

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

July 15, 2026

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

**PLANNING COMMISSION
WORK SESSION AGENDA JULY 15, 2026
(Council Chambers of City Hall) 4:00 P.M.**

The City of Foley Planning Commission will hold a work session on July 15, 2026 at 4:00 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

WORK SESSION:

1. Redevelopment of Old Badcock into Ortho Medical Office - Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for the Ortho Medical Office. Property is located at 510 S. McKenzie St. Applicant is Lieb Engineering Company.

2. New Horizons Credit Union- Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for the New Horizons Credit Union. Property is located N. of S. Juniper St. and E. of State Hwy. 59. Applicant is The Element Group.

ADJOURN:

**PLANNING COMMISSION
MEETING AGENDA JULY 15, 2026
(Council Chambers of City Hall)
Immediately Following Work Session**

The City of Foley Planning Commission will hold a meeting on July 15, 2026 immediately following the work session in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

MEETING MINUTES:

Approval of the June 17, 2026 work session and meeting minutes.

AGENDA ITEMS:

1. Redevelopment of Old Badcock into Ortho Medical Office - Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for the Ortho Medical Office. Property is located at 510 S. McKenzie St. Applicant is Lieb Engineering Company.

Planning Commission Action:

2. New Horizons Credit Union- Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for the New Horizons Credit Union. Property is located N. of S. Juniper St. and E. of State Hwy. 59. Applicant is The Element Group.

Planning Commission Action:

ADJOURN:

Note: *Denotes property located in the Planning Jurisdiction

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

The City of Foley Planning Commission held 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. Members present were: Deborah Mixon, Larry Engel, Vera Quaites, Ralph Hellmich, Calvin Hare, Tommy Gebhart and Bill Swanson. Absent members were Wes Abrams and Phillip Hinesley. Staff present were: Shawn Mitchell, Taylor Davis, Cory Rhodes, Eden Lapham, Jackie McGonigal, Amanda Cole and Melissa Ringler.

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.

Mrs. Eden Lapham stated the site plan request is for two commercial buildings located east of the Foley Beach Express in an M-1 zoning district. She explained that the proposed buildings will be metal structures, which are permitted because they are located more than 200 feet from the nearest street and will not be visible due to being located behind an existing large building. A landscaping plan has been provided which includes landscaping of the existing parking area.

Staff is recommending approval of the site plan subject to the following conditions:

- Remove excessive existing asphalt to promote Low Impact Development (LID).
- A pond outfall/overflow will be required.
- If the buffer width is reduced, the fence may not be chain link.
- Show the buffer width next to the MH-1 neighboring property on landscape plan.

Commissioner Hellmich asked whether the outfall will be reviewed and have to be approved by the Engineering Department.

Mr. Taylor Davis responded the Engineering Department will review the quantity and design of the outfall during the Land Disturbance Permit review process.

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.

Items 2, 3, 4 and 5 discussed together below.

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.

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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.

Mrs. Shawn Mitchell stated she would present the next four agenda items together, as they are all related. She explained that the requests include a PDD modification requiring Commission approval due to significant changes to the approved plan, approval of a master signage plan, modification to the PDD master plan which include removal of 26 acres from the original PDD and rezoning of that acreage to B-1A, a minor subdivision, and a deviation request.

She explained agenda item # 2 the PDD modifications include reducing the total acres of the PDD from 102 acres to 76 acres, reduced the area dedicated to residential uses, increase the area dedicated to commercial uses.

Staff is recommending approval of the PDD modification subject to the following conditions:

- City Council approval to modify the Magnolia Walk East PDD Master Plan.
- Planning Commission and City Council approval of the rezoning application.
- The following are the “Conditions of Approval”
 - City Council approval to rezone the portion of the PDD to B-1A (Z26-000009).
 - 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.
 - 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 the PDD modification.

Mrs. Mitchell explained agenda item # 3 request is to rezone a portion of the original PDD to B-1A which is an appropriate zone for this location.

Staff is recommending approval of the rezoning subject to the following condition:

- Planning Commission and City Council approval of the PDD modification for Magnolia Walk East Master Plan.

Mrs. Mitchell explained that Agenda item # 4 request is a request for a subdivision deviation.

