

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

June 17, 2026

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

**PLANNING COMMISSION
WORK SESSION AGENDA JUNE 17, 2026
(Council Chambers of City Hall) 4:00 P.M.**

The City of Foley Planning Commission will hold a work session on June 17, 2026 at 4:00 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

WORK SESSION:

1. Two Commercial Warehouse Buildings - Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for Two Commercial Warehouse Buildings. Property is located at 11746 Barin Field Rd. Applicant is Matt Ingram.

2. Magnolia Walk- PDD Modification

The City of Foley Planning Commission has received a request for a PDD modification for Magnolia Walk. Property is located N. of County Rd. 20 and E. of Foley Beach Express. Applicant is Burton Property Group.

3. Magnolia Walk- Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 25.36 +/- acres. Property is currently zoned PDD (Planned Development District). Proposed zoning is B-1A (Extended Business District). Property is located N. of County Rd. 20 and E. of Foley Beach Express. Applicant is Burton Property Group.

4. Magnolia Walk Subdivision- Deviation

The City of Foley Planning Commission has received a request for a deviation from the Subdivision Regulations, Section 5.8 B, required street trees. Property is located N. of County Rd. 20 and E. of Foley Beach Express. Applicant is Burton Property Group.

5. Third Minor Subdivision of Magnolia Walk - Minor

The City of Foley Planning Commission has received a request for approval of the Third Subdivision of Magnolia Walk a minor subdivision which consists of 95.92 +/- acres and 2 lots. Property is located N. of County Rd. 20 and E. of the Foley Beach Express. Applicant is Burton Property Group.

ADJOURN:

**PLANNING COMMISSION
MEETING AGENDA JUNE 17, 2026
(Council Chambers of City Hall)
Immediately Following Work Session**

The City of Foley Planning Commission will hold a meeting on June 17, 2026 immediately following the work session in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

MEETING MINUTES:

Approval of the May 20, 2026 work session and meeting minutes.

AGENDA ITEMS:

1. Two Commercial Warehouse Buildings - Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for Two Commercial Warehouse Buildings. Property is located at 11746 Barin Field Rd. Applicant is Matt Ingram.

Planning Commission Action:

2. Magnolia Walk- PDD Modification

The City of Foley Planning Commission has received a request for a PDD modification for Magnolia Walk. Property is located N. of County Rd. 20 and E. of Foley Beach Express. Applicant is Burton Property Group.

Planning Commission Action:

3. Magnolia Walk- Rezoning

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Public Hearing:

Planning Commission Action:

4. Magnolia Walk Subdivision- Deviation

The City of Foley Planning Commission has received a request for a deviation from the Subdivision Regulations, Section 5.8, required street trees. Property is located N. of County Rd. 20 and E. of Foley Beach Express. Applicant is Burton Property Group.

Planning Commission Action:

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Public Hearing:

Planning Commission Action:

ADJOURN:

Items not meeting 2nd Deadline: Tretheway Minor Subdivision

Note: *Denotes property located in the Planning Jurisdiction

**PLANNING COMMISSION
WORK SESSION MINUTES MAY 20, 2026
(Council Chambers of City Hall) 4:00 P.M.**

The City of Foley Planning Commission held a work session on May 20, 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, Calvin Hare, Phillip Hinesley and Tommy Gebhart. Absent members were: Vera Quaites and Bill Swanson. Staff present were: Miriam Boone, City Planner; Shawn Mitchell, Planning Manager, Nelson Bauer, Infrastructure and Development Manager, Jackie McGonigal, Environmental Manager, Buford King, Director of Public Projects Infrastructure and Development; Taylor Davis, City Engineer; Raven Roberts, Deputy City Engineer; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

WORK SESSION:

1. Grand Riviera Boat and RV Storage- Site Plan

The City of Foley Planning Commission has received a request for approval of the Grand Riviera Boat and RV Storage site plan. Property is located S. of Mifflin Rd and W. of James Rd. Applicant is Lieb Engineering Company.

Mrs. Miriam Boone stated staff is recommending a conditional approval based on no buildings located on the site.

2. PJ's Coffee- Site Plan

The City of Foley Planning Commission has received a request for approval of the PJ's Coffee site plan. Property is located S. of Mifflin Rd. and W. of James Rd. Applicant is Lieb Engineering Company.

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

3. Vulcan, Inc.- Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 2 +/- acres. Property is currently zoned M-1 (Light Industrial District). Proposed zoning is B-3 (Local Business District). Property is located at 339 E. Berry Ave. Applicant is Vulcan, Inc.

Mrs. Boone stated staff is recommending approval of the requested rezoning.

4. Harold Motter- Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 1.03 +/- acres. Property is currently zoned R-1A (Residential Single Family). Proposed zoning is B-3 (Local Business District). Property is located at 20971 Brinks Willis Rd. Applicant is Harold Motter.

Mrs. Boone stated staff is recommending approval of the requested rezoning.

5. The Waters at OWA- Site Plan

The City of Foley Planning Commission has received a request for a site plan for The

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(Council Chambers of City Hall) 4:00 P.M.**

Waters at OWA. Property is located W. of the Foley Beach Express and N. of N. OWA Blvd. Applicant is Stoa Group.

Mrs. Boone stated that staff is recommending conditional approval. She explained that the condition requires confirmation of the new road name north of the traffic circle.

Mr. Blake Brinson, representing Stoa Group, stated that written confirmation had been received from Baldwin County E911 approving the road name Big Water Drive.

Mrs. Boone stated that the written confirmation must be uploaded into Citizenserve.

6. Climate Storage- Conditional Use

The City of Foley Planning Commission has received a request for a Conditional Use to allow storage structures in a B-1A zone. Property is located at 14965-A State Hwy. 59. Applicant is Trey Potts.

Mrs. Boone stated staff is recommending approval with the following comments and conditions:

- Currently, there is no proper fire apparatus turnaround area once entering the property.
- All portions of the building's exterior walls must be accessible within 200ft of the fire apparatus.
- Currently, the apparatus's drivable surface is at the front of the building. Since the building is 250 feet long, fire hose lines cannot reach all exterior portions.
- An access road could be added to one side of the building to meet the requirement.
- Documentation from a fire protection contractor must be provided confirming the current sprinkler design is capable of providing adequate protection for the proposed change of use.
- A building permit will be required for any building modifications.

Mr. Trey Potts stated that he understands the conditions and has spoken with all relevant departments.

7. Tretheway Subdivision- Minor

The City of Foley Planning Commission has received a request for approval of Tretheway Subdivision a minor subdivision which consists of 4.92 +/- acres and 2 lots. Property is located E. of Foley Beach Express and W. of Roscoe Rd. Applicant is Engineering Design Group.

Chairman Abrams stated the applicant has requested to carry over the item to next month.

8. Ridge on Wolf Creek Phase II- PUD Modification

The City of Foley Planning Commission has received a request for approval of a PUD modification for the Ridge on Wolf Creek Phase II. Property is located N. of County Rd. 12 S. and E. of Clarke Ridge Rd. Applicant is McGuire Associates.

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Mrs. Boone stated staff is recommending an approval with conditions: the Technical Design Manual shall apply; the current zoning and land disturbance approval will no longer be valid and a new Land Disturbance application will be required.

The applicant stated that they understand the conditions and are requesting removal of the previous approval for open ditched in order to install streets with valley gutters.

9. Nature Walk at Graham Creek Subdivision- Deviation

The City of Foley Planning Commission has received a request for a deviation from the Subdivision Regulations, Section 5.5.F.2.b at least 50% of the civic open space perimeter shall front public streets or active building frontages and Section 5.8.B requiring street trees along Roscoe Rd. and Philomene Holmes Blvd. Property is located N. and S. of Philomene Homes Blvd. Applicant is DHI Engineering, LLC.

Mrs. Shawn Mitchell stated the requested lots are larger than the minimum lot size required for the current zone. She explained that the proposed development is located adjacent to Graham Creek Nature Preserve and is surrounded by open space. She further explained the requested deviation is for the open space requirement of 50% of the perimeter must front either the street or active building frontage, as well as the requirement for a 30-foot greenbelt and street trees along Roscoe Road and Philomene Holmes. She stated that the applicant will preserve the existing vegetation along the roads and clear only the areas necessary to construct the shared driveways. She added that an extended multi-use path will connect to the Nature Preserve and that sidewalks will be provided on both sides of the street in the right-of-way.

Commissioner Hellmich stated the owner donated right-of-way to the City and has attended numerous meetings with the City regarding the development.

Commissioner Engel stated he visited the site following a rain event and observed that the property was very wet and would require a substantial amount of fill material. He expressed concern about the potential impact of the development on the Nature Preserve.

