PROJECT NAME:** BJs Wholesale Club

**REQUEST:** Zoning - Site Plan Approval

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

**OWNER / APPLICANT:** Mullins, LLC- Hudson Pugh

**ACREAGE:** 14.27  
**NUMBER OF LOTS:** 1

**PIN#(s):** 625839, 621258

**LOCATION:** E of S McKenzie St, N of S Juniper St Extension

**PROJECT DESCRIPTION:** BJs Wholesale Club

**CURRENT CITY ZONING:** B-1A

**OVERLAY DISTRICT:** N/A

**REQUESTED ZONING:** N/A

**ADJACENT ZONING:** N & W: B-1A, E: PUD, S: PDD & PUD

**COUNTY ZONING:** N/A

**COUNTY LOT SIZE:** N/A

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

**EXISTING LAND USE:** Vacant



14

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

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

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

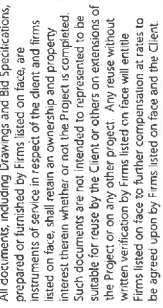
**Reviewer:** Angie Eckman, 251-923-4267 xt. 885, aeckman@cityoffoley.org, Environmental  
**Review Status:** Approved

1. Environmental recommends approval. The most recent landscape plan exceeds the 10 trees per acre LDO requirement.

**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





**MULLINS, LLC**  
CIVIL ENGINEERING, DEVELOPMENT DESIGN  
SURVEYING, LANDSCAPE ARCHITECTURE  
2101 West Clinton Avenue, Suite 502, Huntsville, AL 35805  
(256) 690-5312



FOR APPROVAL

**BJ's WHOLESALE CLUB**

Foley, AL

PREPARED FOR: BJ's Wholesale Club, Inc.

Layout Plan

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Job No 24-187  
Date 6/16/2025  
Drawn By RHP  
Checked By JWM

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SHEET NUMBER

**C5**



FOR REFERENCE ONLY

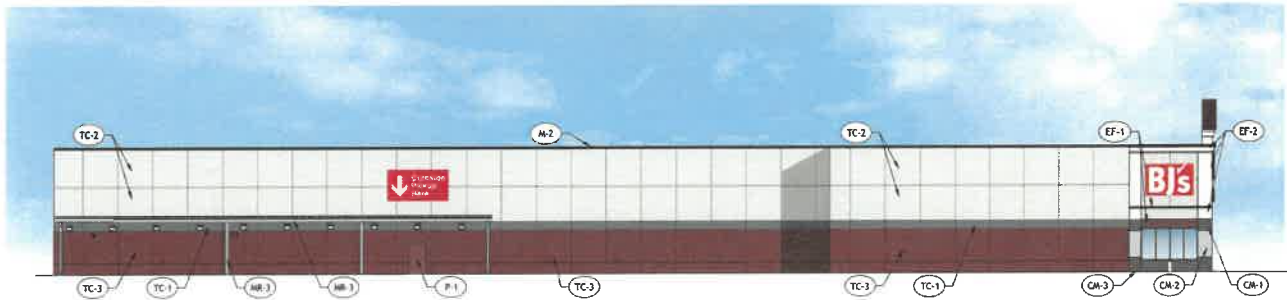
CORE STATES

GROUP

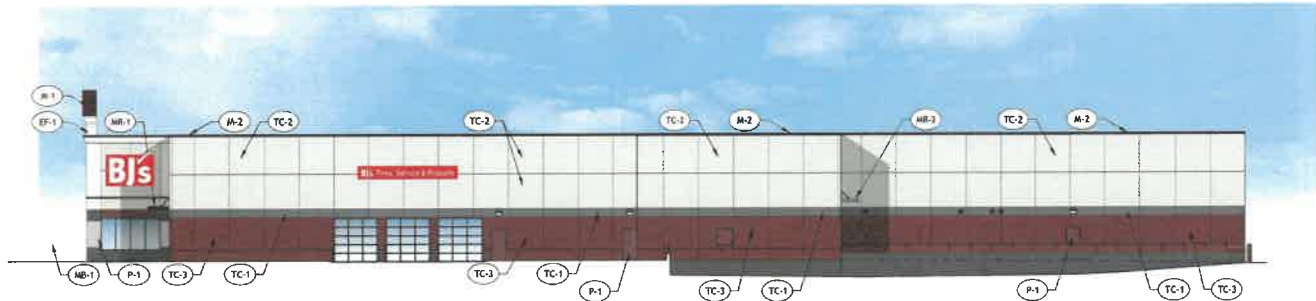
16

EXTERIOR MATERIAL LEGEND

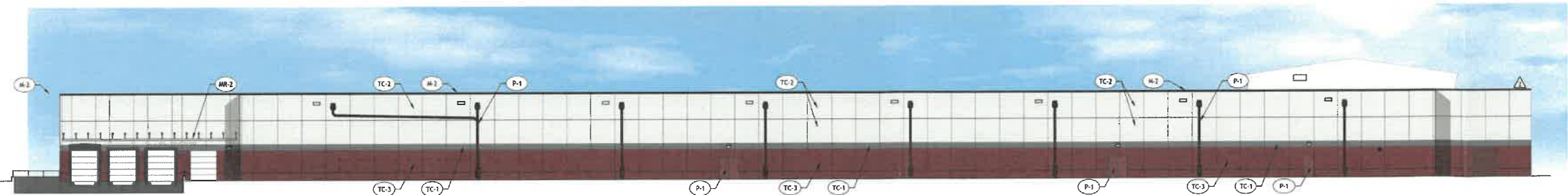
NO	DESCRIPTION
TC-1	BENJAMIN MOORE 'TROUT GRAY' #2124-20 ON CONCRETE WALL PANELS
TC-2	BENJAMIN MOORE 'GRAY OWL' #2137-60 ON CONCRETE WALL PANELS
TC-3	BENJAMIN MOORE 'RED ROCK' #2005-10 ON CONCRETE WALL PANELS
CM-1	CENTER-SCORE, GROUND FACE CMU - INTEGRAL COLOR TO MATCH EP HENRY #54N 'DARK GRAY'
CM-2	SPLIT FACE CMU - INTEGRAL COLOR TO MATCH EP HENRY #509 SP 'SILVER GRAY'
CM-3	CENTER SCORED, SPLIT FACE CMU - INTEGRAL COLOR TO MATCH EP HENRY #54N 'DARK GRAY'
EF-1	EIFS COLOR TO MATCH DRYVIT #310 'CHINA WHITE'
EF-2	EIFS COLOR TO MATCH BENJAMIN MOORE #2005-10 'RED ROCK'
EF-3	EIFS COLOR TO MATCH DRYVIT #104 'DOVER SKY'
ST-1	ALUMINUM - COLOR TO MATCH PAC-CLAD 'COLONIAL RED'
ST-2	AUTOMATIC SLIDING DOOR - COLOR TO MATCH CLEAR ANODIZED
M-1	COPING - PAC-CLAD 'COLONIAL RED'
M-2	COPING - PAC-CLAD 'CHARCOAL'
P-1	PAINT TO MATCH BENJAMIN MOORE #2005-10 'RED ROCK'
MR-1	METAL CANOPY - COLOR TO MATCH PAC-CLAD 'COLONIAL RED'
MR-2	METAL CANOPY - COLOR TO MATCH PAC-CLAD 'BONE WHITE'
MR-3	METAL CANOPY - COLOR TO MATCH 'GALVANIZED STEEL'



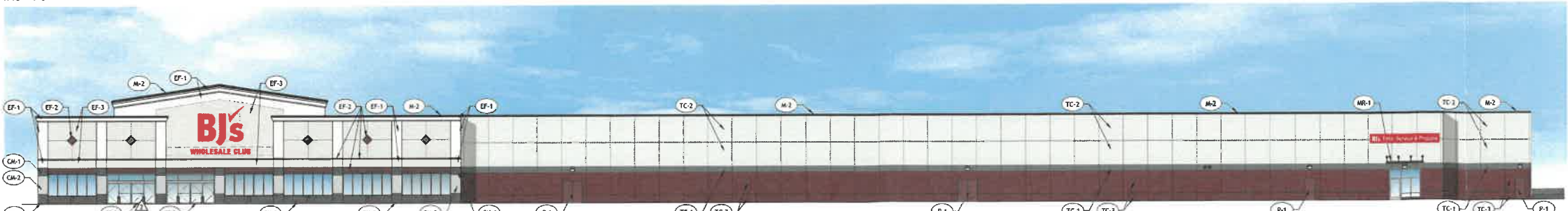
4 LEFT SIDE ELEVATION (NORTH)  
SCALE: 1/16" = 1'-0"



3 RIGHT SIDE ELEVATION (SOUTH)  
SCALE: 1/16" = 1'-0"



2 REAR ELEVATION (EAST)  
SCALE: 1/16" = 1'-0"



1 FRONT ELEVATION (WEST)  
SCALE: 1/16" = 1'-0"

FOLEY, AL

**BJ's**  
WHOLESALE CLUB  
350 Campus Drive  
Marlborough, MA 01752

Store Number #277

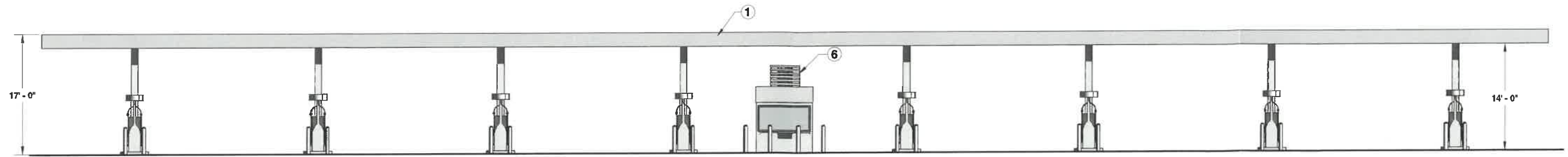
Issue:

Drawn: A.TUCKER  
Reviewed: M.SIDES  
Sheet Date: 05/01/25  
Proj. Number: BJW.

