

**CITY OF FOLEY
PLANNING COMMISSION
WORK SESSION
&
MEETING**

March 18, 2026

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

**PLANNING COMMISSION
WORK SESSION AGENDA
March 18, 2026
(Council Chambers of City Hall) 4:00 P.M.**

The City of Foley Planning Commission will hold a work session on March 18, 2026 at 4:00 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

WORK SESSION:

1. Hidden Meadows- 1 Year Preliminary Extension

The City of Foley Planning Commission has received a request for approval of a 1 year preliminary extension for Hidden Meadows. Property is located S. of County Rd. 20 and W. of the Foley Beach Express. Applicant is Lieb Engineering Company.

2. Rivi Apartments- Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 9.35+/- acres. Property is currently zoned B-1A (Extended Business District) Proposed zoning is R-3 (Residential Multi-Family). Property is located at 458 E. Riviera Blvd. Applicant is Thompson Engineering.

3. Jarvis & Deborah Sester- Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 3+/- acres. Property is currently zoned R-2 (Residential Single Family and Duplex). Proposed zoning is PO (Preferred Office District). Property is located at 1510 S. Juniper St. Applicant is Burkco, LLC.

4. The Waters at OWA- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of the Waters at OWA which consists of 150 +/- acres and 2 lots. Property is located N. of OWA Blvd. and W. of Foley Beach Express. Applicant is Stoa Group.

5. 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 OWA Blvd. and W. of the Foley Beach Express. Applicant is Stoa Group.

**PLANNING COMMISSION
MEETING AGENDA MARCH 18, 2026
(Council Chambers of City Hall)
Immediately Following Work Session**

The City of Foley Planning Commission will hold a meeting on March 18, 2026 immediately following the work session in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

MEETING MINUTES:

Approval of the February 18, 2026 work session and meeting minutes.

AGENDA ITEMS:

1. Hidden Meadows- 1 Year Preliminary Extension

The City of Foley Planning Commission has received a request for approval of a 1 year preliminary extension for Hidden Meadows. Property is located S. of County Rd. 20 and W. of the Foley Beach Express. Applicant is Lieb Engineering Company.

Planning Commission Action:

2. Rivi Apartments- Rezoning

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Public Hearing:

Planning Commission Action:

3. Jarvis & Deborah Sester- Rezoning

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Public Hearing:

Planning Commission Action:

4. The Waters at OWA- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of the Waters at OWA which consists of 150 +/- acres and 2 lots. Property is located N. of OWA Blvd. and W. of Foley Beach Express. Applicant is Stoa Group.

Public Hearing:

Planning Commission Action:

**PLANNING COMMISSION
MEETING AGENDA MARCH 18, 2026
(Council Chambers of City Hall)
Immediately Following Work Session**

5. 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 OWA Blvd. and W. of the Foley Beach Express. Applicant is Stoa Group.

Planning Commission Action:

ADJOURN:

**PLANNING COMMISSION
WORK SESSION MINUTES
February 18, 2026
(Council Chambers of City Hall) 4:00 P.M.**

The City of Foley Planning Commission held a work session on February 18, 2026 at 4:00 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Ralph Hellmich, Wes Abrams, Bill Swanson and Tommy Gebhart. Absent members were: Vera Quaites, Calvin Hare and Phillip Hinesley. Staff present were: Staff present were: Shawn Mitchell, Planning Manager; Taylor Davis, City Engineer; Raven Roberts, Deputy City Engineer; Jackie McGonigal, Environmental Manager; Miriam Boone, City Planner; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

WORK SESSION:

1. Roberts Cove- 1 Year Preliminary Extension

The City of Foley Planning Commission has received a request for approval of a 1 year preliminary extension for Roberts Cove. Property is located S. of County Rd. 12 S. and E. of the Foley Beach Express. Applicant is Engineering Design Group.
First request bill

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

A representative for Roberts Cove stated phases 1-5 have been platted and the extension is being requested for phases 6 and 7.

2. Re-Subdivision of Foley Professional Park- Minor

The City of Foley Planning Commission has received a request for approval of the Re-subdivision of Foley Professional Park a minor subdivision which consists of 9.14 +/- acres and 3 lots. Property is located S. of E. Peachtree Ave. and E. of N. McKenzie St. Applicant is Lieb Engineering Company.

Mrs. Boone stated staff is recommending a conditional approval. She read the conditions from the staff report which state the applicant will need to connect a minimal distance of street to the existing end of Professional Park Drive. Landscape plan needed: 10 trees/acre disturbed is the minimum requirement. Preserved trees on site can count to offset this requirement, applicant has stated no existing trees will be removed, and a site specific landscape plan will be submitted as lots enter into the development stage of project. The shared storm water pond facility needs to have a written maintenance agreement in place among all of the property owners, or one owner needs to retain ownership and hold responsibility for the continued maintenance and functionality. Applicant states an agreement is being drafted and will be submitted with the final plat.

Commissioner Hellmich stated the lots are being enlarged for larger buildings. He asked if a plan has been submitted for the 30' landscape buffer adjacent to the existing residential homes. He stated tree credit can be issued for trees that are preserved.

Mr. Taylor Davis stated a landscape plan has been submitted. He explained the landscape architect will submit the final plan with the land development permit which will include the specific type of species. He stated the offsite water coming onto the site from the neighboring properties will have to be addressed.

3. Foley Urology Associates- Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for Foley Urology Associates. Property is located S. of E. Peachtree Ave. and E. of N. McKenzie St. Applicant is Lieb Engineering Company.

Mrs. Boone stated staff is recommending a conditional approval. The conditions from the staff report state the approval is contingent upon the applicant providing landscaping along the right of way of Professional Park Drive, which is a city street. The landscape plan for Professional Park Drive will need to include appropriate landscaping given the existence of underground utilities, meeting the intent of the street tree section of the Subdivision Regulations. This plan will be required to be submitted along with the Land Development Permit application for the initial lot of development. There is one storm water facility for multiple lots/businesses. Ownership should be retained by commercial covenants or a single owner. This should be submitted prior to terminating the LDP. Landscape plan will be required, with ten (10) trees per disturbed acre required to be planted. These tree requirements can be offset by preserving trees on-site. Fire flow requirements for buildings or portions of buildings shall be determined by an approved method (507.3 & Appendix B). An automatic sprinkler system may be required based on the occupancy classification of the building. If a system is installed, the fire department connection must be installed in an approved remote location away from the building.

4. Foley Cardiology- Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for Foley Cardiology. Property is located S. of E. Peachtree Ave. and E. of N. McKenzie St. Applicant is Lieb Engineering Company.

Mrs. Boone stated staff is recommending a conditional approval. The conditions from the staff report state the approval is contingent upon the landscape island immediately southwest of the dumpster pad location will need to be reduced in size to better accommodate sanitation vehicle turning movements. There is one storm water facility for multiple lots/businesses. Ownership should be retained by a commercial covenants or a single owner. This should be submitted prior to terminating the LDP. Landscape plan will be required, with ten (10) trees per disturbed acre required to be planted. These tree requirements can be offset by preserving trees on-site. An automatic sprinkler system may be required based on the occupancy classification of the building. If a system is installed, the fire department connection must be installed in an approved remote location away from the building. Fire flow requirements for buildings or portions of buildings shall be determined by an approved method (507.3 & Appendix B)

5. Circle K- Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for Circle K. Property is located at the SE corner of the Foley Beach Express and

Progress Way. Applicant is MDM Services, Inc.