Mr. Taylor Davis stated the development will be required to comply with all City stormwater regulations.

Commissioner Engel stated the Comprehensive Plan has larger lots in this area.

Staff explained the property was zoned R-3 before the Comprehensive Plan amendments.

Staff is recommending approval with the following comments and conditions:

- A 30 ft. wide greenbelt shall be preserved along both sides of Philomene Holmes. The greenbelt may be located inside the lots rather than the public right of way. A note has added to the plat to notify homeowners that the greenbelt may not be removed. Where there are not adequate trees to create a 30 ft. buffer, the existing trees shall be

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supplemented with additional canopy trees and understory trees to be shown on the landscape plan.

- Fencing between the rear yards and open space must be no more than 42 inches in height, transparent in design (e.g., metal rail or split rail), and must allow visual and physical permeability on all publicly accessible sides. No side or rear-lot fencing can obstruct views of the civic open space. (Sub Regs §5.5.F.2)

10. Nature Walk at Graham Creek Subdivision- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of the Nature Walk at Graham Creek Subdivision, which consists of 77.16 +/- acres and 41 lots. Property is located N. and S. of Philomene Holmes Blvd. Applicant is DHI Engineering, LLC.

Mrs. Boone explained staff is recommending approval with the following comments and conditions.

- Provide a crosswalk near the intersection of Philomene Holmes and Roscoe Road to provide connection for the sidewalks.
- As part of the land development permit review, the contractor will be required to overlay the existing asphalt road along Philomene Holmes and Roscoe Rd with the minimum wearing surface requirement as outlined in the 2022 Land Development Ordinance due to the number of open cuts for utilities and current condition of these roads.
- A fire department turn-around shall be provided at the end of the development that meets the requirements of Appendix D in the 2024 IFC.
- A full landscape plan will be required at the LDP phase. LDO 2022 tree density requirements are a minimum of 10 native trees per acre of open and civic space. This density can be offset by preserving native trees 8" DBH or greater.

11. Flex Office Space- Site Plan

The City of Foley Planning Commission has received a request for a site plan for Flex Office Space. Property is located at 11980 Foley Beach Express. Applicant is Engineering Design Group.

Mrs. Boone stated staff is recommending approval with the condition that a 35 foot buffer be provided along the eastern boundary of the development adjacent to the MH-1 zoning district. The buffer must include 7 trees and 40 shrubs per 100 feet. Staff noted that the buffer requirement may be reduced by one-half if fencing is installed.

12. Zoning Ordinance- Signage Amendments

Mrs. Eden Lapham stated the amendments are regarding signage and were discussed with the Commission last month at the work session.

ADJOURN:

Meeting adjourned at 4:35 p.m.

**PLANNING COMMISSION
MEETING MINUTES MAY 20, 2026
(Council Chambers of City Hall)
Immediately Following Work Session**

The City of Foley Planning Commission will a meeting on May 20, 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, Calvin Hare, Phillip Hinesley and Tommy Gebhart. Absent members were: Vera Quaites and Bill Swanson. Staff present were: Miriam Boone, City Planner; Shawn Mitchell, Planning Manager, Nelson Bauer, Infrastructure and Development Manager, Jackie McGonigal, Environmental Manager, Buford King, Director of Public Projects Infrastructure and Development; Taylor Davis, City Engineer; Raven Roberts, Deputy City Engineer; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

Chairman Abrams called the meeting to order at 4:35 p.m.

MEETING MINUTES:

Approval of the April 15, 2026 work session and meeting minutes.

Commissioner Gebhart made a motion to approve the April 15, 2026 work session and meeting minutes. Commissioner Hellmich seconded the motion. All Commissioners voted aye.

Motion to approve the April 15, 2026 work session and meeting minute's passes.

AGENDA ITEMS:

1. Grand Riviera Boat and RV Storage- Site Plan

The City of Foley Planning Commission has received a request for approval of the Grand Riviera Boat and RV Storage site plan. Property is located S. of Miflin Rd and W. of James Rd. Applicant is Lieb Engineering Company.

Mrs. Miriam Boone stated staff is recommending a conditional approval based on no buildings being located on the site.

Planning Commission Action:

Commissioner Gebhart made a motion to approve the requested site plan with the condition of no buildings being located on the site. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to approve the requested site plan with the conditions of no buildings being located on the site passes.

2. PJ's Coffee- Site Plan

The City of Foley Planning Commission has received a request for approval of the PJ's Coffee site plan. Property is located S. of Miflin Rd. and W. of James Rd. Applicant is Lieb Engineering Company.

Planning Commission Action:

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Mrs. Boone stated staff is recommending approval of the site plan. Commissioner Hellmich made a motion to approve the requested site plan. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to approve the requested site plan passes.

3. Vulcan, Inc.- Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 2 +/- acres. Property is currently zoned M-1 (Light Industrial District). Proposed zoning is B-3 (Local Business District). Property is located at 339 E. Berry Ave. Applicant is Vulcan, Inc.

Public Hearing:

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

Mrs. Boone stated staff is recommending approval of the requested rezoning.

Planning Commission Action:

Commissioner Hinesley made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Hare seconded the motion. All members voted aye.

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

4. Harold Motter- Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 1.03 +/- acres. Property is currently zoned R-1A (Residential Single Family). Proposed zoning is B-3 (Local Business District). Property is located at 20971 Brinks Willis Rd. Applicant is Harold Motter.

Public Hearing:

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

Mrs. Boone stated staff is recommending approval of the requested rezoning.

Planning Commission Action:

Commissioner Hellmich made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Gebhart seconded the motion. All members voted aye.

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

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5. The Waters at OWA- Site Plan

The City of Foley Planning Commission has received a request for a site plan for The Waters at OWA. Property is located W. of the Foley Beach Express and N. of N. OWA Blvd. Applicant is Stoa Group.

Mrs. Boone stated staff is recommending approval and have noted that the confirmation of the road name will be uploaded into Citizenserve.

Planning Commission Action:

Commissioner Engle asked the number of units proposed.

Mr. Brinson stated that the original density was 324 units, but it has been reduced to 312 units due to open space requirements and other project elements.

Commissioner Gebhart made a motion to approve the requested site plan. Commissioner Mixon seconded the motion. Commissioner Hinesley and Commissioner Engel voted nay. All other Commissioners voted aye.

Motion to approve the requested site plan passes.

6. Climate Storage- Conditional Use

The City of Foley Planning Commission has received a request for a Conditional Use to allow storage structures in a B-1A zone. Property is located at 14965-A State Hwy. 59. Applicant is Trey Potts.

Public Hearing:

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

Mrs. Boone stated staff is recommending a conditional approval with the following conditions and comments:

- Currently, there is no proper fire apparatus turnaround area once entering the property.
- All portions of the building's exterior walls must be accessible within 200ft of the fire apparatus.
- Currently, the apparatus's drivable surface is at the front of the building. Since the building is 250 feet long, fire hose lines cannot reach all exterior portions.
- An access road could be added to one side of the building to meet the requirement.
- Documentation from a fire protection contractor must be provided confirming the current sprinkler design is capable of providing adequate protection for the proposed change of use.
- A building permit will be required for any building modifications.

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Planning Commission Action:

Commissioner Hellmich made a motion to approve the requested conditional use with staffs comments and conditions. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

Motion to approve the requested conditional use with staffs comments and conditions passes.

7. Tretheway Subdivision- Minor

The City of Foley Planning Commission has received a request for approval of Tretheway Subdivision a minor subdivision which consists of 4.92 +/- acres and 2 lots. Property is located E. of Foley Beach Express and W. of Roscoe Rd. Applicant is Engineering Design Group.

Public Hearing:

Chairman Abrams asked if there were any members of the public to speak on the item. There were none. He explained the applicant has requested to carry the item over to next month.

Planning Commission Action:

Commissioner Hellmich made a motion to approve the request to carry over the item to next month's meeting. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to carry the item over to next month's meeting passes.

8. Ridge on Wolf Creek Phase II- PUD Modification

The City of Foley Planning Commission has received a request for approval of a PUD modification for the Ridge on Wolf Creek Phase II. Property is located N. of County Rd. 12 S. and E. of Clarke Ridge Rd. Applicant is McGuire Associates.

Mrs. Boone stated staff is recommending approval with the following comments and conditions:

- The Technical Design Manual will apply.
- The current zoning and land disturbance approval will no longer be valid.
- A new Land Disturbance application will be required.

Planning Commission Action:

Commissioner Hellmich made a motion to approve the requested PUD modification with staffs comments and conditions. Commissioner Hare seconded the motion.

Commissioner Hare stated the Technical Design Manual contains higher standards that the applicant will be required to meet.

The applicant stated that they are currently working to obtain their ADEM permit.