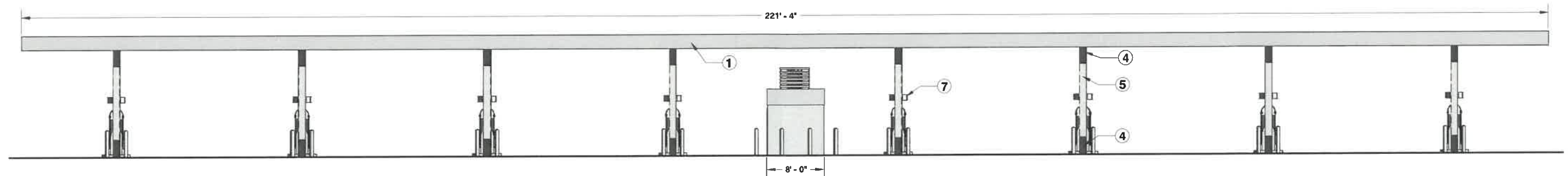
COLORED RENDERING

F2

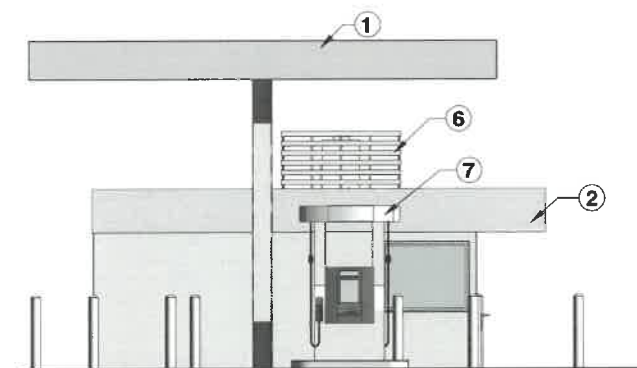
17



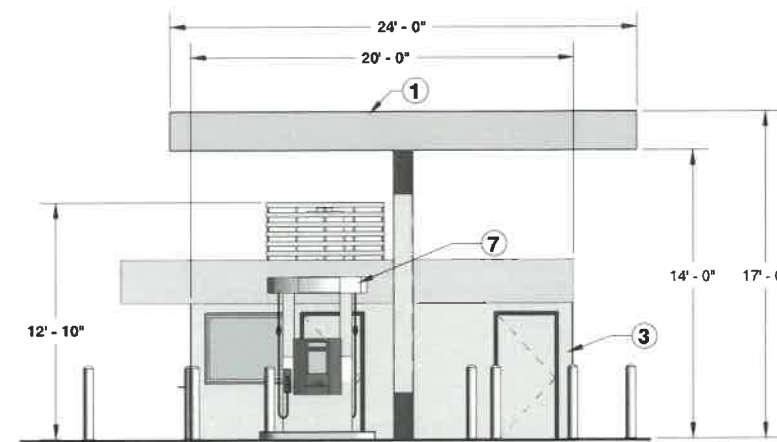
1 CANOPY (FRONT)



2 CANOPY (BACK)



3 CANOPY (LEFT)



4 CANOPY (RIGHT)

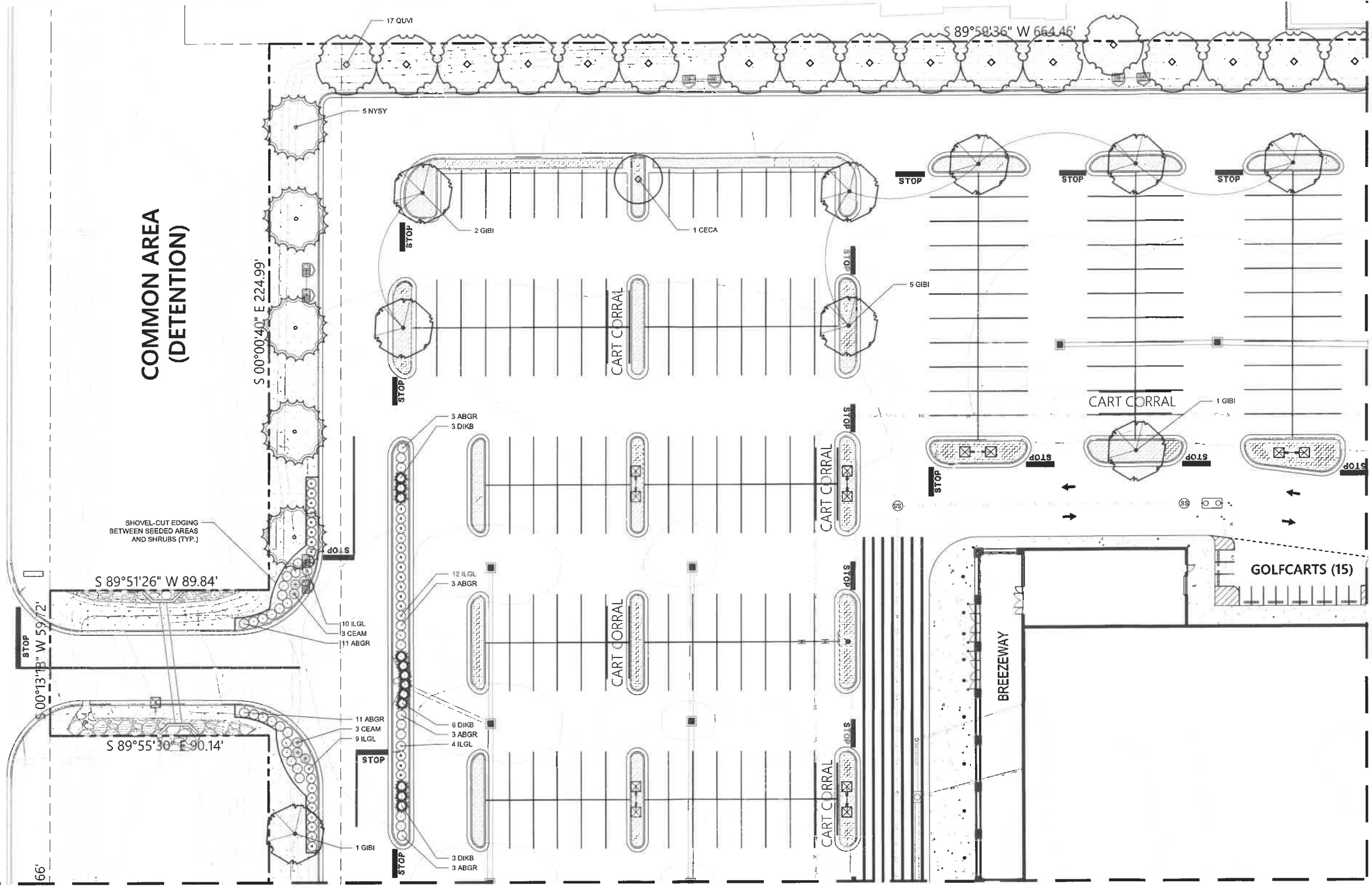
LEGEND

- 1 - CANOPY FASCIA - ALUMINUM COMPOSITE MATERIAL - "ANODIZED CLEAR"
- 2 - KIOSK FASCIA - ALUMINUM COMPOSITE MATERIAL - "ANODIZED CLEAR"
- 3 - KIOSK EXTERIOR - METAL PANEL PAINTED SHERWIN WILLIAMS "REPOSE GRAY - SW7015"
- 4 - CANOPY COLUMN - PAINTED SHERWIN WILLIAMS - "CITYSCAPE - SW7067"
- 5 - CANOPY COLUMN - PAINTED SHERWIN WILLIAMS - "REPOSE GRAY - SW7015"
- 6 - EQUIPMENT SCREEN - PAINTED SHERWIN WILLIAMS - "REPOSE GRAY - SW7015"
- 7 - DISPENSERS (8 TOTAL)



PALM BEACH WAY (60' PRIVATE RIGHT OF WAY)

COMMON AREA  
(DETENTION)



MATCHLINE - SEE SHEET LP-2

MATCHLINE - SEE SHEET LP-4

MULCH AND GRAVEL

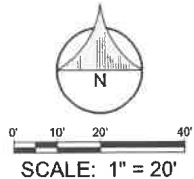
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS, AND AS NOTED BELOW). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

SHREDDED WOOD MULCH ONLY (TYPE AS NOTED ABOVE), 4" THICK LAYER OVER LANDSCAPE FABRIC (ANY APPROVED)

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

SEE SHEET LP-5 FOR  
PLANT LEGEND AND  
LANDSCAPE CALCULATIONS



PLANTING PLAN  
SHEET NUMBER

LP-1

ONE OF SIX

**BJ'S WHOLESALE  
CLUB**

FOLEY, AL

DATE ISSUE/REVISION

**Alan D. Holt, A.S.L.A.**  
**LANDSCAPE ARCHITECT**  
AL LA#512  
PO BOX 2549 PANAMA CITY, FL 32402  
TELEPHONE: (850) 914-9006 • E-MAIL: alan@alandholthasla.com

25007 - APTS AT GREENLAWN  
© 2025 ALAN D. HOLT, ASLA  
LANDSCAPE ARCHITECT

SOURCE DATA FOR SITE PLAN PROVIDED BY MILLINS, LLC

ALAN D. HOLT, A.S.L.A.  
LANDSCAPE ARCHITECT  
AL11A#512

PO BOX 2549 PANAMA CITY, FL 32402  
TELEPHONE: (850) 914-9006 • E-MAIL: [alan@alandhollasia.com](mailto:alan@alandhollasia.com)

**BJ'S WHOLESALE CLUB**

FOLEY, AL

DATE	ISSUE/REVISION

JUNE 8, 2025

PLANTING PLAN  
SHEET NUMBER

LP-2

TWO OF SIX

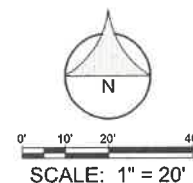
MATCHLINE - SEE SHEET LP-1

**MATCHLINE - SEE SHEET LP-3**

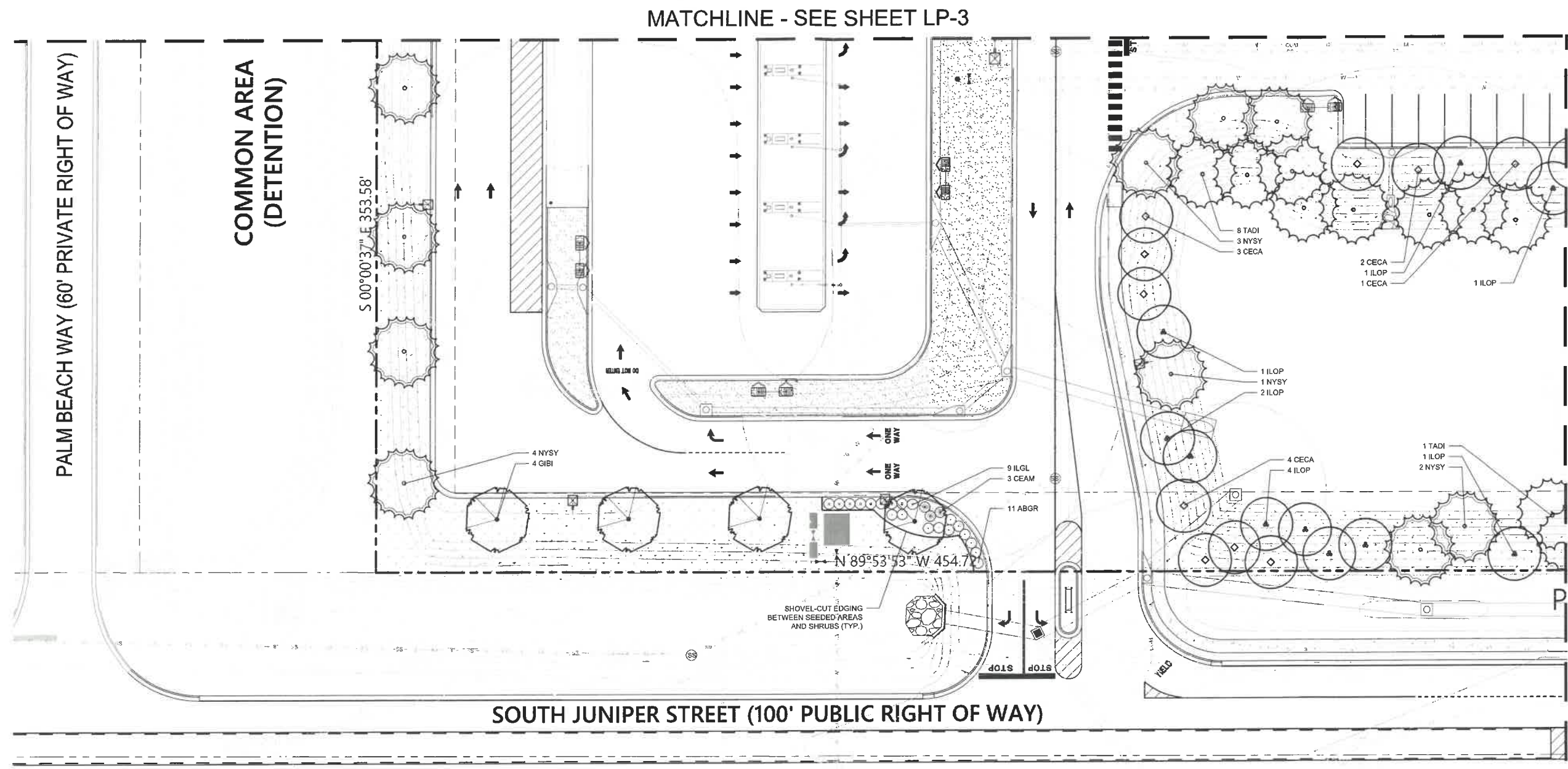
SEE SHEET LP-5 FOR  
PLANT LEGEND AND  
LANDSCAPE CALCULATIONS

EXISTING TREE TO BE REMOVED

- NOTES:
- 1) ALL FOUR EXISTING HERITAGE TREES ARE SHOWN ON THIS SHEET, AND SHALL BE REMOVED.
  - 2) ALL TREE INFORMATION OBTAINED FROM ALTA/NSPS LAND TITLE SURVEY BY MULLINS, LLC, DATED 4/10/2025



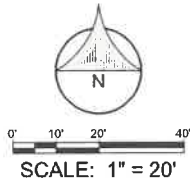




MATCHLINE - SEE SHEET LP-3

MATCHLINE - SEE SHEET LP-5

SEE SHEET LP-5 FOR  
PLANT LEGEND AND  
LANDSCAPE CALCULATIONS



PLANTING PLAN  
SHEET NUMBER

LP-3

THREE OF SIX

**BJ'S WHOLESALE  
CLUB**

FOLEY, AL

Alan D. Holt, A.S.L.A.