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She stated that the applicant is requesting a deviation from the subdivision regulations requiring street trees along frontage and internal roads. The applicant is requesting permission to install the required trees for each lot at the time of development, as the exact lot sizes and access points for each lot have not yet been determined.

Staff is recommending a conditional approval.

- The applicant has a pending application to construct a private road on part of the remainder parcel. This application is not part of this subdivision and is not depicted on the subject subdivision for Lot 4. The applicant is requesting Planning Commission approval of a temporary waiver of the tree planting requirement at time of the private road construction.

Vice Chairman Hare asked how staff would monitor the timing of the tree installation.

Mrs. Mitchell explained that each site plan will be reviewed by staff, who will ensure that the required trees are installed. She noted the one drawback of this approach is that the trees may be planted at different times, resulting in a lack of uniformity in both size and species.

Commissioner Engel expressed concern that the trees may not be uniform.

Mr. Taylor Davis stated that a landscape plan is required as part of the Land Disturbance Permit application. He explained staff will review the landscape plan and verify compliance with the tree requirements before a business is permitted to open.

Commissioner Hellmich stated that he was not concerned about the trees being installed, but was more concerned about establishing a precedent.

Mrs. Mitchell explained that Agenda item # 5 is a request for the Third Minor Subdivision of Magnolia Walk. She stated that this will be the final minor subdivision permitted for the parcel and that any future subdivisions will require both preliminary and final plat approval.

Staff is recommending approval with the following conditions:

- Approval of the PDD modification (PDD26-00009).
- 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 the rezoning application and the same shall be amended if said application is denied to reflect requirements of PDD zoning.
- Previously delineated wetlands/streams must be shown on the subdivision plat.
- Final plats must be recorded within 90 days of approval. The approval date will be based on City Council approval.

ADJOURN:

Vice-Chairman Hare adjourned the meeting at 4:20 p.m.

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

The City of Foley Planning Commission held a meeting on June 17, 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, Vera Quaites, Ralph Hellmich, Calvin Hare, Tommy Gebhart and Bill Swanson. Absent members were: Wes Abrams and Phillip Hinesley. Staff present were: Shawn Mitchell, Taylor Davis, Cory Rhodes, Eden Lapham, Jackie McGonigal, Amanda Cole and Melissa Ringler.

Vice Chairman Hare called the meeting to order at 4:20 p.m.

MEETING MINUTES:

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

Commissioner Hellmich made a motion to approve the May 20, 2026 work session and meeting minutes. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

Motion to approve the May 20, 2026 work session and meeting minute's passes.

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:

Mrs. Eden Lapham explained the property is located at the north end of the Industrial Parkway and east of the Foley Beach Express. She stated that the request is for approval of two metal commercial buildings located in an M-1 zoning district.

Mrs. Lapham explained that a landscaping plan has been submitted showing additional landscaping within the existing parking area as well as a buffer along the neighboring property zoned MH-1. She stated that staff is recommending conditional approval subject to the following conditions:

- Remove excessive existing asphalt to promote Low Impact Development (LID).
- A pond outfall/overflow will be required.
- If reducing the buffer the fencing cannot be chain link.
- Show buffer width next to MH-1 neighboring property on landscape plan.

Commissioner Hellmich made a motion to approve the site plan subject to the staff's recommended conditions. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to approve the site plan subject to the staffs recommended conditions passes.

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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:

Mrs. Shawn Mitchell stated the property is located north of Mifflin Rd. and east of the Foley Beach Express. She explained the request is to amend the PDD by reducing its size from 102 acres to 76 acres, decreasing the area designated for residential uses, increasing the area designated for commercial uses, and clarifying the open space requirements. Multifamily developments must meet requirements of the Zoning Ordinance/ Subdivision Regulations in effect when each development application is submitted. Reclassify the Open space/Conservation area in north as conservation due to the wetlands, flood zone, floodway. She explained the southern area classified as wetlands had been removed, but was required to be put back until a wetland delineation is completed.

Commissioner Hellmich commented that any wetlands on the property could potentially be donated to a land trust and protected through a conservation easement.