All Commissioners voted aye.

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Motion to approve the requested PUD modifications with staffs comments and conditions passes.

9. Nature Walk at Graham Creek Subdivision- Deviation

The City of Foley Planning Commission has received a request for a deviation from the Subdivision Regulations, Section 5.5.F.2.b at least 50% of the civic open space perimeter shall front public streets or active building frontages and Section 5.8.B requiring street trees along Roscoe Rd. and Philomene Holmes Blvd. Property is located N. and S. of Philomene Homes Blvd. Applicant is DHI Engineering, LLC.

Mrs. Boone stated staff is recommending approval with the following comments and conditions:

- A 30 ft. wide greenbelt shall be preserved along both sides of Philomene Holmes. The greenbelt may be located inside the lots rather than the public right of way. A note has added to the plat to notify homeowners that the greenbelt may not be removed. Where there are not adequate trees to create a 30 ft. buffer, the existing trees shall be supplemented with additional canopy trees and understory trees to be shown on the landscape plan.
- Fencing between the rear yards and open space must be no more than 42 inches in height, transparent in design (e.g., metal rail or split rail), and must allow visual and physical permeability on all publicly accessible sides. No side or rear-lot fencing can obstruct views of the civic open space. (Sub Regs §5.5.F.2)

Planning Commission Action:

Commissioner Hinesley stated he has concerns over approval of deviations and the potential for similar requests in the future.

Commissioner Hellmich stated he believes this is a unique situation and a compromise, and that the proposed density is less than what is otherwise allowed. He added that trails will extend to the park and staff will closely monitor construction to ensure there are no impacts on the park.

Commissioner Engel stated that he has concerns regarding the environmental impacts the development may have on the park.

Commissioner Hellmich stated that he understood there were discussions regarding the donation of wetland and issues related to buffer requirements associated with controlled burns, and suggested that these matters could be revisited at a later time.

Commissioner Hellmich made a motion to approve the requested deviation with staffs comments and conditions. Commissioner Hare seconded the motion. Commissioner Engel and Commissioner Hinesley voted nay. All other Commissioners voted aye.

Motion to approve the requested deviation with staff comments and conditions passes.

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Public Hearing:

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

Mrs. Boone stated staff is recommending approval with the following comments and conditions:

- Provide a crosswalk near the intersection of Philomene Holmes and Roscoe Road to provide connection for the sidewalks.
- As part of the land development permit review, the contractor will be required to overlay the existing asphalt road along Philomene Holmes and Roscoe Rd with the minimum wearing surface requirement as outlined in the 2022 Land Development Ordinance due to the number of open cuts for utilities and current condition of these roads.
- A fire department turn-around shall be provided at the end of the development that meets the requirements of Appendix D in the 2024 IFC.
- A full landscape plan will be required at the LDP phase. LDO 2022 tree density requirements are a minimum of 10 native trees per acre of open and civic space. This density can be offset by preserving native trees 8" DBH or greater.

Planning Commission Action:

Commissioner Engel asked who the builder would be of the homes.

The developer said DR Horton would be the builder of the homes.

Commissioner Hellmich made a motion to approve the requested deviation with staffs comments and conditions. Commissioner Hare seconded the motion. Commissioner Engel and Commissioner Hinesley voted nay. All other Commissioners voted aye.

Motion to approve the requested deviation with staff comments and conditions passes.

11. Flex Office Space- Site Plan

The City of Foley Planning Commission has received a request for a site plan for Flex Office Space. Property is located at 11980 Foley Beach Express. Applicant is Engineering Design Group.

Mrs. Boone stated staff is recommending an approval with the following comments and conditions:

- A 35 foot buffer be provided along the eastern boundary of the development adjacent to the MH-1 zoning district. The buffer must include 7 trees and 40 shrubs per 100 feet.

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Staff noted that the buffer requirement may be reduced by one-half if fencing is installed.

Planning Commission Action:

Commissioner Hellmich made a motion to approve the site plan with staffs comments and conditions. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

Motion to approve the site plan with staffs comments and conditions passes.

12. Zoning Ordinance- Signage 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 Hare made a motion to recommend the requested zoning ordinance amendments to the Mayor and Council. Commissioner Engel seconded the motion. All Commissioners voted aye.

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

13. Retirement Resolution for Miriam Boone

Chairman Abrams presented a resolution honoring Miriam Boone for thirty years of dedicated service to the City of Foley.

Commissioner Abrams made a motion to approve the resolution. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to approve the resolution passes.

ADJOURN:

Chairman Abrams adjourned the meeting at 5:02 p.m.

Motion to adjourn the meeting at 5:02 p.m. passes.



Planning Commission Meeting

Wednesday, June 17, 2026

Meeting Agenda Items

1. Two Commercial Warehouse Buildings - Site Plan
2. Magnolia Walk - PDD Modification
3. Magnolia Walk - Rezoning
4. Magnolia Walk - Subdivision Regulations Deviation
5. Third Major Subdivision of Magnolia Walk - Minor Subdivision

MEETING DATE: June 17, 2026

CITIZENSERVE PERMIT #: ZSP26-000006 Site Plan Approval

PROJECT NAME: Two Commercial Warehouse Buildings

APPLICANT / OWNER: Matt Ingram / North Alabama Property Leasing, Inc.

REQUEST: Site Plan Approval to add two metal buildings to the property

RECOMMENDATION: Approval with Conditions

CONDITIONS OF APPROVAL:

1. Remove excessive existing asphalt to promote LID.
2. A pond outfall/overflow will be required.
3. If reducing buffer according to ZO 10.2.B.2, the fence cannot be chainlink.
4. Show buffer width next to the MH-1 neighboring property on the landscape plan.

PROPERTY INFORMATION

Item #1

LOCATION: N of Industrial Pkwy, E of FBE

PIN: 257888

ACREAGE: ±19.81 acres

CURRENT ZONING: M-1, Light Industrial

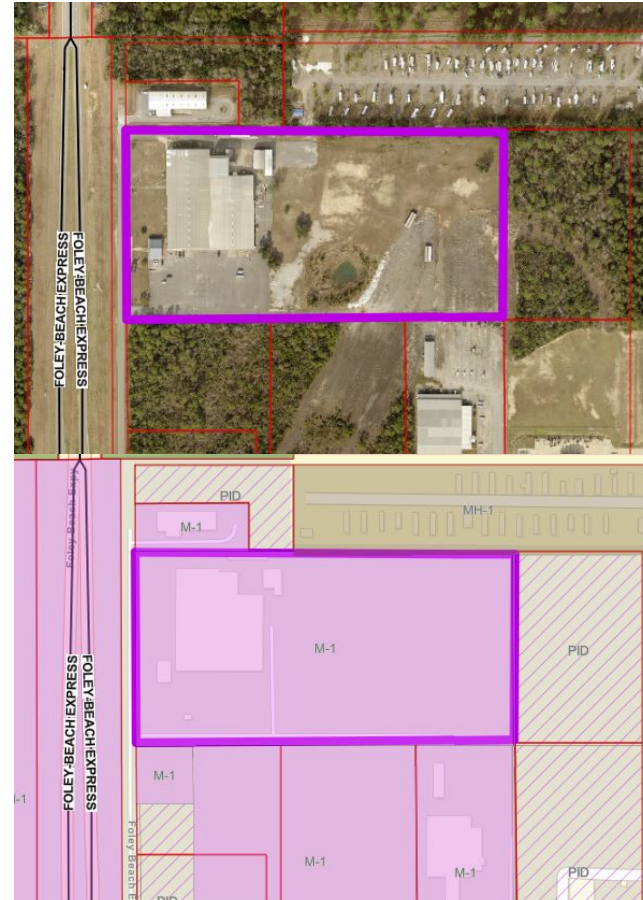
REQUESTED ZONING: N/A

OVERLAY DISTRICT: FBEOD

ADJACENT ZONING: North (M-1, PID, MH-1); East (PID); South (M-1); West (M-1)