Mrs. Boone stated staff is recommending approval of the requested site plan.

6. Live Oak Village- PUD Modification

The City of Foley Planning Commission has received a request for approval of the Live Oak Village PUD modification. Property is located S. of Underwood Rd. and W. of N. Cedar St. Applicant is S. E. Civil Engineering and Surveying.

Chairman Abrams stated the request was withdrawn per the applicant's request.

7. Zoning Ordinance Amendments

Staff went over the proposed Accessory Dwelling Unit and Foley Medical Overlay Zoning Ordinance Amendments.

Chairman Abrams adjourned the meeting at 4:11 p.m.

**PLANNING COMMISSION
MEETING MINUTES February 18, 2026
(Council Chambers of City Hall)
Immediately Following Work Session**

The City of Foley Planning Commission held a meeting on February 18, 2026 immediately following the work session in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Ralph Hellmich, Wes Abrams, Bill Swanson and Tommy Gebhart. Absent members were: Vera Quaites, Calvin Hare and Phillip Hinesley. Staff present were: Shawn Mitchell, Planning Manager; Taylor Davis, City Engineer; Raven Roberts, Deputy City Engineer; Jackie McGonigal, Environmental Manager; Miriam Boone, City Planner; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

Chairman Wes Abrams called the meeting to order at 4:12 p.m.

MEETING MINUTES:

Approval of the January 21, 2026 work session and meeting minutes.

Commissioner Engel made a motion to approve the January 21, 2026 work session and meeting minutes. Commissioner Gebhart seconded the motion. All members voted aye.

Motion to approve the January 21, 2026 work session and meeting minute's passes.

AGENDA ITEMS:

1. Roberts Cove- 1 Year Preliminary Extension

The City of Foley Planning Commission has received a request for approval of a 1 year preliminary extension for Roberts Cove. Property is located S. of County Rd. 12 S. and E. of the Foley Beach Express. Applicant is Engineering Design Group.

Planning Commission Action:

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

Motion to approve the requested 1 year extension passes.

2. Re-Subdivision of Foley Professional Park- Minor

The City of Foley Planning Commission has received a request for approval of the Re-subdivision of Foley Professional Park a minor subdivision which consists of 9.14 +/- acres and 3 lots. Property is located S. of E. Peachtree Ave. and E. of N. McKenzie St. Applicant is Lieb Engineering Company.

Public Hearing:

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

Planning Commission Action:

Mrs. Boone stated staff is recommending a conditional approval. Staff report conditions state the applicant will need to connect a minimal distance of street to the existing end of Professional

**PLANNING COMMISSION
MEETING MINUTES February 18, 2026
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Immediately Following Work Session**

Park Drive. Landscape plan needed: 10 trees/acre disturbed is the minimum requirement. Preserved trees on site can count to offset this requirement, applicant has stated no existing trees will be removed, and a site specific landscape plan will be submitted as lots enter into the development stage of the project. The shared storm water pond facility needs to have a written maintenance agreement in place among all of the property owners, or one owner needs to retain ownership and hold responsibility for the continued maintenance and functionality. Applicant states an agreement is being drafted and will be submitted with the final plat.

Commissioner Gebhart made a motion to approve the requested minor subdivision with the conditions that all staff comments are addressed. Commissioner Swanson seconded the motion. All members voted aye.

Motion to approve the requested minor subdivision with the conditions that all staff comments are addressed passes.

3. Foley Urology Associates- Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for Foley Urology Associates. Property is located S. of E. Peachtree Ave. and E. of N. McKenzie St. Applicant is Lieb Engineering Company.

Planning Commission Action:

Mrs. Boone stated staff is recommending a conditional approval. Staff report conditions state the approval is contingent upon the applicant providing landscaping along the right of way of Professional Park Drive, which is a city street. The landscape plan for Professional Park Drive will need to include appropriate landscaping given the existence of underground utilities, meeting the intent of the street tree section of the Subdivision Regulations. This plan will be required to be submitted along with the Land Development Permit application for the initial lot of development. There is one storm water facility for multiple lots/businesses. Ownership should be retained by commercial covenants or a single owner. This should be submitted prior to terminating the LDP. Landscape plan will be required, with ten (10) trees per disturbed acre required to be planted. These tree requirements can be offset by preserving trees on-site. Fire flow requirements for buildings or portions of buildings shall be determined by an approved method (507.3 & Appendix B). An automatic sprinkler system may be required based on the occupancy classification of the building. If a system is installed, the fire department connection must be installed in an approved remote location away from the building.

Commissioner Hellmich made a motion to approve the requested site plan with the conditions that all staff comments are addressed. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

Motion to approve the requested site plan with the condition that all staff comments are addressed passes.

**PLANNING COMMISSION
MEETING MINUTES February 18, 2026
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Immediately Following Work Session**

4. Foley Cardiology- Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for Foley Cardiology. Property is located S. of E. Peachtree Ave. and E. of N. McKenzie St. Applicant is Lieb Engineering Company.

Planning Commission Action:

Mrs. Boone stated staff is recommending a conditional approval. Staff report conditions state the approval is contingent upon the landscape island immediately southwest of the dumpster pad location needing to be reduced in size to better accommodate sanitation vehicle turning movements. There is one storm water facility for multiple lots/businesses. Ownership should be retained by a commercial covenants or a single owner. This should be submitted prior to terminating the LDP. Landscape plan will be required, with ten (10) trees per disturbed acre required to be planted. These tree requirements can be offset by preserving trees on-site. An automatic sprinkler system may be required based on the occupancy classification of the building. If a system is installed, the fire department connection must be installed in an approved remote location away from the building. Fire flow requirements for buildings or portions of buildings shall be determined by an approved method (507.3 & Appendix B)

Commissioner Engel made a motion to approve the requested site plan with the condition that all staff comments are addressed. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

Motion to approve the requested site plan with the conditions that all staff comments are addressed passes.

5. Circle K- Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for Circle K. Property is located at the SE corner of the Foley Beach Express and Progress Way. Applicant is MDM Services, Inc.

Planning Commission Action:

Mrs. Boone stated staff is recommending approval of the site plan.

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

Motion to approve the requested site plan passes.

6. Live Oak Village- PUD Modification

The City of Foley Planning Commission has received a request for approval of the Live Oak Village PUD modification. Property is located S. of Underwood Rd. and W. of N. Cedar St. Applicant is S. E. Civil Engineering and Surveying.

**PLANNING COMMISSION
MEETING MINUTES February 18, 2026
(Council Chambers of City Hall)
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Planning Commission Action:

Chairman Abrams stated the item has been withdrawn per the applicant's request.

7. Zoning Ordinance Amendments

Public Hearing:

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

Planning Commission Action:

Commissioner Engel made a motion to recommend the Zoning Ordinance amendments to the Mayor and Council. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to recommend the Zoning Ordinance amendments to the Mayor and Council passes.

ADJOURN:

Chairman Abrams adjourned the meeting at 4:18 p.m.

Meeting adjourned at 4:18 p.m.