Mrs. Mitchell stated that a master signage plan has been submitted. She explained that one of the proposed signs is located within the right of way and will require City Council approval. She further noted that vision clearance triangles have been provided to demonstrate that no sign visibility obstructions are present. She stated staff is recommending the following conditions:

- City Council approval of PDD26-000009 to modify the Magnolia Walk East PDD Master Plan
- Planning Commission and City Council approval of rezoning application Z26-000009
- The following are the “Conditions of Approval”
- City Council approval to rezone a portion of the PDD to B-1A (Z26-000009).
- 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
- The location of sign 3 in the master signage plan is subject to City Council approval allowing placement of said sign within the ROW of Crestview 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 the PDD modification.

Commissioner Hellmich made a motion to recommend the PDD Master Plan Modification to the Mayor and Council with staffs recommended conditions. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

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Motion to recommend the requested rezoning PDD modification subject to the staff's recommended conditions passes.

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.

Public Hearing: Vice Chairman Hare asked if there were any members to speak on the item. There were none.

Mrs. Shawn Mitchell stated B-1A zoning is appropriate for the Village Place type which the property is located in.

Planning Commission Action:

Mrs. Mitchell stated B-1A is appropriate for the Village Center Place type which the property is located in. She explained staff is recommending the following condition:

- Planning Commission and City Council approval of (PDD26-000004) to modify the Magnolia Walk East PDD master Plan.

Commissioner Hellmich made a motion to recommend the requested rezoning to the Mayor and Council subject to staffs recommend conditions. Commissioner Quaite seconded the motion.

Commissioner Hellmich stated commercial use is the highest and best use for property located along the Foley beach Express.

All Commissioners voted aye.

Motion to recommend the requested rezoning to the Mayor and Council subject to staffs recommended conditions passes.

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:

Commissioner Engel made a motion to deny the requested deviation for the reasons discussed during the work session. Commissioner Gebhart seconded the motion.

Commissioner Hellmich stated that he did not feel the requirement to install the trees

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constituted a hardship. He acknowledged that the applicant does not yet know the exact location of future access points, but noted that new subdivisions are typically required to install street trees before homes are constructed.

A representative of Burton Property Group stated there are existing oak trees currently located approximately 30 to 50 feet apart along the Foley Beach Express.

Commissioner Hellmich suggested that the applicant work with staff to preserve existing trees to potentially receive credit toward the tree requirements for those preserved trees.

Mr. Davis stated that when construction plans for the private road are submitted, the plans will be required to include the installation of the required street trees.

A representative of Burton Property Group asked if there is a problem with the plat for the requested subdivision being recorded without conditions since it is a minor.

Staff stated the denial of the deviation will not hold up the plat approval.

All Commissioners vote aye.

Motion to deny the requested deviation passes.

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.

Public Hearing:

Mrs. Shawn Mitchell stated staff is recommending the following conditions:

- Approval of PDD26-000009 the PDD modification of the Magnolia East Walk.
- 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 and the same shall be amended if said application is denied to reflect requirements of PDD zoning.
- Previously delineated wetlands/streams must be shown on the subdivision plat.
- Final plats must be recorded within 90 days of approval. The approval date will be based on City Council approval of PDD26-000009.

Mrs. Mitchell stated that a review of the previous records indicate the stream area was shown on the previous plats and needs to be shown until a wetland delineation is completed.

Ms. Kathy Jernigan asked for condition # 1 be removed. She stated they would like the approval to move forward with creation of this lot regardless of the approval of the PDD modification.

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Ms. Mitchell stated condition 1 can be removed since the use is currently commercial.

Planning Commission Action:

Commissioner Hellmich made a motion to approve the requested minor subdivision with the removal of condition number one and other conditions applying. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

Motion to approve the requested minor subdivision with the removal of condition number one and other conditions applying passes.

ADJOURN:

Vice Chairman Hare adjourn the meeting at 4:46 p.m.