LANDSCAPE ARCHITECT

AL LA#512

PO BOX 2549 PANAMA CITY, FL 32402

TELEPHONE: (850) 914-9006 • E-MAIL: alan@alanholtlls.com

SOURCE DATA FOR SITE PLAN PROVIDED BY MILLINS, LLC

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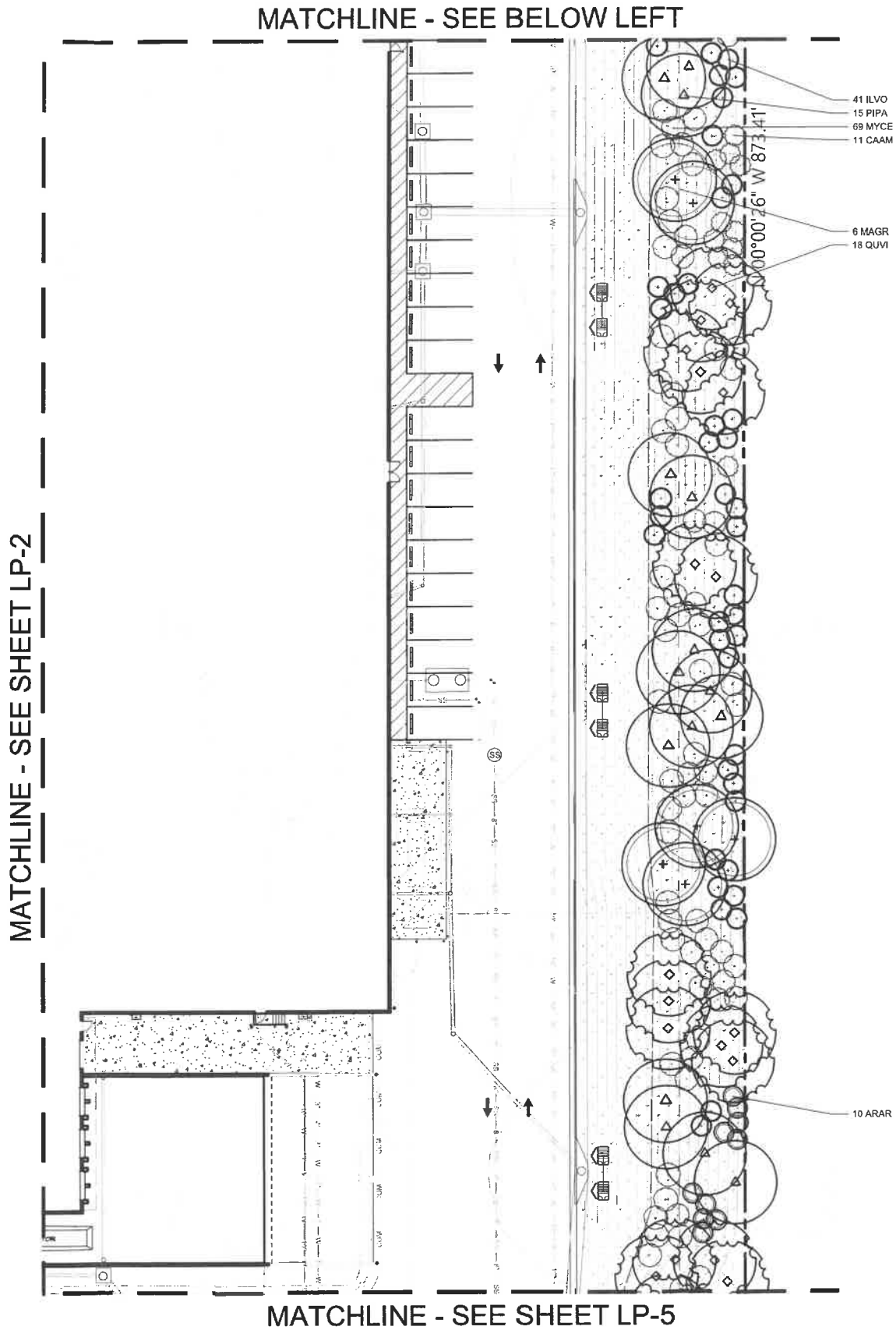
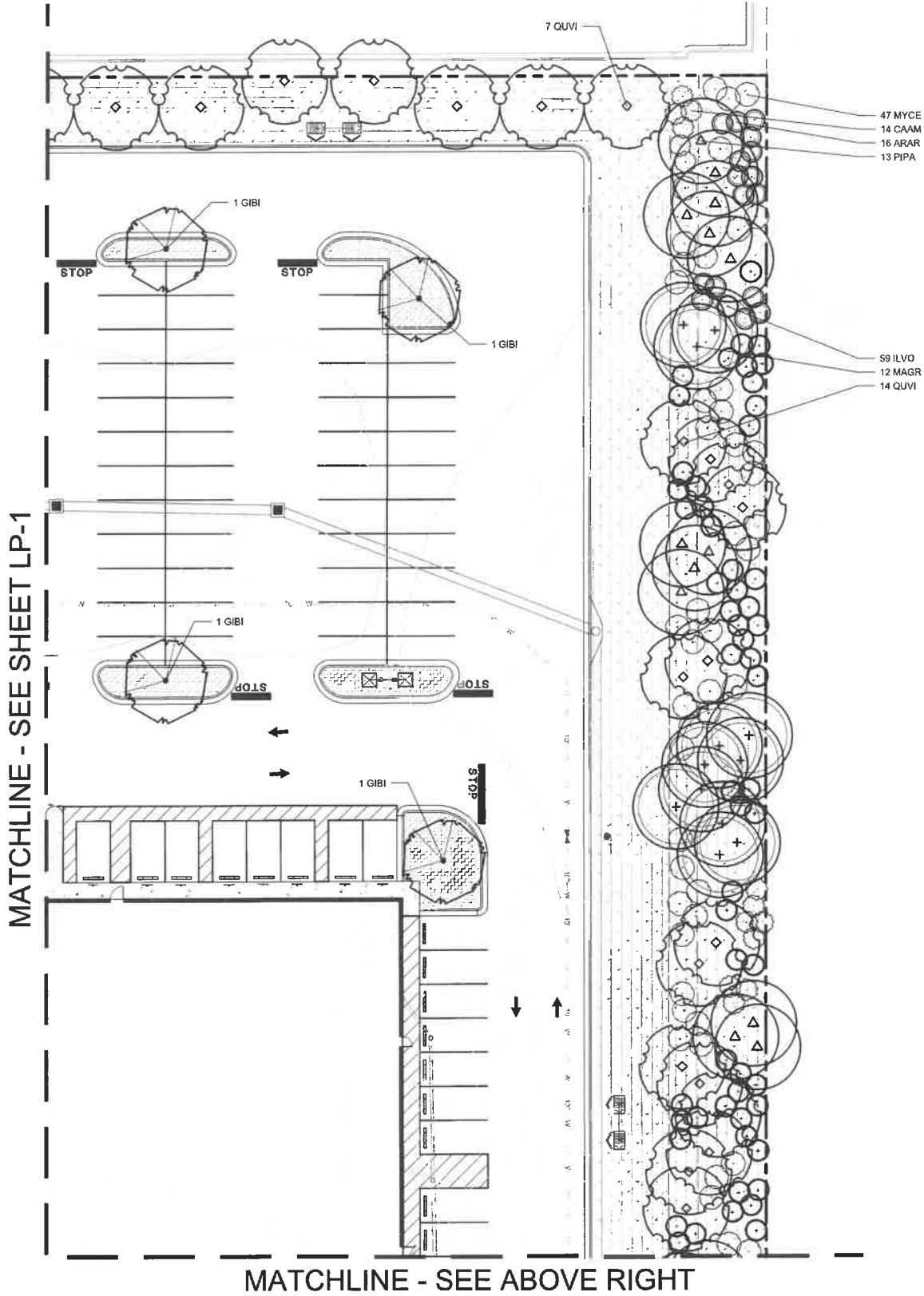
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LANDSCAPE ARCHITECT

BJ'S WHOLESALE  
CLUB  
FOLEY, AL

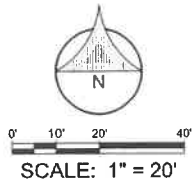
DATE:    ISSUE/REVISION:

ALABAMA  
LANDSCAPE ARCHITECT  
ALAN D. HOLT  
JUNE 8, 2025

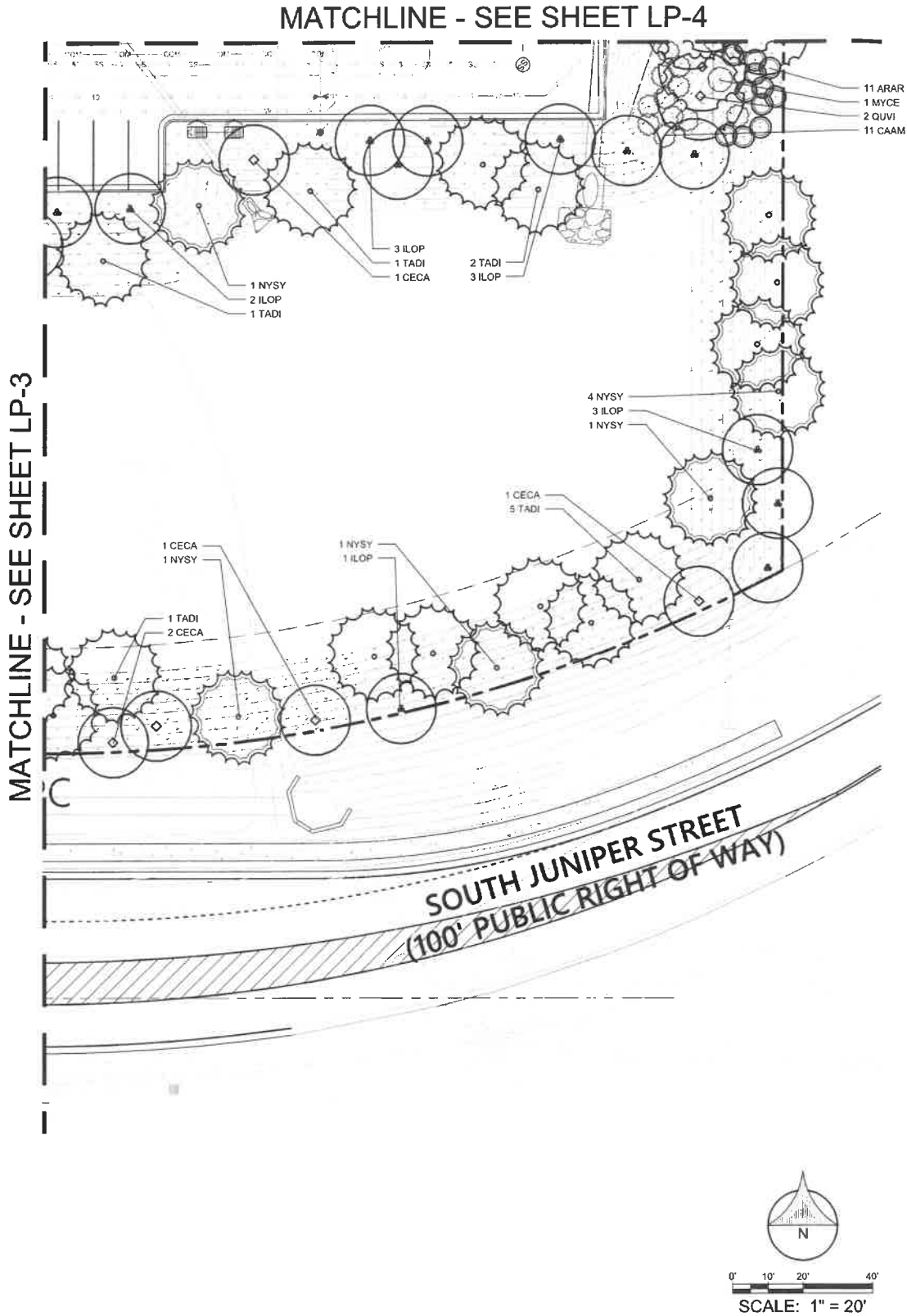
PLANTING PLAN  
SHEET NUMBER  
LP-4  
FOUR OF SIX



SEE SHEET LP-5 FOR  
PLANT LEGEND AND  
LANDSCAPE CALCULATIONS







PLANT LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
TREES						
CECA	Cercis canadensis	Eastern Redbud	1.5" cal., 6' h. min.	Per plan	17	
GIBI	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3" cal., 10' h. min.	Per plan	28	
ILOP	Ilex opaca	American Holly	1.5" cal., 6' h. min.	Per plan	22	
MAGR	Magnolia grandiflora	Southern Magnolia	3" cal., 10' h. min.	Per plan	18	Buffer tree
NYSY	Nyssa sylvatica	Tupelo	3" cal., 10' h. min.	Per plan	26	
PIPA	Pinus palustris	Longleaf Pine	6' high min.	Per plan	28	Buffer tree
QUVI	Quercus virginiana	Live Oak	3" cal., 10' h. min.	Per plan	58	Buffer tree
TADI	Taxodium distichum	Bald Cypress	3" cal., 10' h. min.	Per plan	20	

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

SHRUBS						
ABGR	Abelia grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	#5 cont.	4' o.c.	96	
ARAR	Aronia arbutifolia	Red Chokeberry	#5 cont. min.	Per plan	37	24" high at planting
CAAM	Callicarpa americana	Beautyberry	#5 cont. min.	Per plan	36	24" high at planting
CEAM	Ceanothus americanus	New Jersey Tea	#5 cont.	4' o.c.	50	
DJKB	Diervilla 'Kodiak Black'	Kodiak Black Bush Honeysuckle	#5 cont.	4' o.c.	23	
ILGL	Ilex glabra 'Shamrock'	Shamrock Inkberry	#5 cont.	4' o.c.	93	
ILVO	Ilex vomitoria	Yaupon Holly	#5 cont. min.	Per plan	100	30" high at planting
MYCE	Myrica cerifera	Waxmyrtle	#5 cont. min.	Per plan	117	30" high at planting

TURF AND SEED						
	Cynodon dactylon	Common Bermuda Grass	Sod	---	-9,975 sf	
	Cynodon dactylon	Common Bermuda Grass	Hydrosed	---	-98,030 sf	

LANDSCAPE CALCULATIONS

<b>GENERAL</b>		
TOTAL SITE AREA:	621,728 SF (14.27 ACRES)	
OPEN SPACE AREA REQUIRED:	93,259 SF (15% OF SITE)	
OPEN SPACE AREA PROVIDED:	124,808 SF (20.1%)	
NATIVE TREES REQUIRED OVERALL:	143 TREES (10 PER ACRE)	
NATIVE TREES PROVIDED:	189 TREES	
<b>PARKING</b>		
TOTAL PARKING AREA:	307,738 SF	
LANDSCAPE AREA REQUIRED:	30,774 SF (10% OF PARKING AREA)	
LANDSCAPE AREA PROVIDED:	39,344 SF (12.8%)	
PERIMETER LENGTH:	1,140 LF	
TREES REQUIRED:	23 TREES (1 PER 50 LF)	
TREES PROVIDED:	23 TREES	
SHRUBS REQUIRED:	115 SHRUBS (5 PER TREE)	
SHRUBS PROVIDED:	115 SHRUBS	
<b>BUFFERS</b>		
SITE ZONING:	B-1A (RETAIL)	
ADJACENT PROPERTIES (NORTH AND WEST):	B-1A (RETAIL) - NO BUFFERS REQUIRED	
ADJACENT PROPERTY (EAST):	PUD (VACANT) - BUFFER TYPE B, 85' WIDTH*	
*BUFFER WIDTH REDUCED UP TO 50% DUE TO FENCE AND BERM (PER SEC. 10.2.2.B)		
BUFFER LENGTH:	726 LF	
TREES REQUIRED:	80 TREES (11 PER 100 LF)	
TREES PROVIDED:	80 TREES	
SHRUBS REQUIRED:	290 SHRUBS (40 PER 100 LF)	
SHRUBS PROVIDED:	290 SHRUBS	
MAX. DECIDUOUS SHRUBS ALLOWED:	73 SHRUBS (25% OF TOTAL REQUIRED)	
DECIDUOUS SHRUBS PROVIDED:	73 SHRUBS	

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN  $\pm 0.1'$  OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 11" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
  - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
  - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS). THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

25007- APTS AT BREEZEMAR  
© 2025 ALAN D. HOLT, A.S.L.A.  
LANDSCAPE ARCHITECT

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BJ'S WHOLESALE  
CLUB  
FOLEY, AL

DATE  
ISSUE/REVISION

PLANTING PLAN  
SHEET NUMBER

LP-5  
FIVE OF SIX



SITEPLAN

SCOPE OF WORK

EXTERIOR SIGNS		QTY
CL.1	FACE-LIT CHANNEL LETTERS	1
CL.2	FACE-LIT CHANNEL LETTERS	1
CL.3	FACE-LIT CHANNEL LETTERS ON FACE LIT CABINET	2
CB.1	FACE-LIT CABINET (SPIRITS SHOP)	1
CB.2	FACE-LIT CABINET (TIRES, SERVICE PROPANE)	2
CB.3	FACE-LIT CABINET (CURBSIDE PICKUP DOWN ARROW)	1
CB.4	FACE-LIT CABINET (CURBSIDE PICKUP LEFT ARROW)	1
CL.4	FACE-LIT CHANNEL LETTERS ON FACE LIT CABINET	3
CB.4	FACE-LIT CABINET SIGN (GAS PRICERS)	1
VI.1	DIESEL VINYL	8
VI.2	CLEARANCE VINYL	2
PP.1	BJ'S WC COMING SOON / NOW OPEN POST AND PANEL	1
BA.1	BJ'S WC COMING SOON BANNER	1
BA.2	BJ'S GAS COMING SOON BANNER	1
BA.3	BJ'S NOW OPEN BANNER	1
PS.1	200 SQ. FT. PYLON WITH GAS PRICERS	1
PS.2	200 SQ. FT. PYLON WITH GAS PRICERS	1

SCALE: NTS

<div>JONES SIGN Your Vision. Accomplished. <small>A MORTENSEN COMPANY</small></div>	JOB # 305326_R1 DATE: 05.29.2025 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES	REQUIRED: <div><div><input type="checkbox"/> FIELD SURVEY</div><div><input type="checkbox"/> VECTOR ARTWORK</div></div> <div><input type="checkbox"/> PAINT COLOR</div> <div><input type="checkbox"/> CLIENT PMS COLOR</div> <div><input type="checkbox"/> FONTS</div> <div><input type="checkbox"/> ENGINEERING</div>
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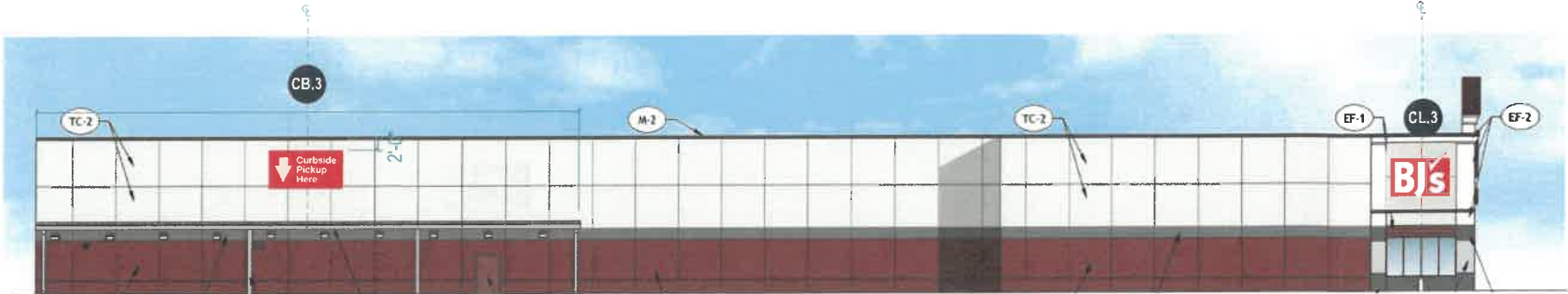
OTHER:

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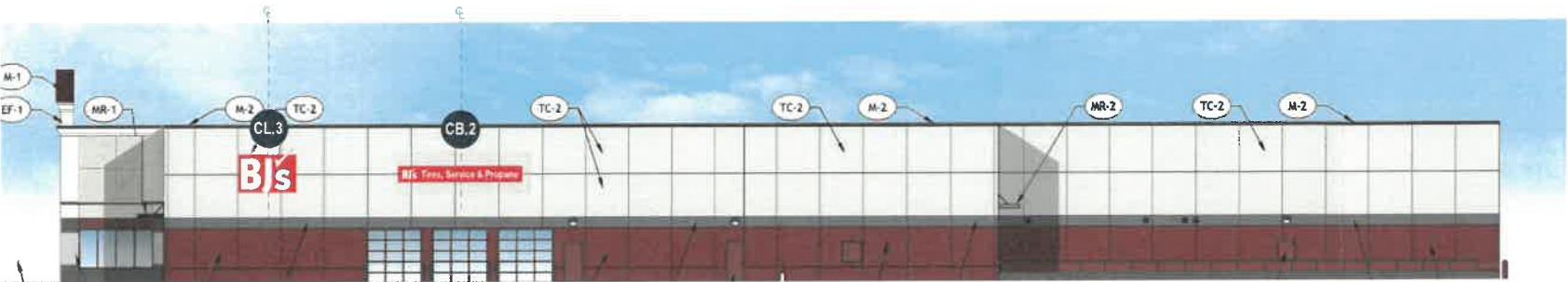