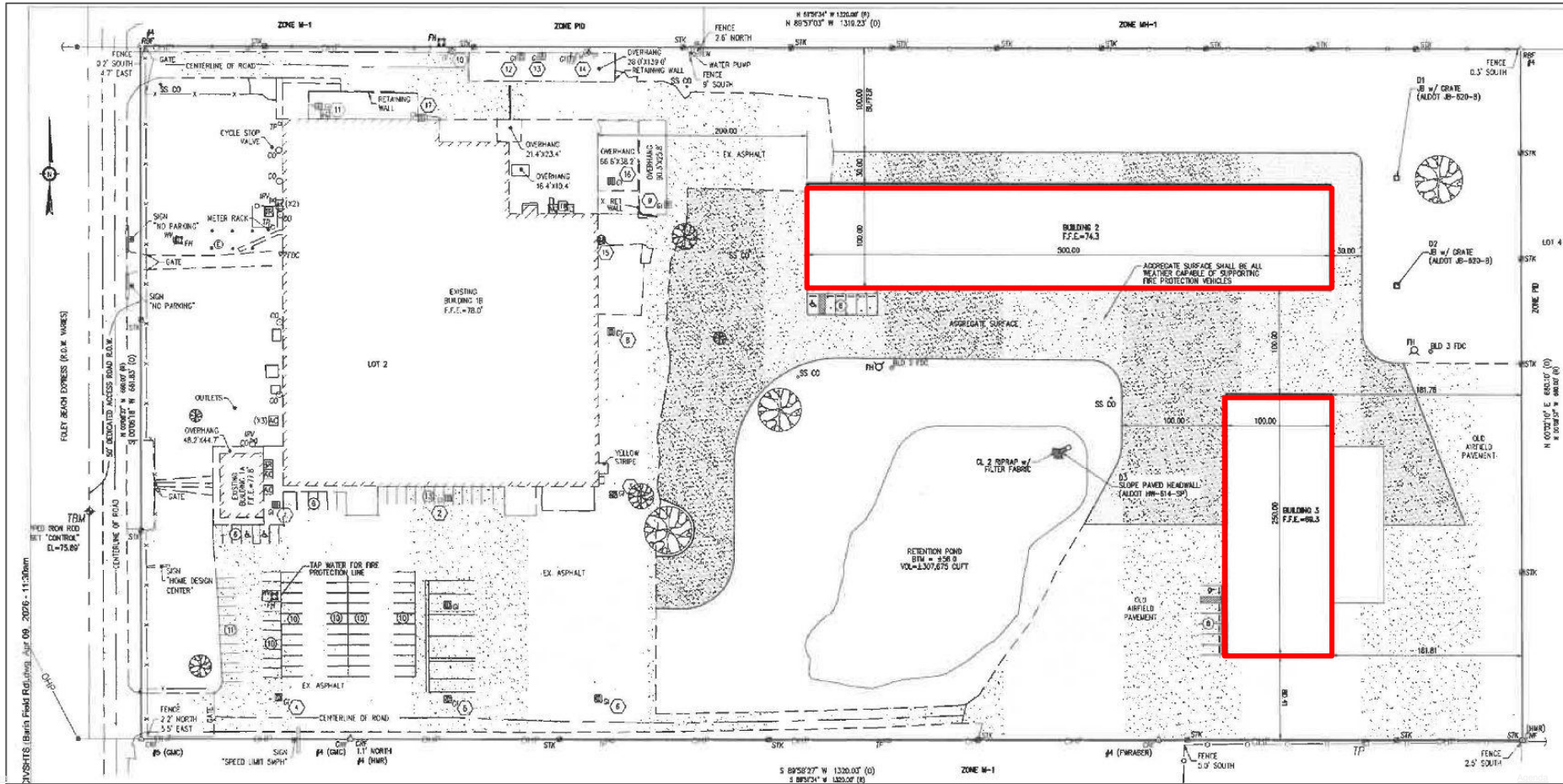
EXISTING USE: Multiple Commercial Structures

PLACE TYPE: Industrial District



SITE PLAN

Item #1



D:\SHS\1\Basis Field Pkg.dwg, Apr 09, 2026 - 11:30am

S 89°52'27" W 1320.00' (0)
S 89°52'31" W 1320.00' (0)

ZONE M-1

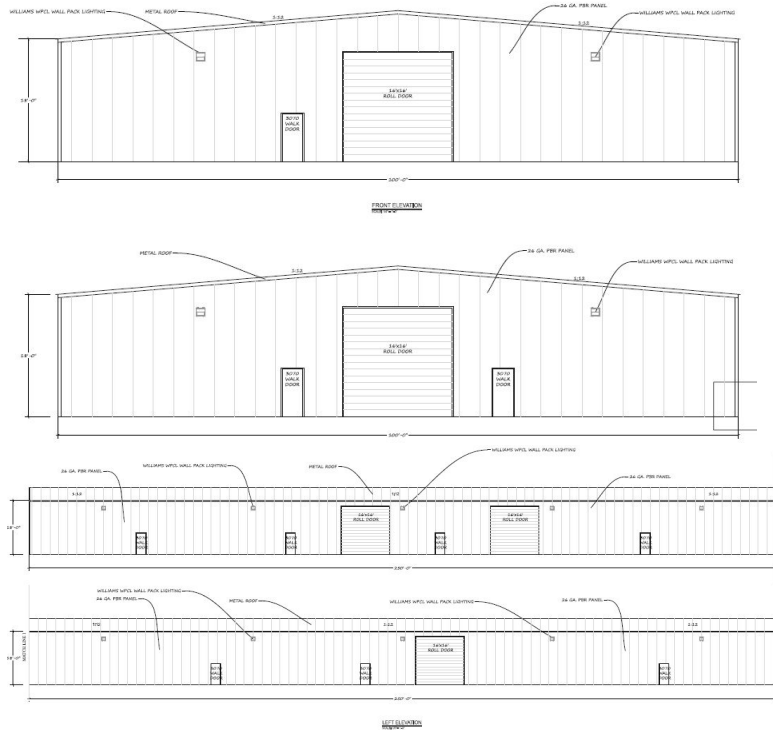
#1 (FWRABR)

FENCE 2'5" SOUTH

STK

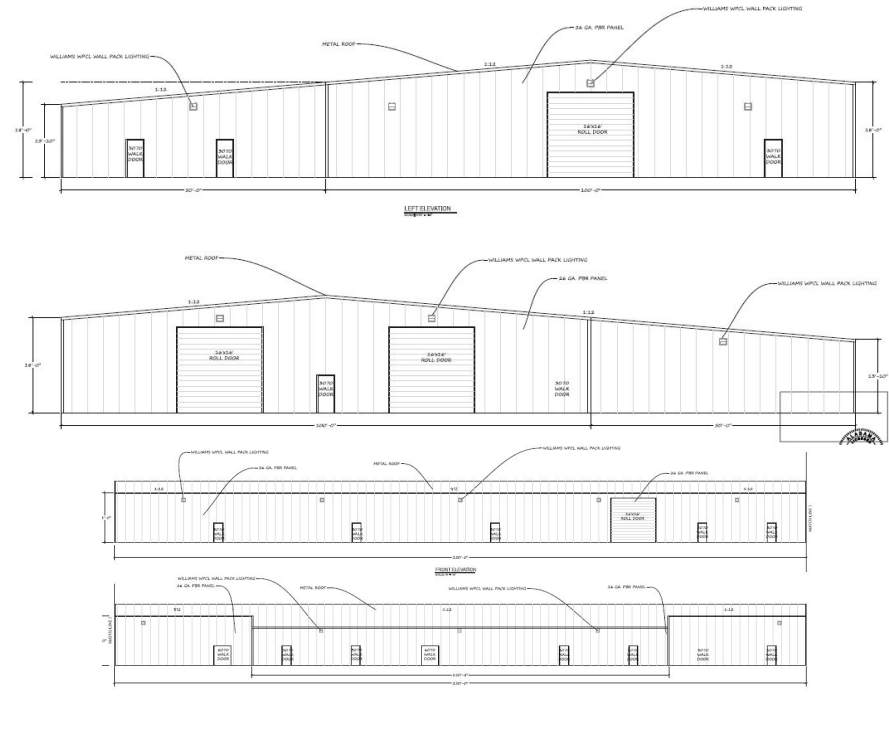
ELEVATIONS

Item #1



Building 2

These buildings will be located behind the original building and will not be visible from the FBE. It is also >200ft from the FBE, so it can be a metal facade.



Building 3

MEETING DATE: June 17, 2026

CITIZENSERVE PERMIT #: PDD26-000004 PDD Modification

PROJECT NAME: Magnolia Walk East

APPLICANT / OWNER: SCP/BPG Magnolia Holdings LLC

REQUEST(S): 1. PDD Modification of the Magnolia Walk East PDD Master Plan
2. Approval of a Master Signage Plan

RECOMMENDATION: Approval with Conditions

CONDITIONS OF APPROVAL:

1. City Council approval of PDD26-000009 to modify the Magnolia Walk East PDD Master Plan
2. Planning Commission and City Council approval of rezoning application Z26-000009
3. A minimum of 15% of the total PDD shall be designated as open space. Multi-family residential developments must comply with the civic open space requirements of the Zoning Ordinance and Subdivision Regulations in effect at the time of a complete application submission.
4. All wetlands shown on the previously approved PDD must be shown on the revised PDD.
5. Master Signage Plan
 - Correct the dimensions of the visibility triangles on Miflin and SR161
 - The location of Sign 3 in the Master Signage Plan is subject to City Council approval allowing for placement of said sign within the ROW of Creekview Blvd and the execution of any written agreement required by the City Council regarding the same. If the location of Sign 3 is denied by the City Council, all other contents of the Master Sign Plan and Master Sign Plan Map shall remain in full force and effect and shall not affect any remaining terms of PDD26-000004.