PLANNING COMMISSION JOINT STAFF REPORT MARCH 2026

STAFF RECOMMENDATION: Denial

PROJECT NAME: Hidden Meadows

REQUEST: Application for 1 Year Preliminary Extension

SUBTYPE: Application for Extension

OWNER / APPLICANT: Lieb Engineering Company - Christopher Lieb

ACREAGE: 30

NUMBER OF LOTS: 58

PIN#(s): 385622

LOCATION:
S of Co Rd 20, W of Foley Beach Express

PROJECT DESCRIPTION:
Hidden Meadows

CURRENT CITY ZONING:
R-2, Residential Single Family and Duplex

OVERLAY DISTRICT:
N/A

REQUESTED ZONING:
N/A

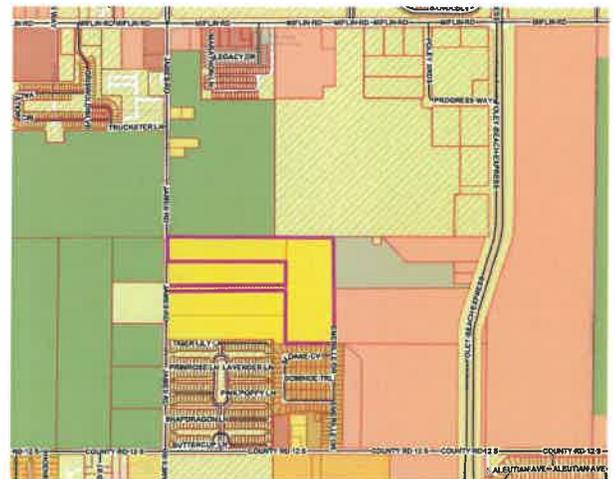
ADJACENT ZONING:
AO, PUD, RV, & B-1A

COUNTY ZONING:
N/A

COUNTY LOT SIZE:
N/A

FUTURE LAND USE:
Place Type: Suburban Neighborhood

EXISTING LAND USE:
Vacant/Wooded



PC JOINT STAFF REPORT

Permit #: EXT26-000002

Reviewer: Engineering Team, 2519524021, tdavis@cityoffoley.org, Engineering**Review Status:** Not Approved - Comments

1. Engineering does not recommend approval of the extension for this development due to the age of this preliminary plat in comparison to the most current regulations that were adopted in 2025 (Comprehensive Plan, Subdivision Regulations, Zoning Ordinance Amendments). The character, location, and extent of the development does not correspond adequately to current regulations. In addition, the land development permit process was not completed due to ongoing changes throughout the years of this case for this property.

Reviewer: Jackie McGonigal, 251-923-4267, jmgonigal@cityoffoley.org, Environmental**Review Status:** Not Approved

1. Not approved based on lack of new documents; 1st review comments from multiple departments have not been addressed.

Reviewer: Chad Brewer, 251-943-1266, cbrewer@cityoffoley.org, Fire Department**Review Status:** Not Approved

1. Fire access roads shall be designed to support the imposed load of a fire apparatus weighting 75,000 lb. gross vehicle weight. (503.2.3 & D102.1). The condition of the existing gravel road shown as a secondary access is unknown.
2. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds

Reviewer: Eden Lapham, 251-952-4011 x 485, elapham@cityoffoley.org, Planning and Zoning**Review Status:** Not Approved

1. Due to extensive changes to the SubRegs and lack of progress towards infrastructure development to date, Planning & Zoning cannot recommend this plan for an extension.

Reviewer: Jonathan Cottis, 251-952-4011, jcottis@cityoffoley.org, Building Department**Review Status:** Not Approved

1. Not approved based on comments from Fire, Environmental, and Planning & Zoning departments

SCOPE AND PURPOSE: The scope and purpose of this analysis was to conduct a review of the plans and specifications submitted for compliance with applicable codes, regulations and ordinances for the City of Foley. Though every attempt is made to produce a thorough and complete review of the information and plans submitted, no representation is made that every aspect of the construction process has been covered. This document in no way relieves any party from being in full compliance with the legally adopted codes, standards, ordinances and regulations of the City of Foley, Alabama.

APPROVAL STATUSES EXPLANATION:**Approved**

Indicates that the application or request fully complies with the City of Foley's ordinances, regulations, and adopted plans. No further modifications are required. The applicant may proceed to the next step in the development or permitting process.

Approved with Comments

Indicates that the application is generally compliant and may move forward; however, staff have noted additional conditions, recommendations, or clarifications that the applicant must address. These comments do not prevent approval but are intended to guide the preparation of the final plan, permitting, or construction. Compliance with comments may be

verified administratively before final approvals are issued.

Not Approved

Indicates that the application does not comply with applicable ordinances, regulations, or adopted plans, or that significant revisions are needed. The applicant must revise and resubmit for further review. The request cannot move forward in its current form.



PLANNING COMMISSION JOINT STAFF REPORT MARCH 2026

STAFF RECOMMENDATION: Approval
PROJECT NAME: Rivi Apartments Rezoning
REQUEST: Zoning Application
SUBTYPE: Re-Zoning Application
OWNER / APPLICANT: Thompson Engineering - Eric Jackson

ACREAGE: 9.35

NUMBER OF LOTS: 1

PIN#(s): 302838

LOCATION:
458 E RIVIERA BLVD

PROJECT DESCRIPTION:
Rivi Apartments Rezoning

CURRENT CITY ZONING:
B-1A - Extended Business District

OVERLAY DISTRICT:
N/A

REQUESTED ZONING:
R-3 Multifamily Residential

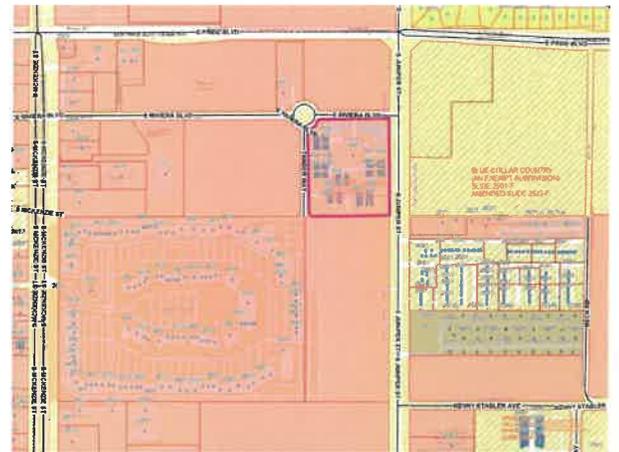
ADJACENT ZONING:
E: PDD; N,S,W: B-1A

COUNTY ZONING:
N/A

COUNTY LOT SIZE:
N/A

FUTURE LAND USE:
Place Type: edge of Neighborhood Node /
Suburban Neighborhood

EXISTING LAND USE:
Legal-nonconforming Apartment Complex



PC JOINT STAFF REPORT

Permit #: Z26-000003

Reviewer: Engineering Team, 2519524021, tdavis@cityoffoley.org, Engineering**Review Status:** Approved**Reviewer:** Jackie McGonigal, 251-923-4267, jmcgonigal@cityoffoley.org, Environmental**Review Status:** Approved**Reviewer:** Chad Brewer, 251-943-1266, cbrewer@cityoffoley.org, Fire Department**Review Status:** Approved**Reviewer:** Eden Lapham, 251-952-4011 x 485, elapham@cityoffoley.org, Planning and Zoning**Review Status:** Approved

1. As-builts showing setbacks have been submitted. Acceptance by PC will provide needed variance from the east and west frontage 40' required setbacks for R-3. The buildings were built legally at setbacks of 35.4' on east side and 31' on west side in B-1A.
2. Acceptance of the rezoning by Planning Commission will NOT remove the onus for compliance with Zoning Ordinance, Article 22 - Sign Regulations.