ELEVATION

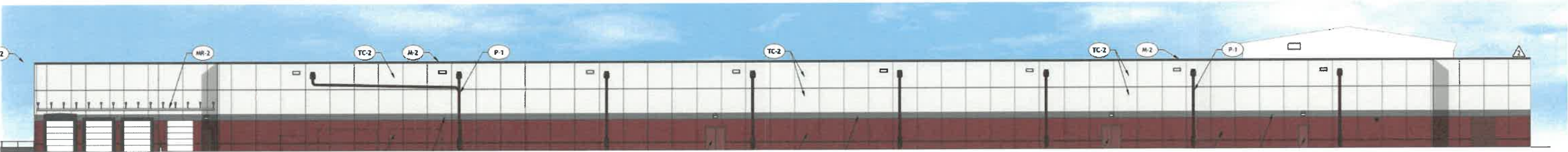
24



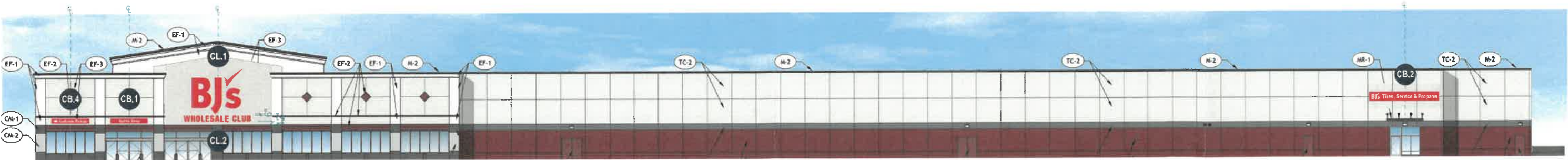
LEFT SIDE ELEVATION (WEST)  
SCALE: 1/32" = 1'-0"



RIGHT SIDE ELEVATION (EAST)  
SCALE: 1/32" = 1'-0"



REAR ELEVATION (SOUTH)  
SCALE: 1/32" = 1'-0"



FRONT ELEVATION (NORTH)  
SCALE: 1/32" = 1'-0"

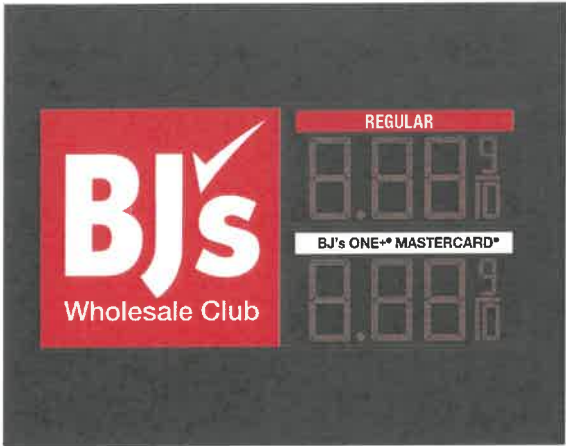
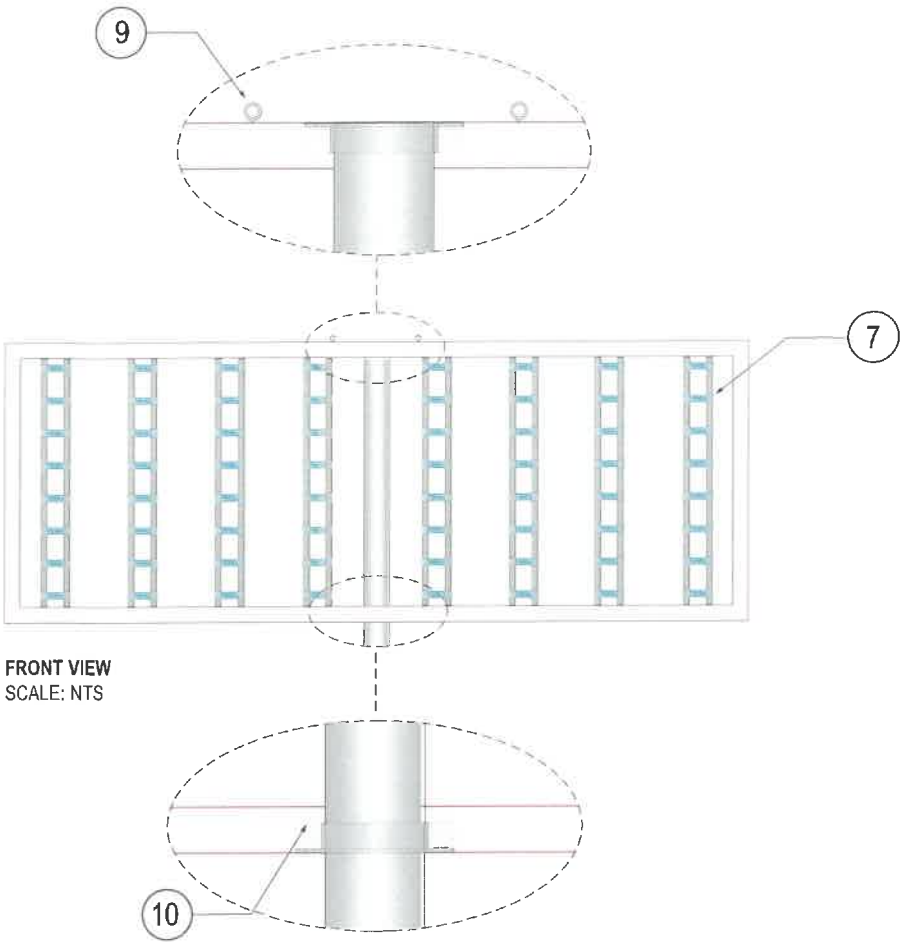
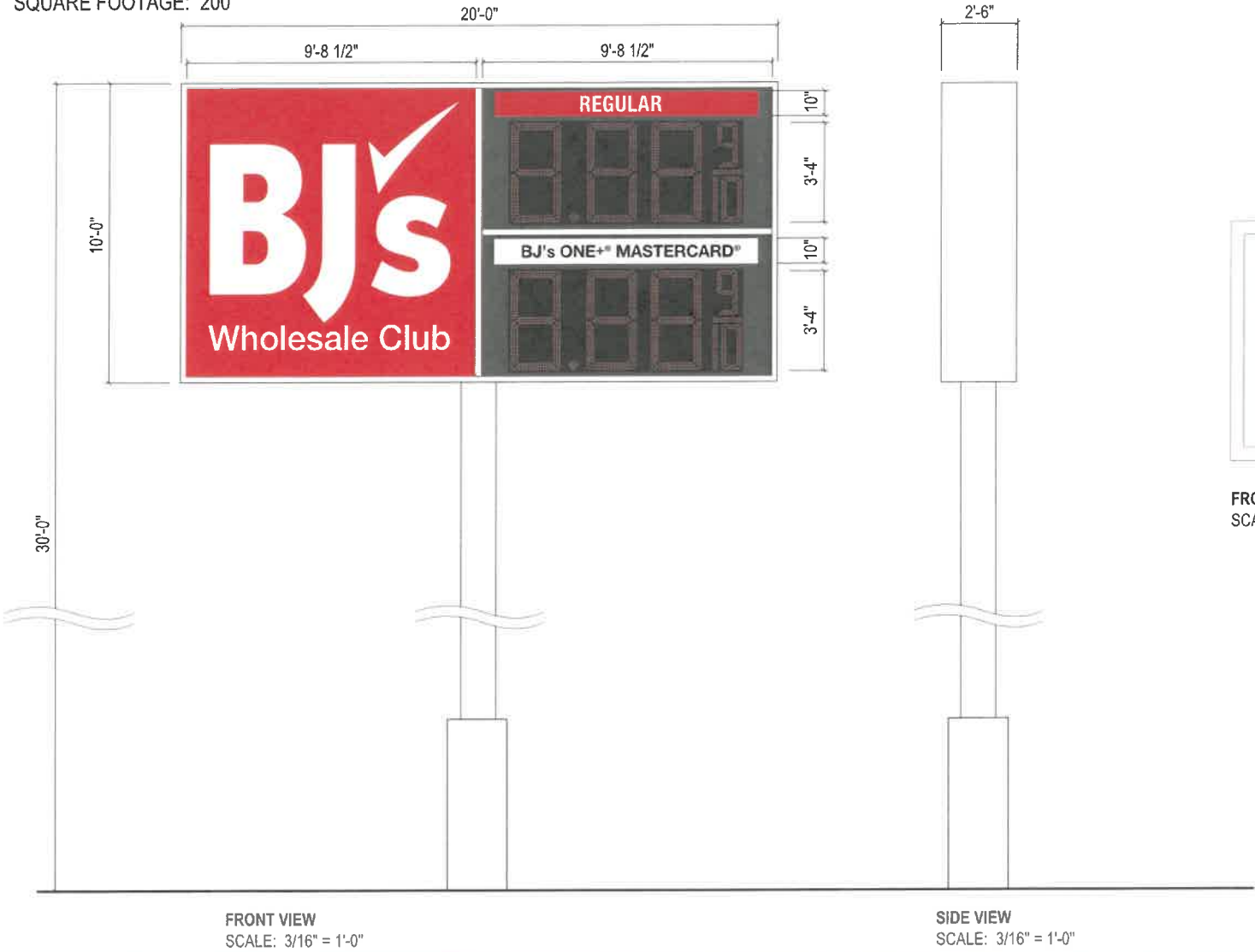
<div>JONES SIGN</div> <div>Your Vision. Accomplished.</div> <div>A MORTENSEN COMPANY</div>	<div>JOB #: 305326_R1</div> <div>DATE: 05.29.2025</div> <div>DESIGNER: S. WEIL</div> <div>SALES REP: P. BALLAS</div> <div>PROJ MGR: M. GARVES</div>	<div>REQUIRED:</div> <div><div><input type="checkbox"/> FIELD SURVEY</div><div><input type="checkbox"/> PAINT COLOR</div><div><input type="checkbox"/> FONTS</div><div><input type="checkbox"/> VECTOR ARTWORK</div><div><input type="checkbox"/> CLIENT PMS COLOR</div><div><input type="checkbox"/> ENGINEERING</div></div> <div>OTHER:</div> <div></div>	<div>LANDLORD APPROVAL</div> <div>DATE</div>	<div></div>	<div>BJ'S WHOLESALE CLUB</div> <div>370 S MACKENZIE ST</div> <div>FOLEY, AL</div>	<div>SHEET NUMBER</div> <div>5.0</div>
			<div>CLIENT APPROVAL</div> <div>DATE</div>			

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25

PS.1 D/F PYLON SIGN (QTY 1)

SQUARE FOOTAGE: 200



NIGHT VIEW  
NTS

**NOTE:**  
SIGN REQUIRES A DEDICATED 120V/20 AMP CIRCUIT THAT RUNS 24/7 FOR THE OPERATION OF THE LED PRICERS AND A SEPARATE 120V/20 AMP CIRCUIT FOR THE BACKLIGHTING OF THE SIGN FOR PROPER OPERATION.