PROPERTY INFORMATION

Item #2

LOCATION: N of Miflin Rd, E of FBE

PIN(S): 17683, 628052, 633426, 633427

ACREAGE: ± 102 acres - 26 acres
Revised PDD: ± 76 acres

CURRENT ZONING: PDD - Planned
Development District

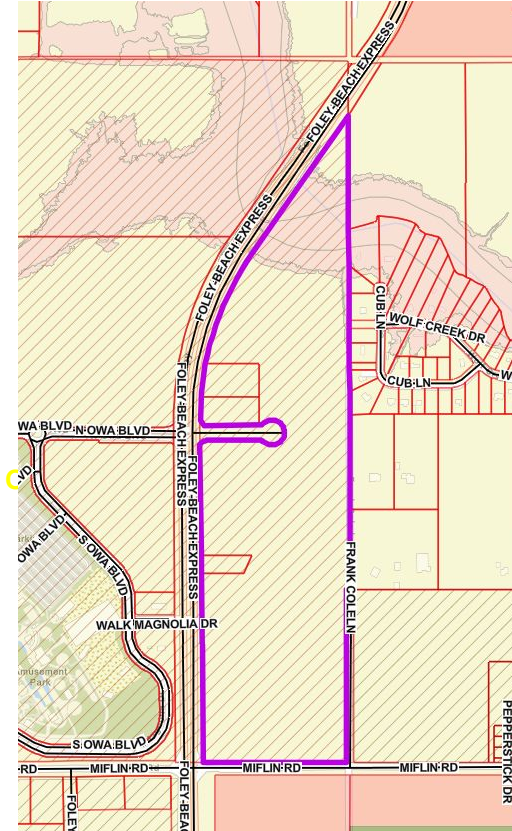
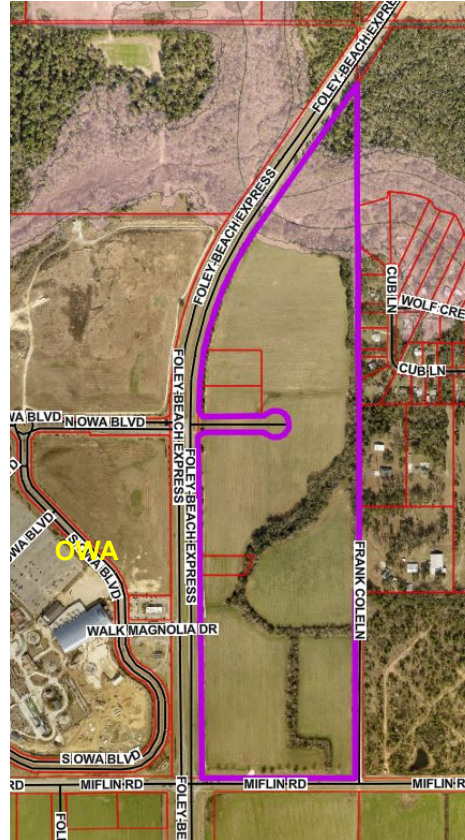
REQUESTED ZONING: B-1A (see Item #3)

OVERLAY DISTRICT: FBEOD

ADJACENT ZONING: North (PDD); East (PUD
& BC Unzoned Dist 34); South (B-1A);
West (PDD)

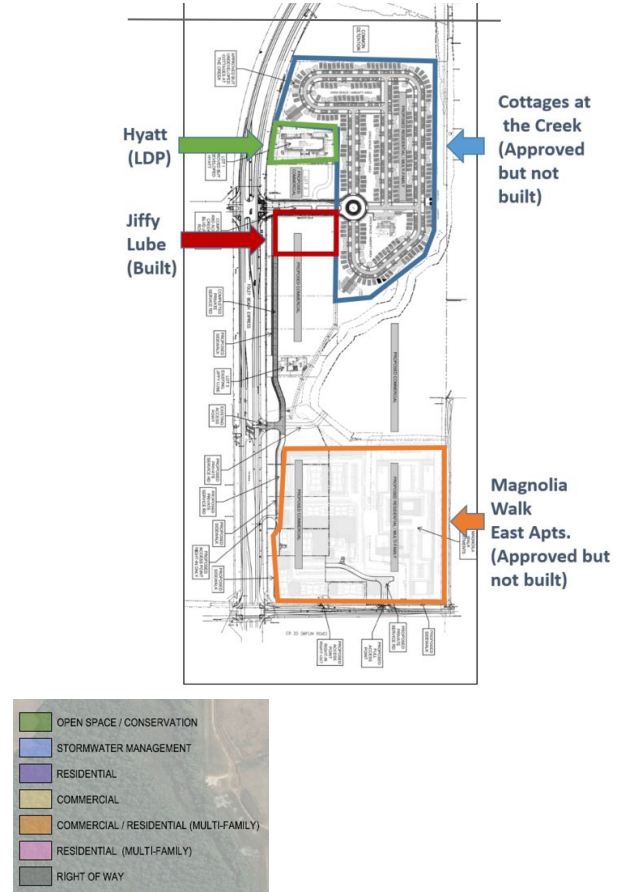
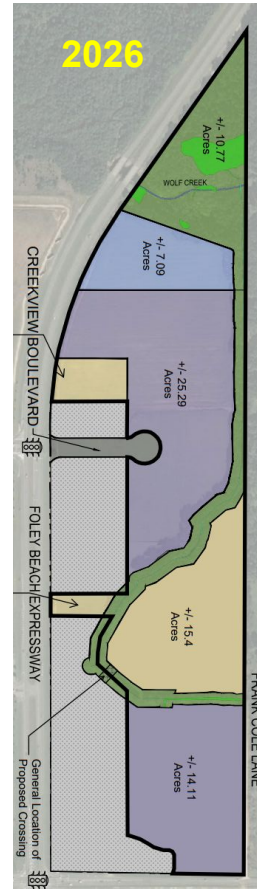
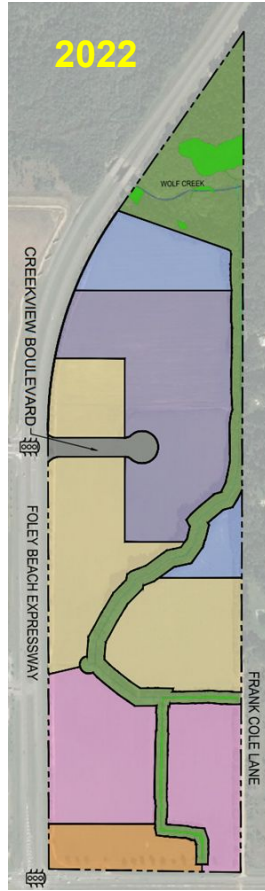
EXISTING USE: Commercial