Reviewer: Jonathan Cottis, 251-952-4011, jcottis@cityoffoley.org, Building Department**Review Status:** Approved

SCOPE AND PURPOSE: The scope and purpose of this analysis was to conduct a review of the plans and specifications submitted for compliance with applicable codes, regulations and ordinances for the City of Foley. Though every attempt is made to produce a thorough and complete review of the information and plans submitted, no representation is made that every aspect of the construction process has been covered. This document in no way relieves any party from being in full compliance with the legally adopted codes, standards, ordinances and regulations of the City of Foley, Alabama.

APPROVAL STATUSES EXPLANATION:**Approved**

Indicates that the application or request fully complies with the City of Foley's ordinances, regulations, and adopted plans. No further modifications are required. The applicant may proceed to the next step in the development or permitting process.

Approved with Comments

Indicates that the application is generally compliant and may move forward; however, staff have noted additional conditions, recommendations, or clarifications that the applicant must address. These comments do not prevent approval but are intended to guide the preparation of the final plan, permitting, or construction. Compliance with comments may be verified administratively before final approvals are issued.

Not Approved

Indicates that the application does not comply with applicable ordinances, regulations, or adopted plans, or that significant revisions are needed. The applicant must revise and resubmit for further review. The request cannot move forward in its current form.



PLANNING COMMISSION JOINT STAFF REPORT MARCH 2026

STAFF RECOMMENDATION: Conditional Approval

PROJECT NAME: Rezone of 1510 S. Juniper St Foley AL to "PO"- Jarvis & Deborah Sester

REQUEST: Zoning Application

SUBTYPE: Re-Zoning Application

OWNER / APPLICANT: BURKCO, LLC - Roddy Burkle

ACREAGE: 3

NUMBER OF LOTS:

PIN#(s): 28019

LOCATION:
1510 S JUNIPER ST

PROJECT DESCRIPTION:
Rezone of 1510 S. Juniper St Foley AL to "PO"

CURRENT CITY ZONING:
R-2, Residential Single Family and Duplex

OVERLAY DISTRICT:
N/A

REQUESTED ZONING:
PO - Preferred Office

ADJACENT ZONING:
N, W, S: R-2; E: R-1D

COUNTY ZONING:
N/A

COUNTY LOT SIZE:
N/A

FUTURE LAND USE:
Place Type: Suburban Neighborhood

EXISTING LAND USE:
Single Family Residential



PC JOINT STAFF REPORT

Permit #: Z26-000004

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

1. Engineering does recommend rezoning approval. The potential wetlands comment mentioned by Environmental will need to be addressed before future construction.

Reviewer: Jackie McGonigal, 251-923-4267, jmcgonigal@cityoffoley.org, Environmental**Review Status:** Approved with Comments

1. Environmental approves rezoning request
2. This parcel shows presence of potential wetlands on the Baldwin County Parcel Viewer. Wetland Delineation would be required to identify any jurisdictional on-site, and used to mark any existing wetlands with a 30ft flagged buffer. Flagging the buffer zone would be required prior to the start of construction activity.

Reviewer: Chad Brewer, 251-943-1266, cbrewer@cityoffoley.org, Fire Department**Review Status:** Approved**Reviewer:** Eden Lapham, 251-952-4011 x 485, elapham@cityoffoley.org, Planning and Zoning**Review Status:** Approved**Reviewer:** Jonathan Cottis, 251-952-4011, jcottis@cityoffoley.org, Building Department**Review Status:** Approved with Comments

1. Please note that building and parking modifications will be required if the existing dwelling is converted to a business occupancy. Please contact the Building Department with any questions.

SCOPE AND PURPOSE: The scope and purpose of this analysis was to conduct a review of the plans and specifications submitted for compliance with applicable codes, regulations and ordinances for the City of Foley. Though every attempt is made to produce a thorough and complete review of the information and plans submitted, no representation is made that every aspect of the construction process has been covered. This document in no way relieves any party from being in full compliance with the legally adopted codes, standards, ordinances and regulations of the City of Foley, Alabama.

APPROVAL STATUSES EXPLANATION:**Approved**

Indicates that the application or request fully complies with the City of Foley's ordinances, regulations, and adopted plans. No further modifications are required. The applicant may proceed to the next step in the development or permitting process.

Approved with Comments

Indicates that the application is generally compliant and may move forward; however, staff have noted additional conditions, recommendations, or clarifications that the applicant must address. These comments do not prevent approval but are intended to guide the preparation of the final plan, permitting, or construction. Compliance with comments may be verified administratively before final approvals are issued.

Not Approved

Indicates that the application does not comply with applicable ordinances, regulations, or adopted plans, or that significant revisions are needed. The applicant must revise and resubmit for further review. The request cannot move forward in its current form.



Baldwin County Parcel Viewer

1510 S Juniper St, Foley, AL, 31





PLANNING COMMISSION JOINT STAFF REPORT MARCH 2026

STAFF RECOMMENDATION: Approval
PROJECT NAME: The Waters at OWA Multi-Family Development
REQUEST: Subdivision
SUBTYPE: Preliminary
OWNER / APPLICANT: Stoa Group - Heidi Spring

ACREAGE: 150

NUMBER OF LOTS: 2

PIN#(s): 395447

LOCATION:
10531 N FOLEY-BEACH EXPRESS BLVD

PROJECT DESCRIPTION:
The Waters at OWA Multi-Family Development

CURRENT CITY ZONING:
PDD - Planned Development District

OVERLAY DISTRICT:
FBEOD, Foley Beach Express Overlay District

REQUESTED ZONING:
N/A

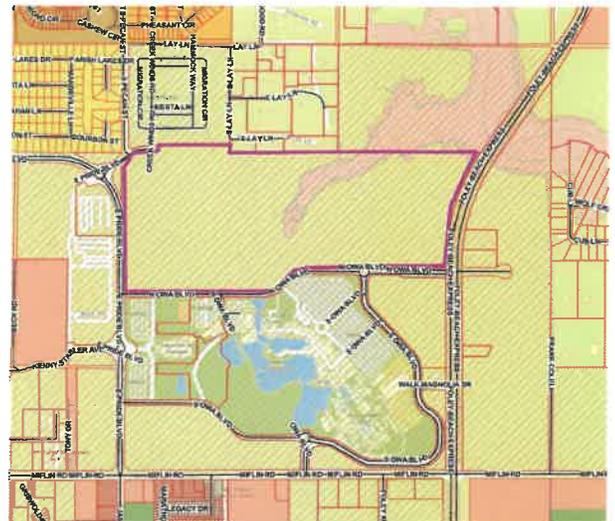
ADJACENT ZONING:
PDD, PUD, Unzoned BC Dist 34

COUNTY ZONING:
N/A

COUNTY LOT SIZE:
N/A

FUTURE LAND USE:
Place Type: Mixed Use Node & Suburban
Neighborhood

EXISTING LAND USE:
Vacant



PC JOINT STAFF REPORT

Permit #: SUB26-000001

Reviewer: Engineering Team, 2519524021, tdavis@cityoffoley.org, Engineering**Review Status:** Approved**Reviewer:** Jackie McGonigal, 251-923-4267, jmgonigal@cityoffoley.org, Environmental**Review Status:** Approved

1. Nov 2024 UES Wetland Deliniation has been submitted to file.

Reviewer: Chad Brewer, 251-943-1266, cbrewer@cityoffoley.org, Fire Department**Review Status:** Approved**Reviewer:** Eden Lapham, 251-952-4011 x 485, elapham@cityoffoley.org, Planning and Zoning**Review Status:** Approved**Reviewer:** Jonathan Cottis, 251-952-4011, jcottis@cityoffoley.org, Building Department**Review Status:** Approved

SCOPE AND PURPOSE: The scope and purpose of this analysis was to conduct a review of the plans and specifications submitted for compliance with applicable codes, regulations and ordinances for the City of Foley. Though every attempt is made to produce a thorough and complete review of the information and plans submitted, no representation is made that every aspect of the construction process has been covered. This document in no way relieves any party from being in full compliance with the legally adopted codes, standards, ordinances and regulations of the City of Foley, Alabama.