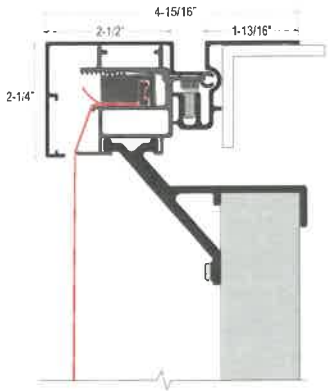
SPECIFICATIONS:

- 2" X 2" X 3/16" ALUM. ANGLE FRAME WITH K2040/65 HINGEABLE FOR FACES FACES PAINTED P-2
- .080 ALUM. RETURNS INSIDE PAINTED P-5 / OUTSIDE PAINTED P-2
- INTERIOR BRACING WHERE REQUIRED PAINTED P-5
- .150 CLEAR POLYCARBONATE PAN FACE WITH V-8, V-7, V-3, V-1 APPLIED SECOND SURFACE (PRICER FACE). PRICERS MOUNTED TO INSIDE OF PAN FACE WITH CLINCH NUTS
- FLEX FACE WITH V-1 APPLIED FIRST SURFACE (BJ's FACE)
- K2142/46 2.5" DUAL DIVIDER KIT (VERTICAL AND HORIZONTAL DIVIDERS)
- 7100K GE TETRASNAP LED'S
- LED POWER SUPPLY
- LIFTING EYES
- POLE SIZE TBD P-2 WITH SADDLE MOUNT ATTACHMENT (TO BE VERIFIED BY ENGINEERING)
- FOOTING (TO BE VERIFIED BY ENGINEERING)
- (4) DROP IN RED DIGITAL COLOR 40" NUMBER GAS PRICE MESSAGE BOARDS
- VENT ON BOTH ENDS, ACCESS PANEL ON NON STREET SIDE OF SIGN CABINET
- REINFORCED HAND HOLE AT 2'-0" ABOVE GRADE. 1" X 6" HOLE BELOW GRADE FOR CONDUIT TO ENTER

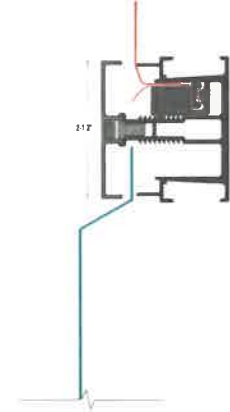
NOTES: ALL SPECS TO BE VERIFIED BY ENGINEERING  
EACH SIDE OF THE SIGN WILL LOOK THE SAME, BJ's ON THE LEFT, PRICERS ON THE RIGHT

COLORS / FINISHES:

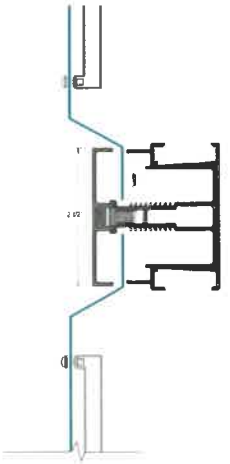
- P-2 MP TO MATCH BENJAMIN MOORE SUPER WHITE
- P-5 MP WHITE LIGHT ENHANCEMENT
- V-1 3M 3730-53L TRANSLUCENT CARDINAL RED VINYL
- V-3 3M 3630-22 BLACK
- V-7 3M IJ3630-20 TRANSLUCENT WHITE
- V-8 3M 220-41 DARK GRAY OPAQUE



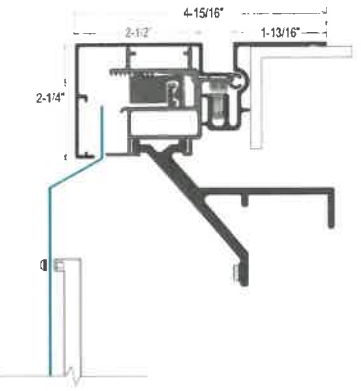
SECTION VIEW  
(FLEX FACE)  
SCALE: NTS



TOP VIEW  
(VERTICAL DIVIDER)  
SCALE: NTS



SECTION VIEW  
(HORIZONTAL DIVIDER/PRICERS)  
SCALE: NTS



SECTION VIEW  
(PAN FACE WITH PRICERS)  
SCALE: NTS

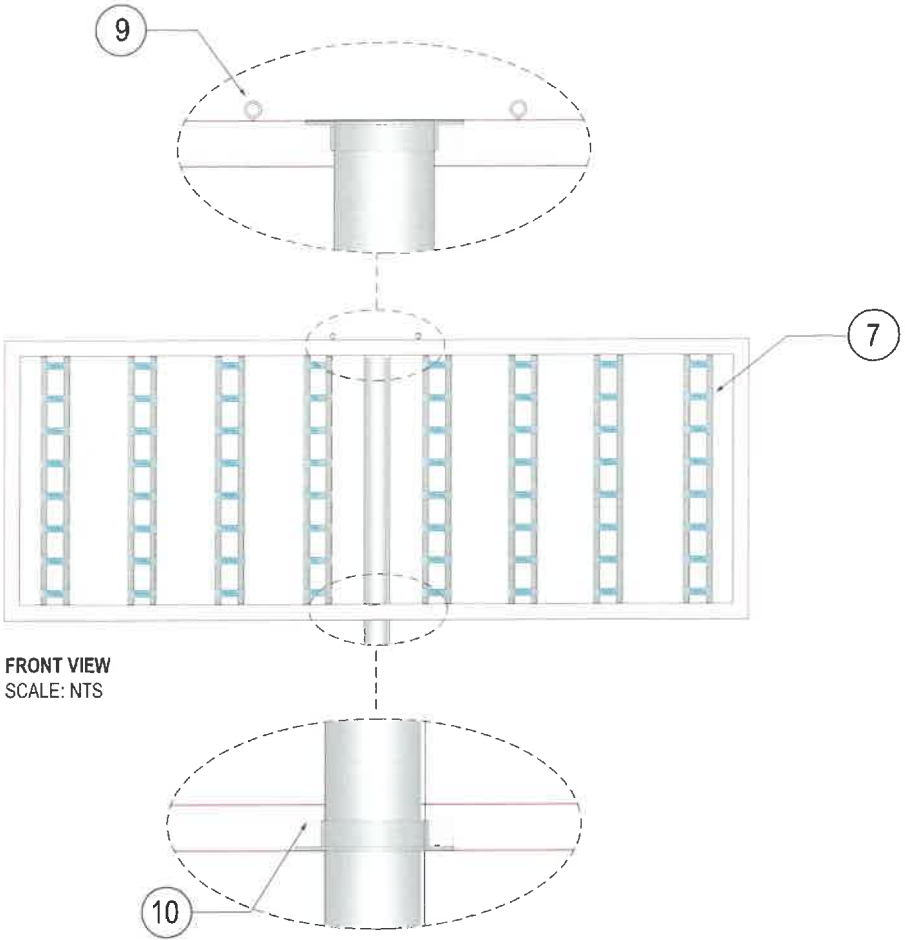
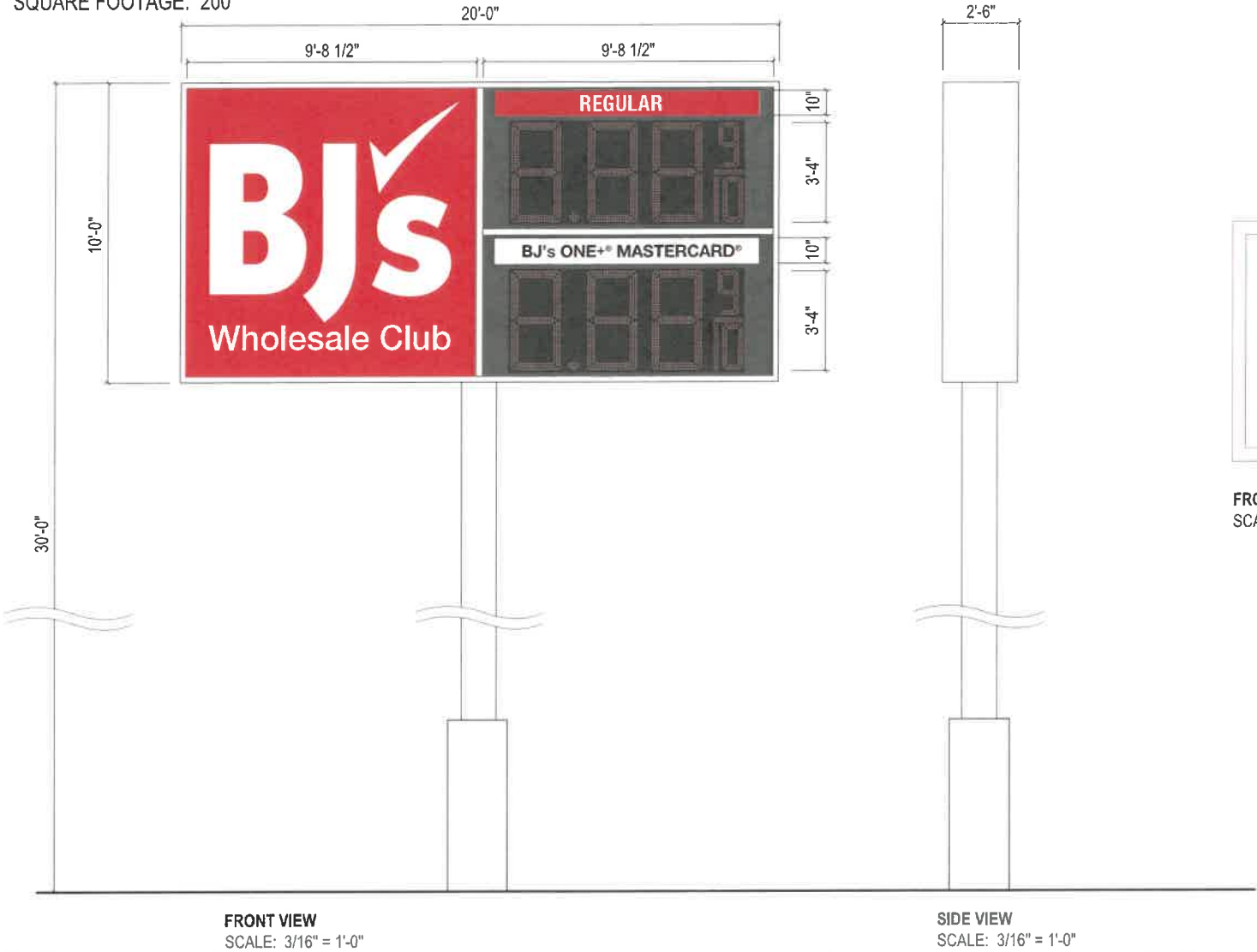
<b>JONES SIGN</b> Your Vision. Accomplished. <small>A MORTENSEN COMPANY</small>	JOB #: 305326_R1 DATE: 05.29.2025 DESIGNER: S. WEIL SALES REP: P. BALLAS PROJ MGR: M. GARVES	<b>REQUIRED:</b> <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING <b>OTHER:</b>	LANDLORD APPROVAL _____ DATE _____		BJ'S WHOLESALE CLUB 370 S MACKENZIE ST FOLEY, AL	SHEET NUMBER <b>16.0</b>
			CLIENT APPROVAL _____ DATE _____			



24

PS.2 D/F PYLON SIGN (QTY 1)

SQUARE FOOTAGE: 200



NIGHT VIEW  
NTS

**NOTE:**  
SIGN REQUIRES A DEDICATED 120V/20 AMP CIRCUIT THAT RUNS 24/7 FOR THE OPERATION OF THE LED PRICERS AND A SEPARATE 120V/20 AMP CIRCUIT FOR THE BACKLIGHTING OF THE SIGN FOR PROPER OPERATION.