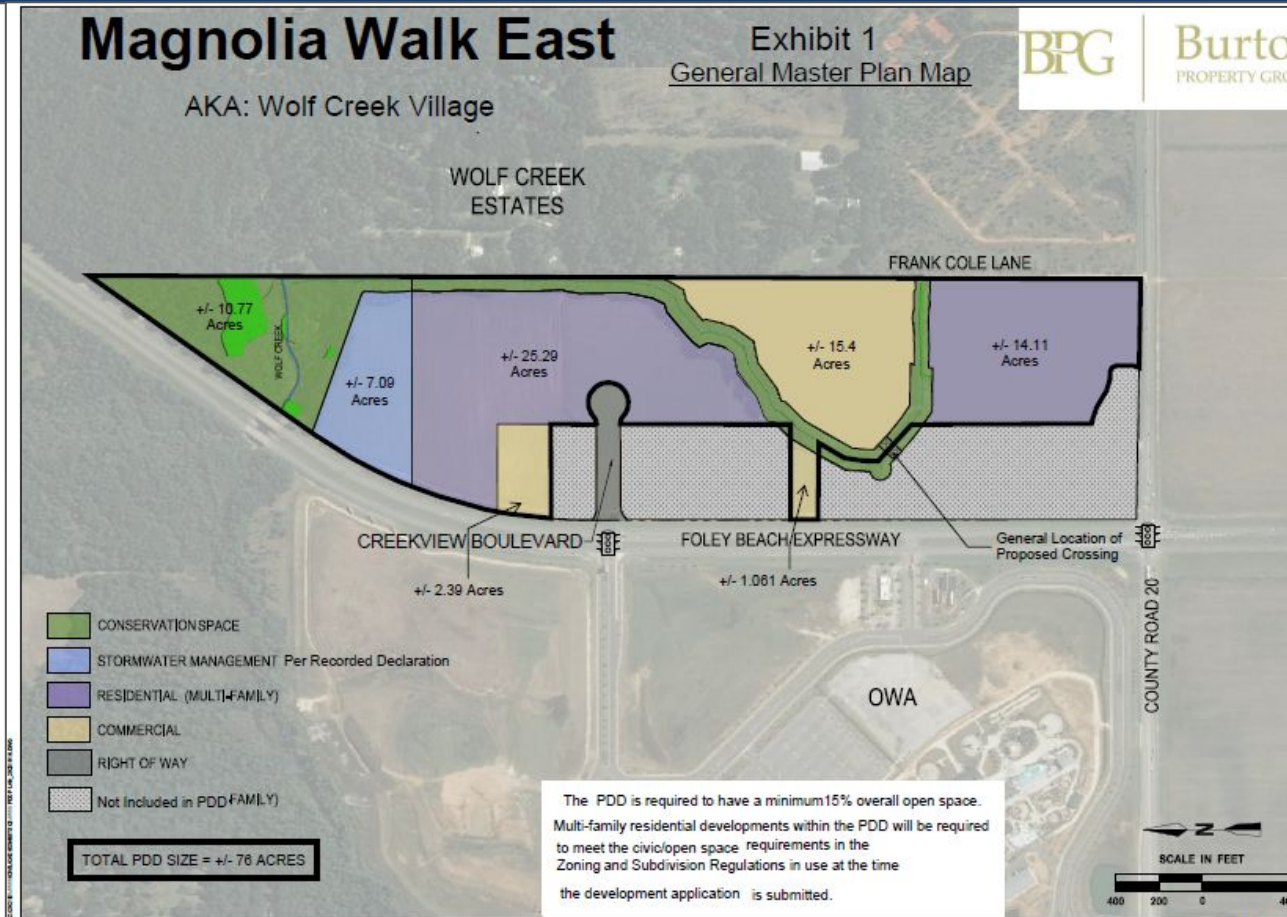
PLACE TYPE: Village Center

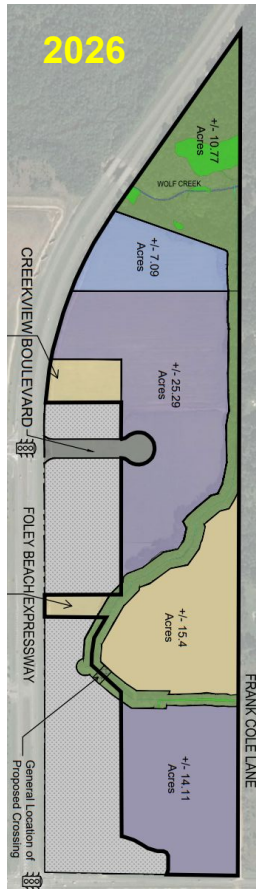
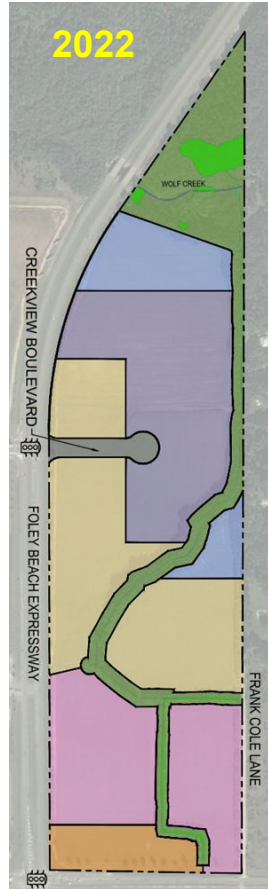


HISTORY OF THE PDD

Item #2

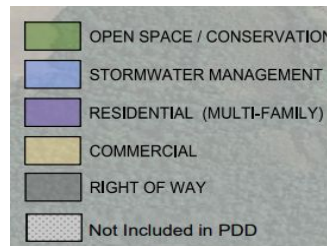






Requested modifications

1. Reduction in the total area of the PDD from ± 102 acres to ± 76 acres (see Item #3).
2. Reduction in the area dedicated to residential uses (purple and pink on maps)
3. Increase in the area dedicated to commercial uses (tan and orange on maps)
4. Clarify the open space requirements (15% overall). Multi-family developments must meet requirements of the Zoning Ord/Subdivision Regs. in effect when each development application is submitted.
5. Reclassify the “Open space/Conservation” area in the north as “Conservation” due to the wetlands, flood zone, and floodway (green on map).
6. Remove the southern area classified as wetlands (green on map)



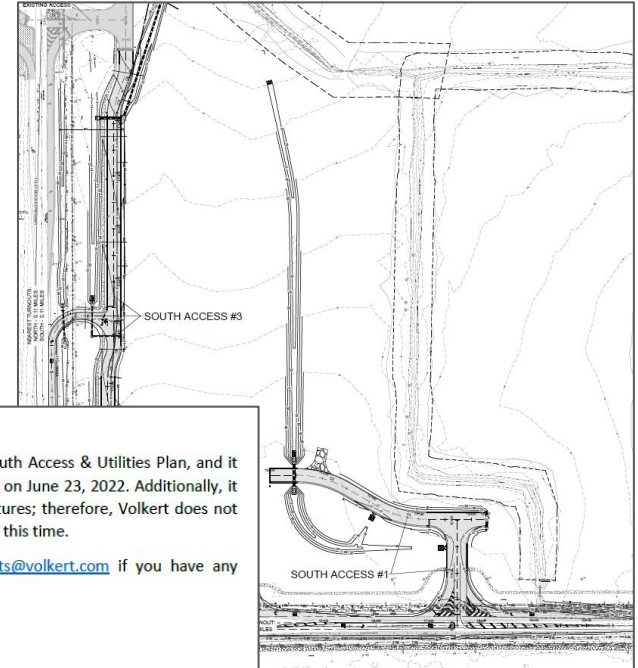
REQUESTED MODIFICATIONS

Item #2



The southern wetland buffer was removed from the revised PDD, but a letter from Volkert dated June 4, 2026, mentions that “buffers will be implemented” around features delineated in 2022.

Wetlands and buffers must be shown on the subdivision plat and PDD site plan.



Dear Mr. Prescott,

Volkert has reviewed the attached AL-161 (FBE) & CR 20 South Access & Utilities Plan, and it appears that there will be no impacts to features delineated on June 23, 2022. Additionally, it appears that buffers will be implemented around those features; therefore, Volkert does not recommend pursuing a USACE jurisdictional determination at this time.

Please contact me at 251-968-7551 or email at paige.felts@volkert.com if you have any questions or comments regarding this submittal.

Sincerely,
Volkert, Inc.

Paige Felts, CPESC
Asst. Vice President, East Gulf Region
Environmental Permitting and Compliance Manager

MEETING DATE: June 17, 2026

CITIZENSERVE PERMIT #: Z26-000009 Rezoning

PROJECT NAME: Magnolia Walk East

APPLICANT / OWNER: SCP/BPG Magnolia Holdings LLC

REQUEST(S): Rezoning of ± 23.56 acres from PDD (Planned Development) to B-1A
(Extended Business District)

RECOMMENDATION: Approval with Conditions

CONDITION(S) OF APPROVAL:

1. Planning Commission and City Council approval of PDD26-000004 to modify the Magnolia Walk East PDD Master Plan.

PROPERTY INFORMATION

Item #3

LOCATION: N of Miflin Rd, E of FBE

PIN(S): 17683, 628052, 633426, 633427

ACREAGE: ± 23.56 acres to be rezoned

CURRENT ZONING: PDD - Planned Development District

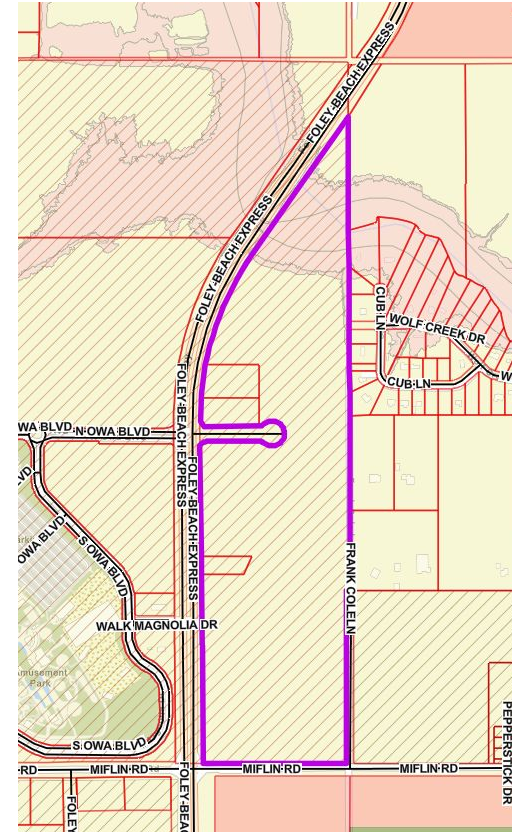
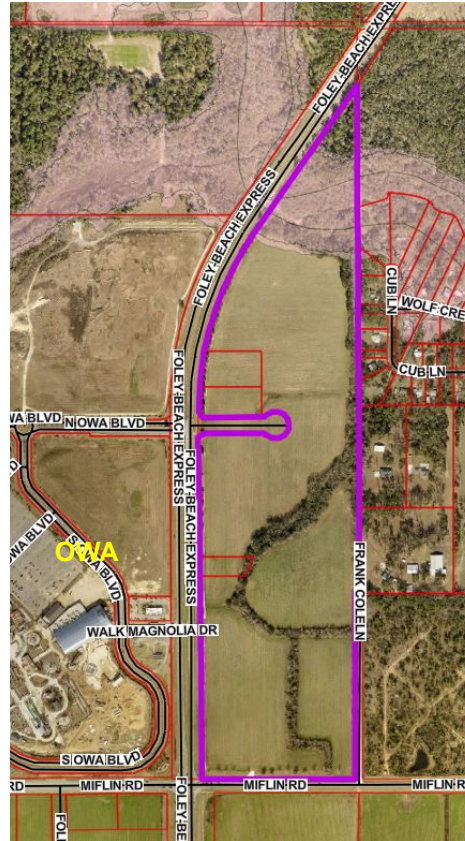
REQUESTED ZONING: 52.67 ac from PDD to B-1A

OVERLAY DISTRICT: FBEOD

ADJACENT ZONING: North (PDD); East (PUD & BC Unzoned Dist 34); South (B-1A); West (PDD)

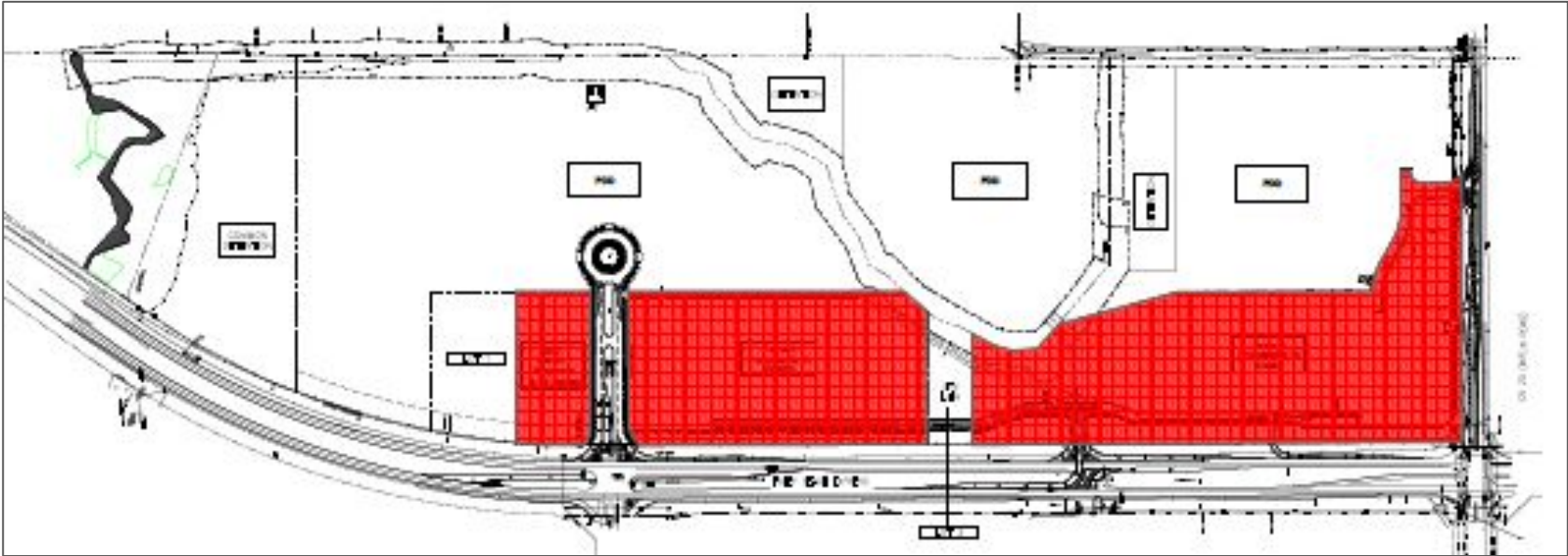
EXISTING USE: Commercial

PLACE TYPE: Village Center



PORTION OF PDD TO BE REZONED

Item #3



MEETING DATE: June 17, 2026

CITIZENSERVE PERMIT #: SD26-00000 Subdivision Deviation

PROJECT NAME: Third Minor Subdivision of Magnolia Walk

APPLICANT / OWNER: SCP/BPG Magnolia Holdings LLC

REQUEST(S): Subdivision Regulation Deviation

RECOMMENDATION: Approval with Conditions

CONDITION(S) OF APPROVAL:

1. Apply for subdivision deviation through the CitizenServe Portal
2. The Applicant has a pending application to construct a private road on part of the remainder (parent) parcel. Said application is not part of this subdivision and is not depicted on the subject subdivision plat for Lot 4. The Applicant hereby requests the Planning Commission's approval for a temporary waiver of the requirement for tree planting at time of the private road construction.

PROPERTY INFORMATION

Item #4

LOCATION: N of Mifflin Rd, E of FBE

PIN(S): 17683, 628052, 633426, 633427

ACREAGE: ± 4.13 acres (Lot 4) and ± 91 acre remnant

NUMBER OF LOTS / SITES: 5 (including remnant)

CURRENT ZONING: PDD - Planned Development District

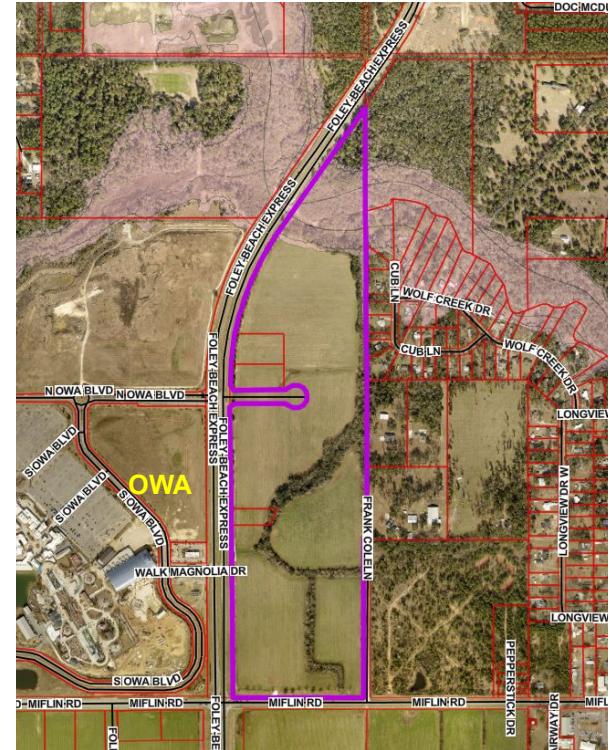
REQUESTED ZONING: B-1A (See Item #3)

OVERLAY DISTRICT: FBEOD

ADJACENT ZONING: North (PDD); East (PUD & BC Unzoned Dist 34); South (B-1A); West (PDD)

EXISTING USE: Commercial

PLACE TYPE: Village Center



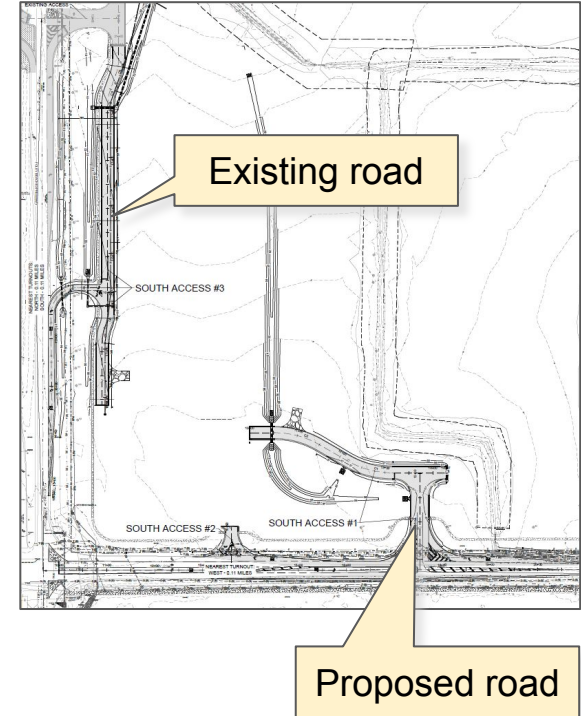
SUBDIVISION REGULATIONS §5.8 B

B. Street Trees

Street trees are required along all frontages and internal circulation routes—whether public or private—in all forms of development, including residential subdivisions, multifamily projects, commercial sites, institutional campuses, and mixed-use developments. This requirement applies to public streets, private streets, shared drives, and internal access lanes to ensure consistent streetscape quality, shade, and pedestrian comfort across the built environment.