APPROVAL STATUSES EXPLANATION:**Approved**

Indicates that the application or request fully complies with the City of Foley's ordinances, regulations, and adopted plans. No further modifications are required. The applicant may proceed to the next step in the development or permitting process.

Approved with Comments

Indicates that the application is generally compliant and may move forward; however, staff have noted additional conditions, recommendations, or clarifications that the applicant must address. These comments do not prevent approval but are intended to guide the preparation of the final plan, permitting, or construction. Compliance with comments may be verified administratively before final approvals are issued.

Not Approved

Indicates that the application does not comply with applicable ordinances, regulations, or adopted plans, or that significant revisions are needed. The applicant must revise and resubmit for further review. The request cannot move forward in its current form.



PLANNING COMMISSION JOINT STAFF REPORT MARCH 2026

STAFF RECOMMENDATION: Conditional Approval
PROJECT NAME: The Waters at OWA Multi-Family Development
REQUEST: PDD Modification
SUBTYPE: Application for PDD Modification
OWNER / APPLICANT: Stoa Group - Heidi Spring

ACREAGE: 19.69 acres

NUMBER OF LOTS:

PIN#(s): 395447

LOCATION:
10531 N FOLEY-BEACH EXPRESS BLVD

PROJECT DESCRIPTION:
The Waters at OWA Multi-Family Development

CURRENT CITY ZONING:
PDD - Planned Development District

OVERLAY DISTRICT:
FBEOD, Foley Beach Express Overlay District

REQUESTED ZONING:
N/A

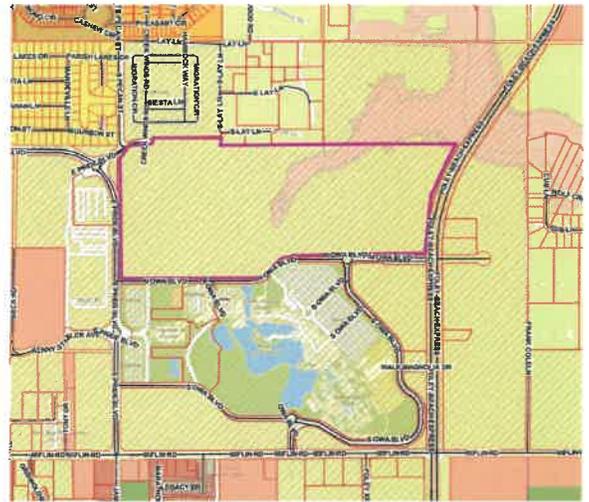
ADJACENT ZONING:
PUD, PDD, Unzoned BC Dist 34

COUNTY ZONING:
N/A

COUNTY LOT SIZE:
N/A

FUTURE LAND USE:
Place Type: Mixed Use Node & Suburban
Neighborhood

EXISTING LAND USE:
Vacant



PC JOINT STAFF REPORT

Permit #: PDD26-000002

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

1. 1st Review comments have been addressed.

Reviewer: Jackie McGonigal, 251-923-4267, jmcgonigal@cityoffoley.org, Environmental
Review Status: Approved

1. The current landscape plan is approved (L2.00 Overall Planting Layout). If any trees are to be preserved on-site, please indicate which trees will be preserved, marked and protected throughout construction activity.
2. UES Nov. 2024 Wetland Delineation Report has been uploaded to Documents. "17.11 acres of the target property are upland with 3.8 acres of surface water identified on the property" (UES Delineation report, 2024).

Reviewer: Chad Brewer, 251-943-1266, cbrewer@cityoffoley.org, Fire Department
Review Status: Approved

1. Comments from 1st review have been addressed in the revision.

Reviewer: Eden Lapham, 251-952-4011 x 485, elapham@cityoffoley.org, Planning and Zoning
Review Status: Approved with Comments

1. Landscape plan has been provided and meets zoning requirements for building frontage & parking lot plantings.
2. Photometric plan for amenities area is not clearly legible, but where mapping stops at the edge of tennis court, the foot candles appear to exceed 0.5 footcandles allowed adjacent to residential. Please provide an expanded photometric plan showing where light spread reaches 0.5 fc adjacent to residential. I do expect that it will be acceptable, but need to see it on paper.

Reviewer: Jonathan Cottis, 251-952-4011, jcottis@cityoffoley.org, Building Department
Review Status: Approved

SCOPE AND PURPOSE: The scope and purpose of this analysis was to conduct a review of the plans and specifications submitted for compliance with applicable codes, regulations and ordinances for the City of Foley. Though every attempt is made to produce a thorough and complete review of the information and plans submitted, no representation is made that every aspect of the construction process has been covered. This document in no way relieves any party from being in full compliance with the legally adopted codes, standards, ordinances and regulations of the City of Foley, Alabama.

APPROVAL STATUSES EXPLANATION:**Approved**

Indicates that the application or request fully complies with the City of Foley's ordinances, regulations, and adopted plans. No further modifications are required. The applicant may proceed to the next step in the development or permitting process.

Approved with Comments

Indicates that the application is generally compliant and may move forward; however, staff have noted additional conditions, recommendations, or clarifications that the applicant must address. These comments do not prevent approval but are intended to guide the preparation of the final plan, permitting, or construction. Compliance with comments may be verified administratively before final approvals are issued.