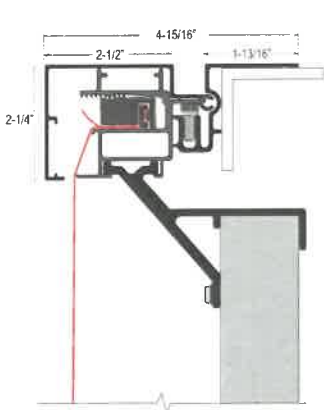
SPECIFICATIONS:

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- .080 ALUM. RETURNS INSIDE PAINTED P-5 / OUTSIDE PAINTED P-2
- INTERIOR BRACING WHERE REQUIRED PAINTED P-5
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- LED POWER SUPPLY
- LIFTING EYES
- POLE SIZE TBD P-2 WITH SADDLE MOUNT ATTACHMENT (TO BE VERIFIED BY ENGINEERING)
- FOOTING (TO BE VERIFIED BY ENGINEERING)
- (4) DROP IN RED DIGITAL COLOR 40" NUMBER GAS PRICE MESSAGE BOARDS
- VENT ON BOTH ENDS, ACCESS PANEL ON NON STREET SIDE OF SIGN CABINET
- REINFORCED HAND HOLE AT 2'-0" ABOVE GRADE. 1" X 6" HOLE BELOW GRADE FOR CONDUIT TO ENTER

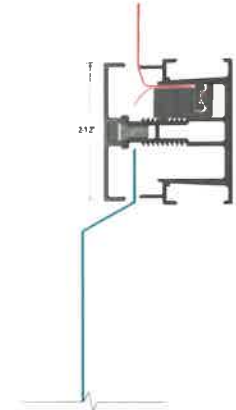
NOTES: ALL SPECS TO BE VERIFIED BY ENGINEERING  
EACH SIDE OF THE SIGN WILL LOOK THE SAME, BJ's ON THE LEFT, PRICERS ON THE RIGHT

COLORS / FINISHES:

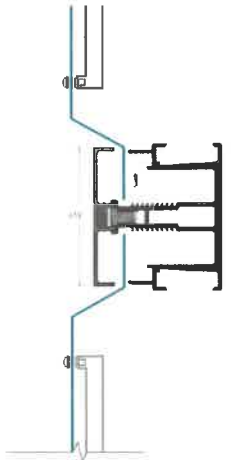
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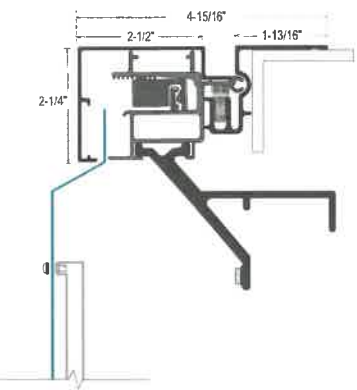
SECTION VIEW  
(FLEX FACE)  
SCALE: NTS



TOP VIEW  
(VERTICAL DIVIDER)  
SCALE: NTS



SECTION VIEW  
(HORIZONTAL DIVIDER/PRICERS)  
SCALE: NTS



SECTION VIEW  
(PAN FACE WITH PRICERS)  
SCALE: NTS

**JONES SIGN**  
Your Vision. Accomplished.  
A MORTENSEN COMPANY

JOB #: 305326\_R1  
DATE: 05.29.2025  
DESIGNER: S. WEIL  
SALES REP: P. BALLAS  
PROJ MGR: M. GARVES

REQUIRED:

- ☐ FIELD SURVEY
- ☐ PAINT COLOR
- ☐ FONTS
- ☐ VECTOR ARTWORK
- ☐ CLIENT PMS COLOR
- ☐ ENGINEERING

OTHER:

LANDLORD APPROVAL

DATE

CLIENT APPROVAL

DATE



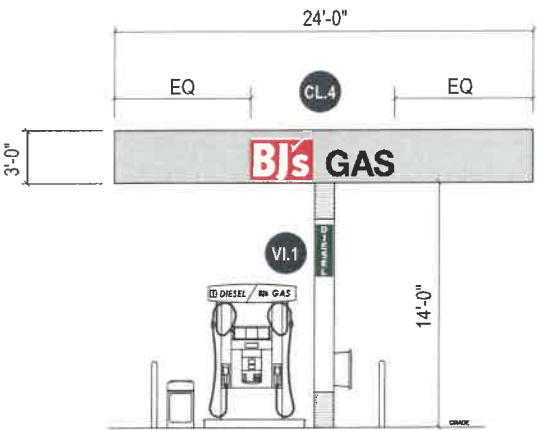
BJ'S WHOLESALE CLUB  
370 S MACKENZIE ST  
FOLEY, AL

SHEET NUMBER

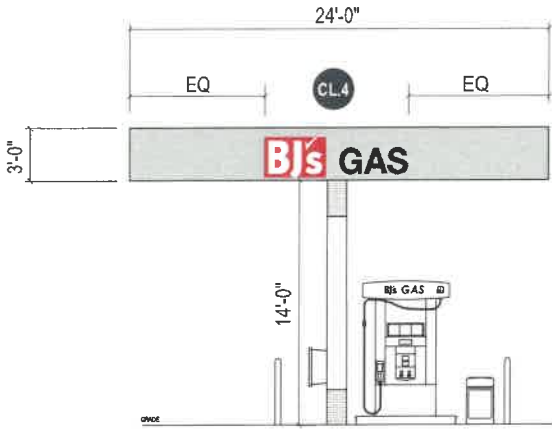
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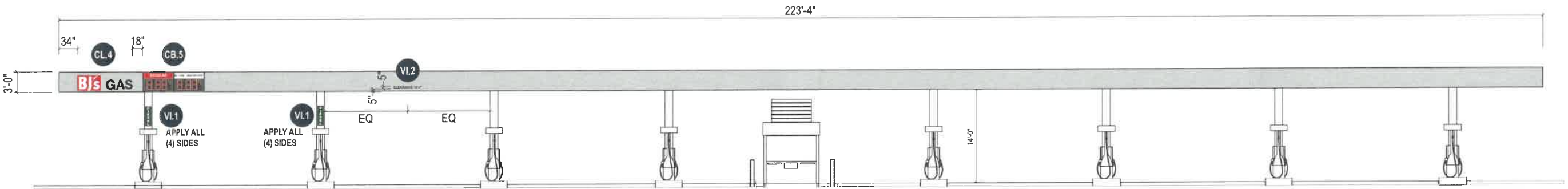
ELEVATION



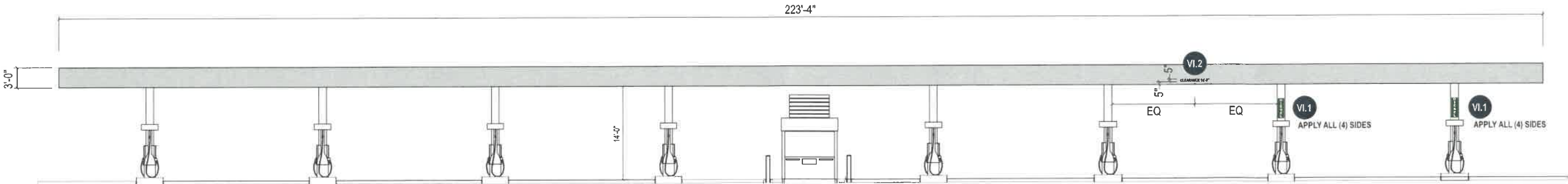
CANOPY SIDE ELEVATION NORTH  
SCALE: 3/32"=1'-0"



CANOPY SIDE ELEVATION SOUTH  
SCALE: 3/32"=1'-0"



CANOPY ELEVATION WEST  
SCALE: 1/16"=1'-0"



CANOPY ELEVATION EAST  
SCALE: 1/16"=1'-0"

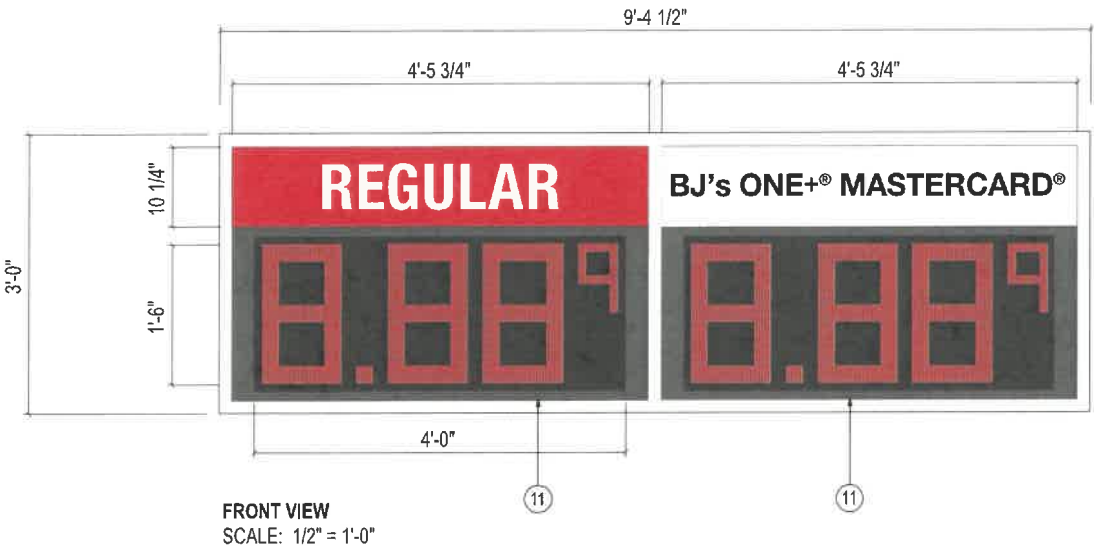
<div><div>JONES SIGN</div><div>Your Vision. Accomplished.</div><div>A MORTENSEN COMPANY</div></div>	<div>JOB #: 305326_R1</div> <div>DATE: 05.29.2025</div> <div>DESIGNER: S. WEIL</div> <div>SALES REP: P. BALLAS</div> <div>PROJ MGR: M. GARVES</div>	<div>REQUIRED:</div> <div><div><input type="checkbox"/> FIELD SURVEY</div><div><input type="checkbox"/> PAINT COLOR</div><div><input type="checkbox"/> FONTS</div><div><input type="checkbox"/> VECTOR ARTWORK</div><div><input type="checkbox"/> CLIENT PMS COLOR</div><div><input type="checkbox"/> ENGINEERING</div></div> <div>OTHER:</div> <div></div>	<div>LANDLORD APPROVAL</div> <div>DATE</div>		<div><div>BJ's</div><div>Wholesale Club</div></div>	<div>BJ'S WHOLESALE CLUB</div> <div>370 S MACKENZIE ST</div> <div>FOLEY, AL</div>	<div>SHEET NUMBER</div> <div>6.0</div>
			<div>CLIENT APPROVAL</div> <div>DATE</div>				

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28

CB.5 FACE LIT CABINET SIGN WITH DIGITAL PRICE (QTY 1)

SQUARE FOOTAGE: 28.1

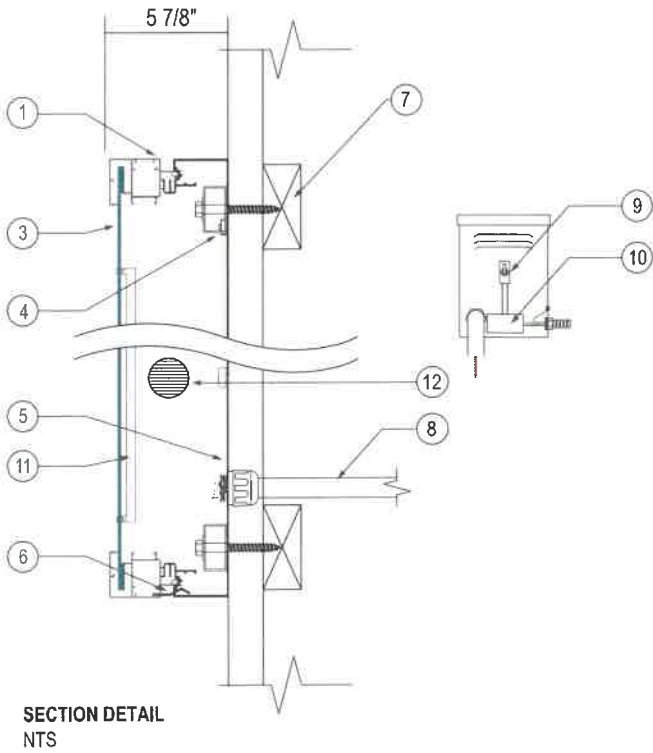


SPECIFICATIONS:

- SIGNCOMP K2021/45 HINGEABLE EXTRUSION INTERIOR PAINTED P-5, EXTERIOR PAINTED P-2
- SIGNCOMP 2138 DIVIDER PAINTED P-2
- .150 CLEAR POLYCARBONATE WITH V-1, V-3, V-7, V-8 SECOND SURFACE FOR GRAPHICS PANELS
- LED GE TETRA POWERMAX 24V 6500K
- 3MM ACM BACKS WITH FENDER WASHERS INSIDE AND OUTSIDE - INTERIOR PAINTED P-5.
- WEEP HOLE WITH LIGHT BAFFLE
- MOUNTING TBD BY CONDITIONS. BLOCKING (PROVIDED BY G.C.) AS REQUIRED.  
(2) 1" X 2" X .125" HORIZONTAL BRACES FOR MOUNTING TO GAS STATION CANOPY.
- RIGID CONDUIT THROUGH WALL WITH 1/2" - 1" STUB BEYOND INSIDE WALL.  
15' MIN WHIP LENGTH FOR LOW VOLTAGE WIRE
- POWER SWITCH
- POWER SUPPLY INSIDE VENTED POWER SUPPLY BOX
- (2) DROP IN RED DIGITAL COLOR 30" NUMBER GAS PRICE MESSAGE BOARDS
- VENTS ON BOTH ENDS

COLORS / FINISHES:

- |     |  |
|-----|--|
| P-2 | MP TO MATCH BENJAMIN MOORE SUPER WHITE     |
| P-5 | MP WHITE LIGHT ENHANCEMENT                 |
| V-1 | 3M 3730-53L TRANSLUCENT CARDINAL RED VINYL |
| V-3 | 3M 3032-22 BLACK VINYL                     |
| V-7 | 3M IJ3630-20 TRANSLUCENT WHITE             |
| V-8 | 3M 220-41 DARK GRAY OPAQUE                 |



NOTE:  
SIGN REQUIRES A DEDICATED 120V/20 AMP CIRCUIT THAT RUNS 24/7 FOR THE OPERATION OF THE LED PRICERS AND A SEPARATE 120V/20 AMP CIRCUIT FOR THE BACKLIGHTING OF THE SIGN FOR PROPER OPERATION.

**JONES SIGN**  
Your Vision. Accomplished.  
A MORTENSEN COMPANY

JOB #: 305326\_R1  
DATE: 05.29.2025  
DESIGNER: S. WEIL  
SALES REP: P. BALLAS  
PROJ MGR: M. GARVES

REQUIRED:

- |   |   |                                      |
|---|---|--------------------------------------|
| <input type="checkbox"/> FIELD SURVEY   | <input type="checkbox"/> PAINT COLOR      | <input type="checkbox"/> FONTS       |
| <input type="checkbox"/> VECTOR ARTWORK | <input type="checkbox"/> CLIENT PMS COLOR | <input type="checkbox"/> ENGINEERING |

OTHER:

LANDLORD APPROVAL

DATE

CLIENT APPROVAL

DATE



BJ'S WHOLESALE CLUB  
370 S MACKENZIE ST  
FOLEY, AL

SHEET NUMBER

15.0





# PLANNING COMMISSION JOINT STAFF REPORT: July 2025

**STAFF  
RECOMMENDATION:**

Approval

**PROJECT NAME:**

Foley Beach Express West Industrial Park Phase 2

**REQUEST:**

Preliminary Subdivision

**SUB TYPE:**

Preliminary Subdivision

**OWNER / APPLICANT:** City of Foley, Chad Christian

**ACREAGE:** 114

**NUMBER OF LOTS:** 2

**PIN#(s):** 13764

**LOCATION:** N of Doc McDuffie Rd, W of FBE

**PROJECT DESCRIPTION:** Foley Beach Express West Industrial Park Phase 2

**CURRENT CITY ZONING:** M-1

**OVERLAY DISTRICT:** FBEOD, Foley Beach Express Overlay District

**REQUESTED ZONING:** N/A

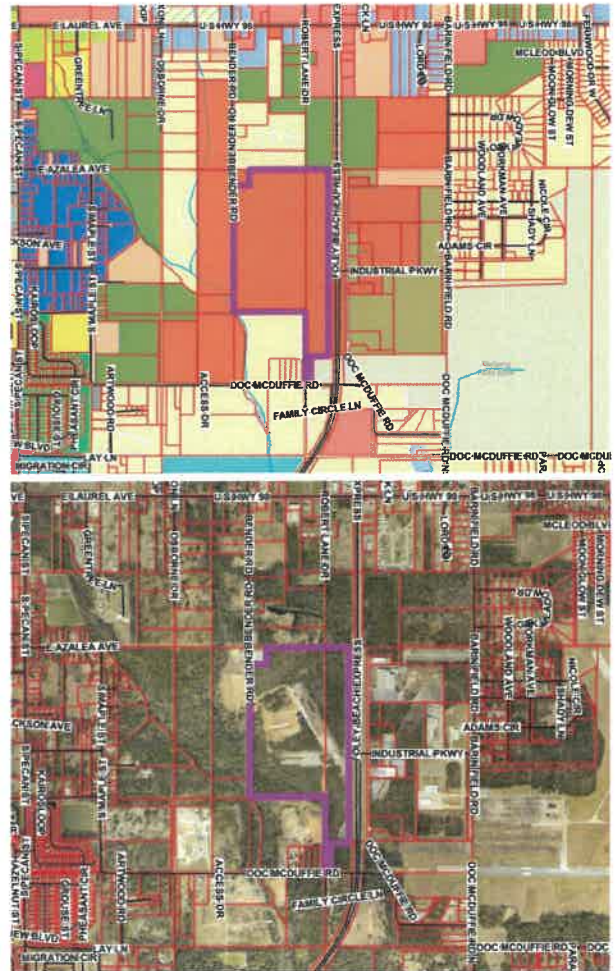
**ADJACENT ZONING:** M-1 & PID

**COUNTY ZONING:** N/A

**COUNTY LOT SIZE:** N/A

**FUTURE LAND USE:** IN - Industrial

**EXISTING LAND USE:** Vacant



6/27/25, 11:54 AM

30

**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 appears to meet the zoning requirements.

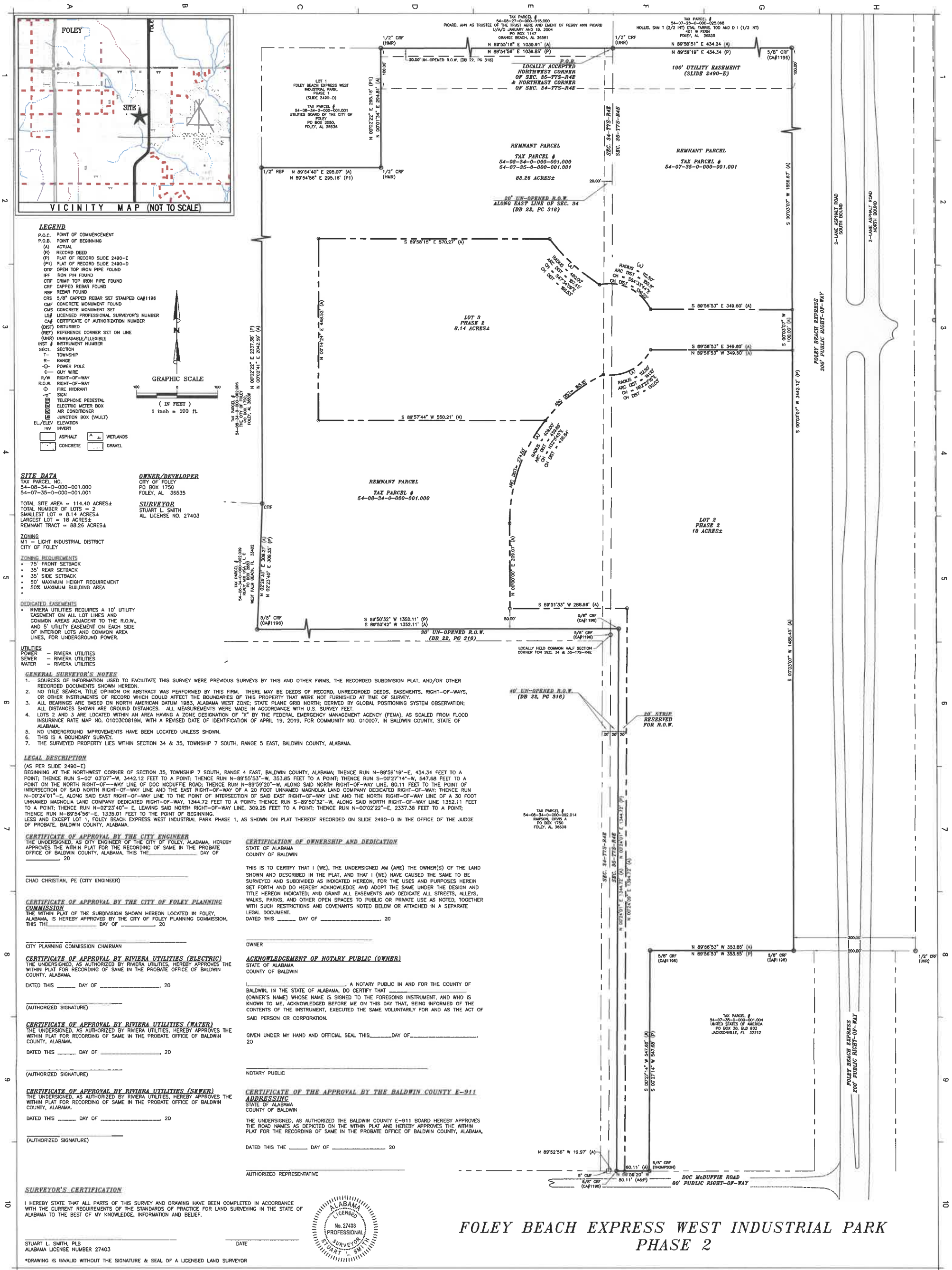
**Reviewer:** Engineering Team, 2519524021, tdavis@cityoffoley.org, Engineering  
**Review Status:** Approved

1. Engineering recommends approval. Utility will serve letters have been requested, however existing utility infrastructure is in place in Foley Beach Express right of way based on conversation with Riviera Utilities.

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

1. Environmental recommends approval.

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



FOLEY BEACH EXPRESS WEST INDUSTRIAL PARK  
PHASE 2

PRELIMINARY/FINAL PLAT  
FOLEY BEACH EXPRESS WEST  
INDUSTRIAL PARK  
PHASE 2

CITY OF FOLEY  
SEC. 34 & 35-T7S-R4E  
BALDWIN COUNTY, AL  
GMC Project #  
CMOB250061

2039 Main Street  
Daphne, AL 36626  
T 251.626.2626  
GMCNETWORK.COM

**GMC**  
GOODWYN MILLS CAWOOD, LLC

DRAWN BY: SLS  
CHECKED BY: SLS