APPLICANT JUSTIFICATION FOR DEVIATION REQUEST:

The portion of the remainder parcel proposed for rezoning to B-1A (Item #3) will be divided into commercial lots after rezoning. Currently the Applicant does not know the lot sizes or access points for each lot. To avoid having to cut down or relocate trees in the future due to construction of the lots, the Applicant would like tree planting to be required for each lot at the time of development.



MEETING DATE: June 17, 2026

CITIZENSERVE PERMIT #: SUB26-000008 Minor Subdivision

PROJECT NAME: Third Minor Subdivision of Magnolia Walk

APPLICANT / OWNER: SCP/BPG Magnolia Holdings LLC

REQUEST(S): Minor Subdivision

RECOMMENDATION: Approval with Conditions

CONDITIONS OF APPROVAL:

1. Approval of the subdivision deviation for street trees (Item #4)
2. Approval of PDD26-09: PDD modification (Item #2)
3. The zoning information and setback lines reflected on the plat are for B-1A zoning and are subject to Planning Commission and City Council approval of rezoning application Z26-000009 (Item #2) and the same shall be amended if said application is denied to reflect requirements of PDD zoning.
4. Previously delineated wetlands and buffers must be shown on the subdivision plat.

PROPERTY INFORMATION

Item #5

LOCATION: N of Miflin Rd, E of FBE

PIN(S): 17683, 628052, 633426, 633427

ACREAGE: ± 4.13 acres (Lot 4) and ± 91 acre remnant

CURRENT ZONING: PDD - Planned Development District

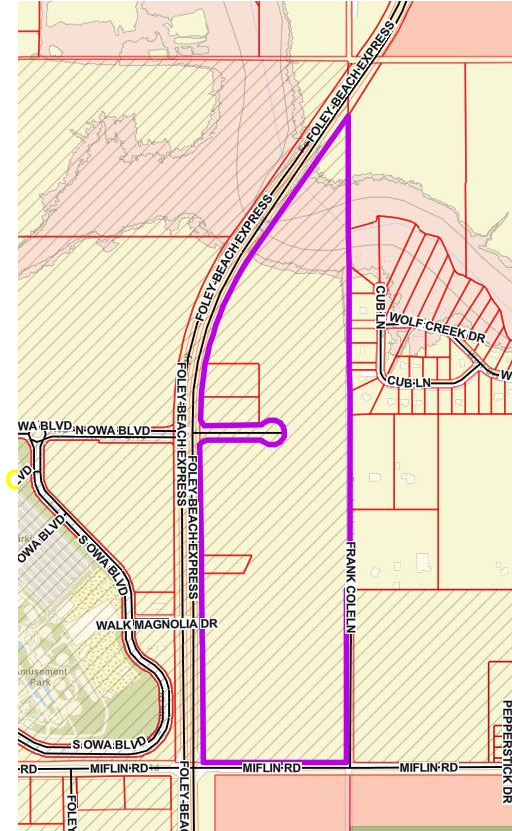
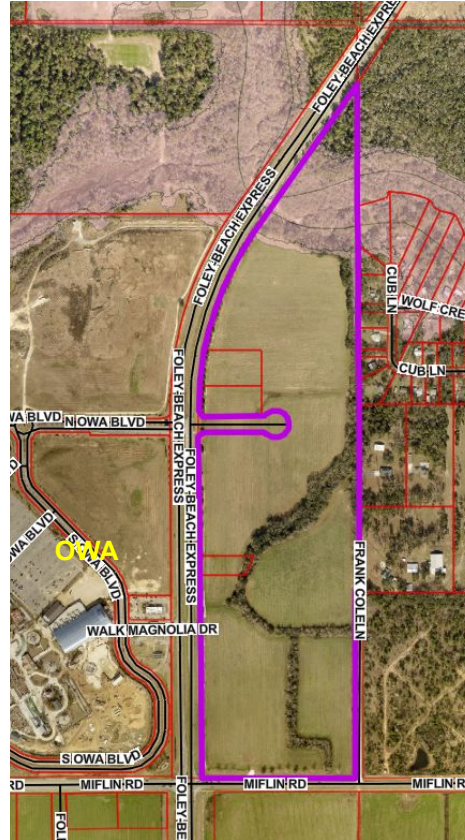
REQUESTED ZONING: B-1A (see Item #3)

OVERLAY DISTRICT: FBEOD

ADJACENT ZONING: North (PDD); East (PUD & BC Unzoned Dist 34); South (B-1A); West (PDD)

EXISTING USE: Commercial

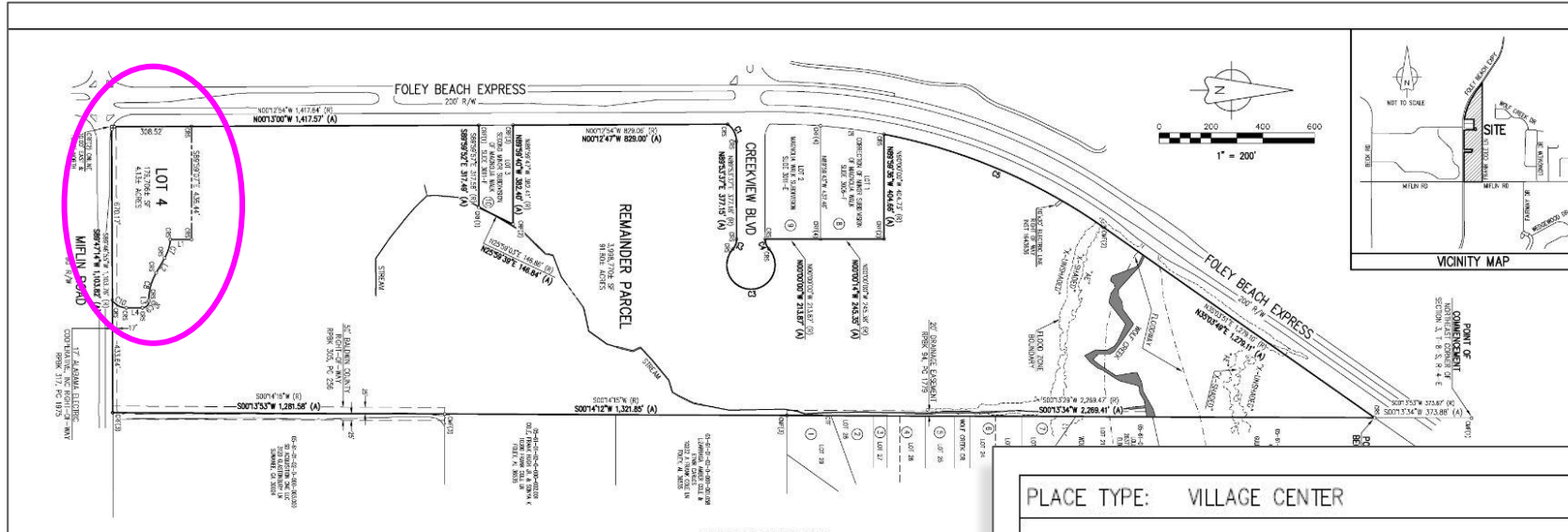
PLACE TYPE: Village Center



PRELIMINARY PLAT

Item #5

This minor subdivision creates Lot #4 and leaves a ± 91 acre remnant parcel. This is the final minor subdivision allowed for this parcel. Further subdivisions will require preliminary and final plats.



PLACE TYPE:	VILLAGE CENTER
LOT 4 SITE DATA TABLE:	
MINIMUM DEPTH OF FRONT YARD:	30 FEET
MINIMUM DEPTH OF REAR YARD:	20 FEET
MINIMUM DEPTH OF SIDE YARD ABUTTING STREET	30 FEET