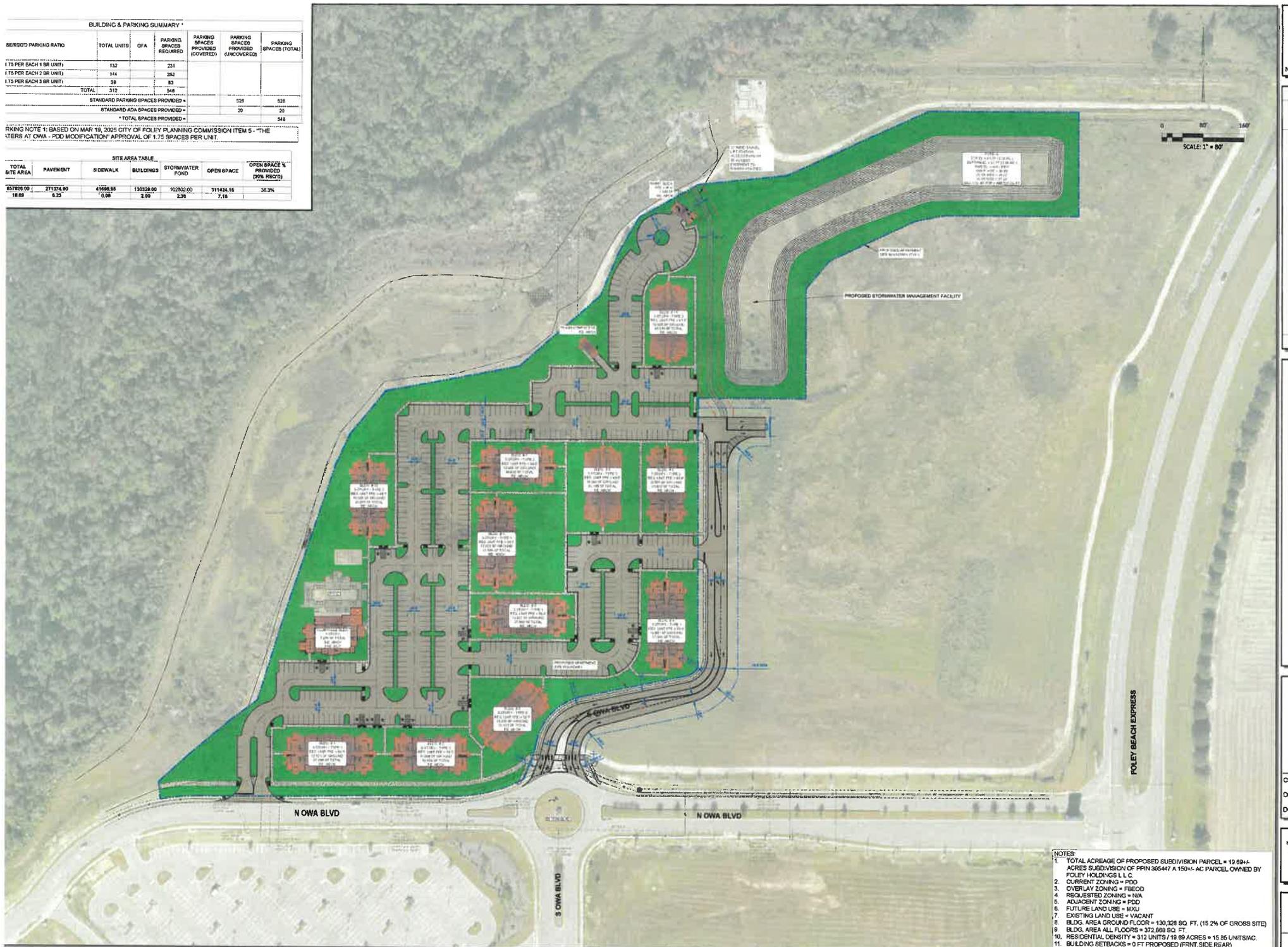
Not Approved

Indicates that the application does not comply with applicable ordinances, regulations, or adopted plans, or that significant revisions are needed. The applicant must revise and resubmit for further review. The request cannot move forward in its current form.

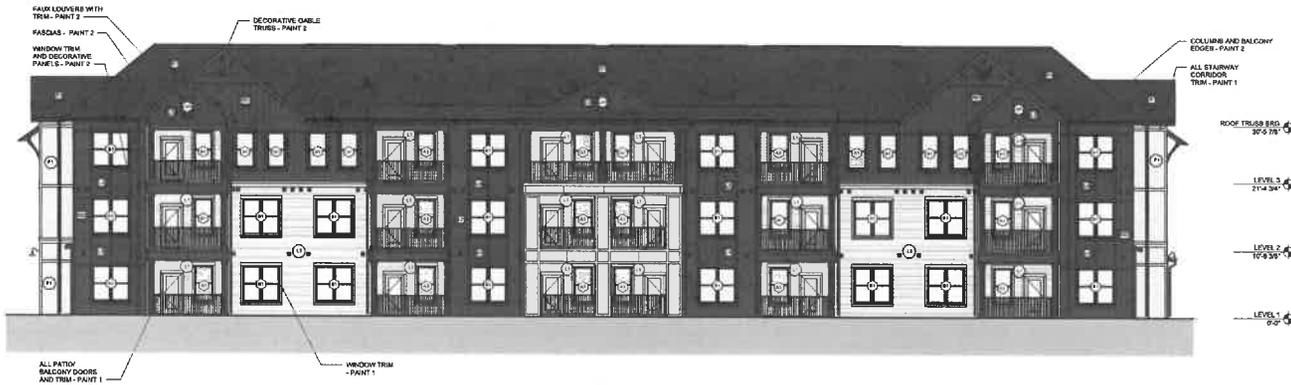
BUILDING & PARKING SUMMARY *						
PERMITTED PARKING RATIO	TOTAL UNITS	GFA	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED (COVERED)	PARKING SPACES PROVIDED (UNCOVERED)	PARKING SPACES (TOTAL)
1.75 PER EACH 1 BR UNIT	132		231			
1.75 PER EACH 2 BR UNIT	344		262			
1.75 PER EACH 3 BR UNIT	58		83			
TOTAL	534		576			
STANDARD PARKING SPACES PROVIDED *			228			228
STANDARD ADA SPACES PROVIDED *			20			20
* TOTAL SPACES PROVIDED *						248

WORKING NOTE 1: BASED ON MAR 19, 2025 CITY OF FOLEY PLANNING COMMISSION ITEM 9 - "THE MATTERS AT CWA - POD MODIFICATION" APPROVAL OF 1.75 SPACES PER UNIT.

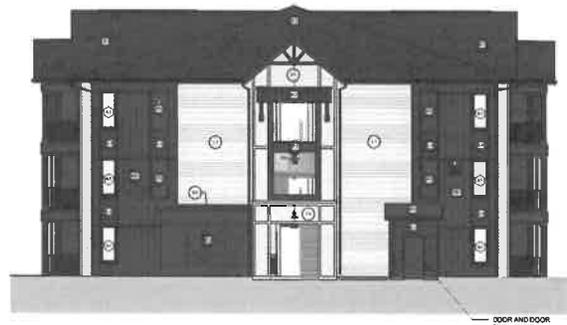
SITE AREA TABLE					
TOTAL SITE AREA	PAVEMENT	SIDEWALK	BUILDINGS	STORMWATER FOND	OPEN SPACE % PROVIDED (20% REQ'D)
207829.00	211274.90	41688.86	130228.00	402802.00	311434.16
18.89	8.25	0.98	2.99	2.28	7.18



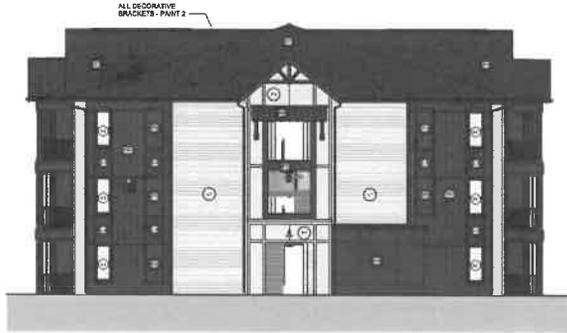
- NOTES
1. TOTAL ACREAGE OF PROPOSED SUBDIVISION PARCEL = 12.69+/- ACRES
 2. SUBDIVISION OF PPN 365447 A 150+/- AC PARCEL OWNED BY FOLEY HOLDINGS LLC
 3. CURRENT ZONING = PDD
 4. OVERLAY ZONING = FBEOD
 5. REQUESTED ZONING = MA
 6. ADJACENT ZONING = PDD
 7. FUTURE LAND USE = MDU
 8. EXISTING LAND USE = VACANT
 9. BLDG. AREA GROUND FLOOR = 130,328 SQ. FT. (15.2% OF GROSS SITE)
 10. BLDG. AREA ALL FLOORS = 372,898 SQ. FT.
 11. RESIDENTIAL DENSITY = 312 UNITS / 18.89 ACRES = 15.85 UNITS/AC.
 12. BUILDING SETBACKS = 0 FT PROPOSED (FRNT, SIDE, REAR)



4 EXTERIOR ELEVATION - BUILDING TYPE 1.1 - 24A12B - BACK
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - BUILDING TYPE 1.1 - 24A12B - LEFT
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - BUILDING TYPE 1.1 - 24A12B - RIGHT
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - BUILDING TYPE 1.1 - 24A12B - FRONT
SCALE: 1/8" = 1'-0"

NOTES - ELEVATIONS

- GENERAL**
- FOUNDATION AND GRADES ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. SEE STRUCTURAL AND CIVIL DRAWINGS FOR MORE INFORMATION.
 - REFER TO PLANS AND SCHEDULES FOR DOOR AND WINDOW TYPES AND SIZES.
 - SEAL ALL PENETRATIONS WITH SEALANT TO MATCH ADJACENT MATERIALS.
 - SEE ROOF PLANS FOR ROOF SLOPE, DOWNGUT, GUTTER AND ROOF VENT INFORMATION.
 - PROVIDE FLASHING SHOTS AT ALL EXTERIOR WALL PENETRATIONS.
 - PROVIDE CONTROL JOINTS IN ACCORDANCE WITH STANDARD PRODUCT SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS FREQUENCIES.
 - WHERE A COLOR IS NOT PROVIDED BY THE ARCHITECT ALL EXPOSED FINISHING, PENETRATING ELEMENTS, EXTER VENTS AND PLUMBING VENTS AND OTHER UNCELANDED EXPOSED EXTERIOR ITEMS SHALL MATCH OR BE PAINTED TO MATCH THE ADJACENT EXTERIOR SURFACES UNLESS CONTACT ARCHITECT WITH ANY CLARIFICATION OR CONCERN.
 - PROVIDE ELEMENT FINISHING ALL CONTROL, EXPANSION AND DECORATIVE JOINT LOCATIONS REQUIRED BY DISMANSURE CODE, MANUFACTURER'S RECOMMENDATIONS, SPECIFIC SPECIFICATIONS AND STANDARDS PRIOR TO PROCEEDING WITH WORK.
 - ALL EXPOSED FLASHING TO BE PREPARED.
 - SEE TRIM SCHEDULE ON GLSS FOR MORE INFORMATION.
 - SEE BUILDING COMPONENT SCHEDULE ON GLSS FOR MORE INFORMATION.
 - WHERE SHEET APPLIED WEATHER BARRIERS ARE SPECIFIED, INSTALL IN ACCORDANCE WITH ALL TYPER RECOMMENDATIONS AND INSTRUCTIONS.
 - ALL EXTERIOR FINISHES TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
 - ALL FINISHING TO BE FULLY PLANNED BEFORE BEGINNING EXTERIOR FINISH AREA WITHIN EACH WORK AREA.
- FIBER CEMENT FINISH**
- ALL FIBER CEMENT SHEAR AND TRIM TO BE INSTALLED PER JAMES HARDIE INSTALLATION INSTRUCTIONS FOR MULTIFAMILY COMMERCIAL PROJECTS.
 - TOUCH UP PAINT AND PRIMER AT ALL FIELD CUTS.
 - REFER TO TRIM SCHEDULES FOR ALL TRIM PROFILES, MATERIALS AND SIZES.
 - PROVIDE SMOOTH PANEL SIDING BEHIND ALL DISCONNECTS AND ELECTRICAL EQUIPMENT.
 - PROVIDE PLYMTH BLOCKS AT ALL PLUMBING, HVAC AND ELECTRICAL PENETRATIONS OTHER THAN METERS. SEE SHEET AS 08 FOR TYPICAL PLYMTH BLOCK SIDING.
 - SEE MATERIAL LEGEND FOR LAP EXPOSURE SIDING.
- EXPOSED CMU**
- ALL EXPOSED CMU ON THE EXTERIOR THAT DOES NOT RECEIVE A CLADDING TO REMAIN EXPOSED PER BTA STANDARD.

EXTERIOR MATERIAL LEGEND

(1)	FIBER CEMENT LAP SIDING, 4" EXPOSURE - PAINT 1
(2)	FIBER CEMENT LAP SIDING, 4" EXPOSURE - PAINT 2
(3)	FIBER CEMENT LAP SIDING, 4" EXPOSURE - PAINT 1
(4)	FIBER CEMENT LAP SIDING, 4" EXPOSURE - PAINT 2
(5)	FIBER CEMENT PANELS - PAINT 1
(6)	FIBER CEMENT PANELS - PAINT 2
(7)	BOARD & BATTEN - PAINT 1
(8)	BOARD & BATTEN - PAINT 2
(9)	BRICK - PAINT 1 (LONG BRICK BY GENERAL SHALE OR B&B)
(10)	ASPHALT SHINGLE ROOF
(11)	STANDING SEAM METAL ROOF

EXTERIOR COLOR LEGEND

PAINT 1	BRNDRIDGE	SW 7604 20
PAINT 2	IRON ORE	SW 7604 20
ASPHALT SHINGLE	WEATHERED WOOD	
BRICK	WEIGHT BRONZE	BR 9000 0000

NOTE: EQUATE TO BE MATCHED UP AND APPROVED BY MANUFACTURER/TRACTOR PRIOR TO ORDERING PAINT PART TO BE LATH FINISH.

PRELIMINARY

FOR INTER REVIEW ONLY NOT FOR BIDDAL APPROVAL PERMITTING OR CONSTRUCTION



ARCHITECTURAL ELEVATIONS

WATERS AT OWA

STOA GROUP
1600 ELLIE DRIVE
COLUMBIA, SC 29203

Mar26 PC Packet, p. 28

REVISIONS

Δ	DATE	DESCRIPTION
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PROJ. NO. | ISSUE DATE
24048 | 01/21/2025

SHEET NAME:
EXTERIOR ELEVATION - BUILDING TYPE 1.1 24A12B

SHEET NO.:
A4.17

NOTES - ELEVATIONS

- GENERAL**
- FOUNDATION AND GRADES ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. SEE STRUCTURAL AND CIVIL DRAWINGS FOR MORE INFORMATION.
 - REFER TO PLANS AND SCHEDULES FOR DOOR AND WINDOW TYPES AND SIZES.
 - SEAL ALL PENETRATIONS WITH BEALNT TO MATCH ADJACENT MATERIALS.
 - SEE ROOF PLANS FOR ROOF SLOPE, DOWNSPOUT, GUTTER AND ROOF VENT INFORMATION.
 - PROVIDE FLASHING BOOTS AT ALL EXTERIOR WALL PENETRATIONS.
 - PROVIDE CONTROL JOINTS IN ACCORDANCE WITH STANDARD PRODUCT SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
 - REQUIREMENTS
 - WHERE A CALL OUT IS NOT PROVIDED BY THE ARCHITECT, ALL EXPOSED FLASHING, PENETRATING ELEMENTS, OTHER VENTS AND PLUMBING VENTS AND OTHER PENETRATIONS THROUGH EXTERIOR WALLS SHALL MATCH OR BE PAINTED TO MATCH THE ADJACENT EXTERIOR SURFACE FINISH. CONTACT ARCHITECT WITH ANY QUESTIONS OR CONCERNS.
 - PROVIDE SUBMITTALS SHOWING ALL CONTROL, EXPANSION AND SECTORING JOINTS AND LOCATIONS REQUIRED BY DRAWINGS, CODE, MANUFACTURER'S RECOMMENDATIONS, SPECIFIC SPECIFICATIONS AND STAINABLE PRACTICES TO BE PROVIDED WITH VENT.
 - ALL EXPOSED FLASHING TO BE PRE-FINISHED.
 - SEE TRIM SCHEDULES ON CD SET FOR MORE INFORMATION.
 - SEE BUILDING COMPONENT SCHEDULES ON CD SET FOR MORE INFORMATION.
 - WHERE SHEET APPLIED WEATHER BARRIERS ARE SPECIFIED, INSTALL IN ACCORDANCE WITH ALL TYPER RECOMMENDATIONS AND INSTRUCTIONS.
 - ALL EXTERIOR FINISHES TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
 - ALL PENETRATIONS TO BE FULLY FLASHED BEFORE BEGINNING EXTERIOR FINISH AREA WITHIN EACH WORK AREA.

FIBER CEMENT BOARD

- ALL FIBER CEMENT BOARD AND TRIM TO BE INSTALLED PER JAMES HARDIE INSTALLATION INSTRUCTIONS FOR WALL SPARINGLY.
- TOUCH UP PAINT AND PRIMER AT ALL FIELD CUTS.
- REFER TO TRIM SCHEDULE FOR ALL TRIM PROFILES, MATERIALS AND SIZES.
- PROVIDE SMOOTH FINISH, BONDING BEHIND ALL SHEETROCK AND ELECTRICAL EQUIPMENT.
- PROVIDE FINISH BLOCKS AT ALL PLUMBING, HVAC AND ELECTRICAL PENETRATIONS OTHER THAN METALS. SEE SHEET TABS FOR TYPICAL IN BOTH BLOCKS.
- SEE MATERIAL LEGEND FOR LAP EXPOSURE BEING.

EXPOSED CHU

- ALL EXPOSED CHU ON THE EXTERIOR THAT DOES NOT RECEIVE A GLAZING TO REMAIN EXPOSED PER RCPA IF APPLICABLE.

EXTERIOR MATERIAL LEGEND

(1)	FIBER CEMENT LAP BEING, 4" EXPOSURE, PAINT 1
(2)	FIBER CEMENT LAP BEING, 4" EXPOSURE, PAINT 2
(3)	FIBER CEMENT LAP BEING, 4" EXPOSURE, PAINT 1
(4)	FIBER CEMENT LAP BEING, 4" EXPOSURE, PAINT 2
(5)	FIBER CEMENT PANELS, PAINT 1
(6)	FIBER CEMENT PANELS, PAINT 2
(7)	BOARD & BATTEN, PAINT 1
(8)	BOARD & BATTEN, PAINT 2
(9)	BRICK, PART 1 LONG BACK BY GENERAL SPEC OR S&G
(10)	ASPHALT SINGLE ROOF
(11)	STANDING BEAM METAL ROOF

EXTERIOR COLOR LEGEND

PAINT 1	SNOWBOARD	SW 7005 JF-01
PAINT 2	IRON ORE	SW 7005 JF-02
ASPHALT BRICKLE	WEATHERED WOOD	
BRICK	MONUMENT BRICKS	

NOTE: COLORS TO BE MOGGED UP AND APPROVED BY OWNER/ARCHITECT PRIOR TO ORDERING PAINT. PAINT TO BE SATIN FINISH.

PRELIMINARY

FOR INTERIM REVIEW ONLY. NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.



ARCHITECTURAL ELEVATIONS

WATERS AT OWA

STOA GROUP
1600 ELLIE DRIVE
COLUMBIA, SC 29203

REVISIONS

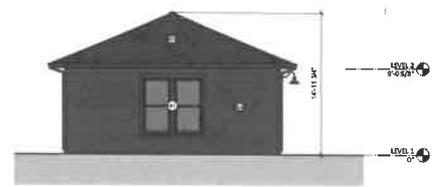
DATE DESCRIPTION

PROJ. NO. 24046 | ISSUE DATE 01/2/2025

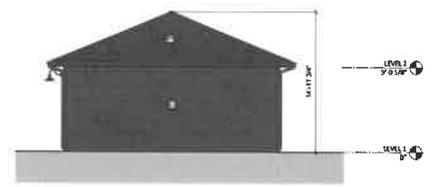
SHEET NAME:
EXTERIOR ELEVATION - MAINTENANCE & TRASH

SHEET NO:
A4.90

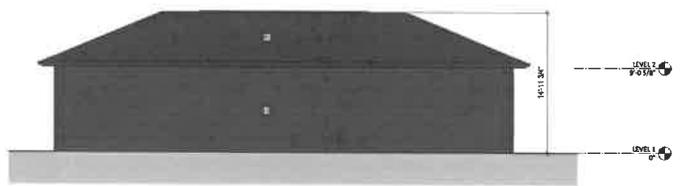
Mar26 PC Packet, p. 36



4 EXTERIOR ELEVATION - MAINTENANCE - LEFT
SCALE: 1/8" = 1'-0"



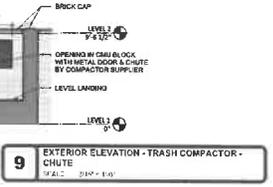
3 EXTERIOR ELEVATION - MAINTENANCE - RIGHT
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - MAINTENANCE - BACK
SCALE: 1/8" = 1'-0"



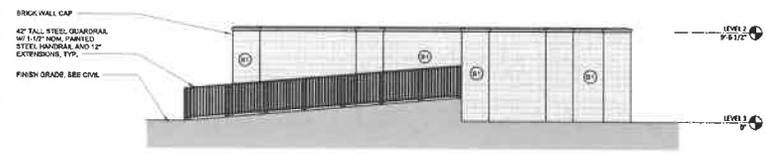
1 EXTERIOR ELEVATION - MAINTENANCE - FRONT
SCALE: 1/8" = 1'-0"



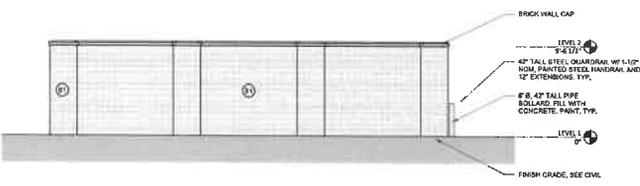
9 EXTERIOR ELEVATION - TRASH COMPACTOR - CHUTE
SCALE: 3/4" = 1'-0"



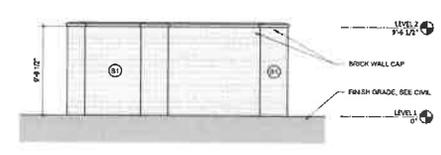
8 EXTERIOR ELEVATION - TRASH COMPACTOR - FRONT
SCALE: 3/4" = 1'-0"



7 EXTERIOR ELEVATION - TRASH COMPACTOR - RIGHT
SCALE: 3/4" = 1'-0"



6 EXTERIOR ELEVATION - TRASH COMPACTOR - LEFT
SCALE: 3/4" = 1'-0"



5 EXTERIOR ELEVATION - TRASH COMPACTOR - BACK
SCALE: 3/4" = 1'-0"