MEETING DATE: July 15, 2026

CITIZENSERVE PERMIT #: ZSP26-000009 Site Plan Approval

PROJECT NAME: Redevelopment of Old Badcock into Ortho Medical Office

APPLICANT / OWNER: Lieb Engineering Company - Chris Lieb / TOG Real Estate, LLC

REQUEST(S): Renovation of the 12,610 square foot building into a medical office

RECOMMENDATION: Approval with Conditions

PROPERTY INFORMATION

July 2026 PC Packet, p. 12

Item #1

LOCATION: 510 S McKenzie St (Old Badcock location)

PIN(S): 113220

ACREAGE: 1.03

CURRENT ZONING: B-1A

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

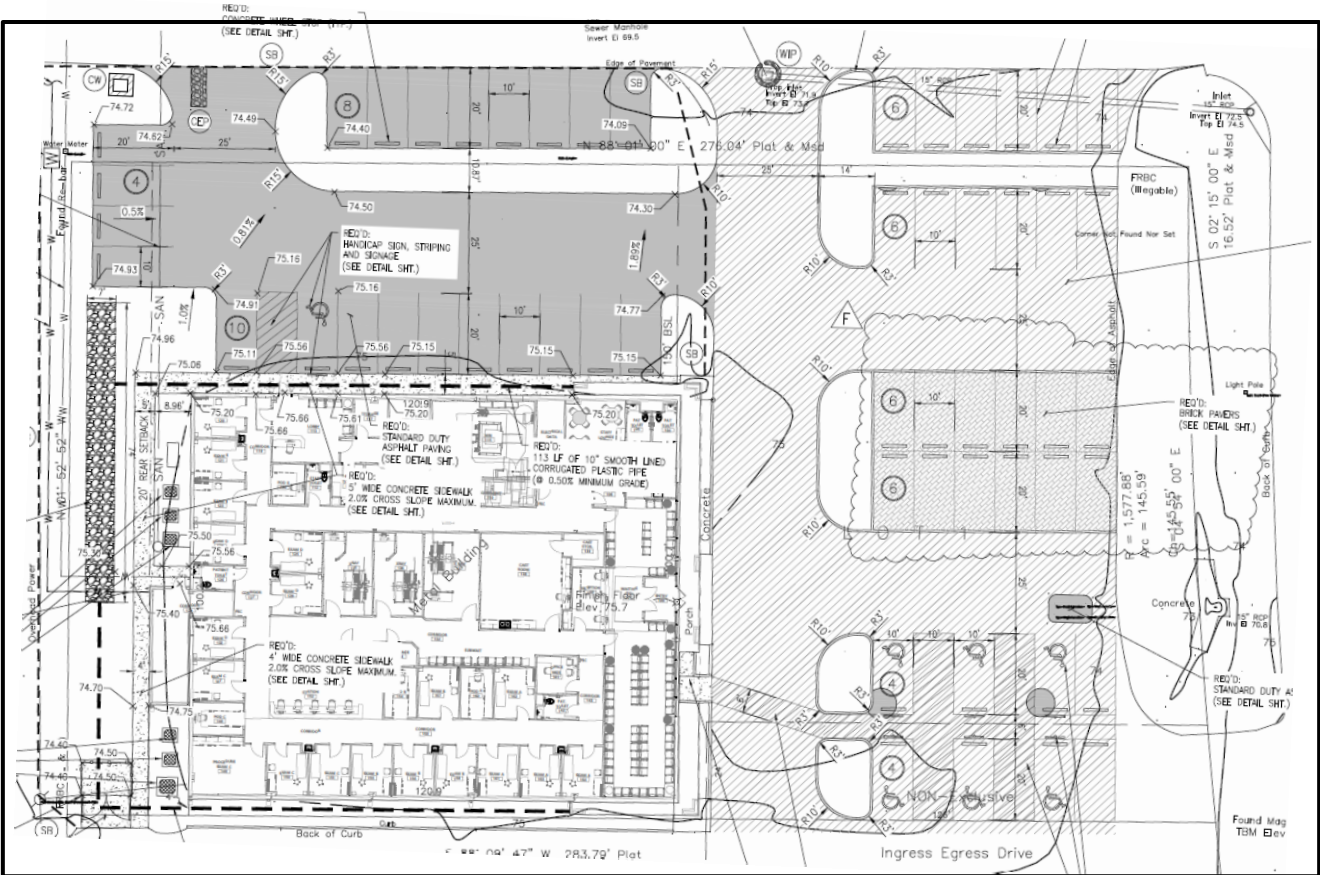
EXISTING USE: Vacant Commercial

PLACE TYPE: Commercial Corridor & Downtown Node



SITE PLAN

Item #1

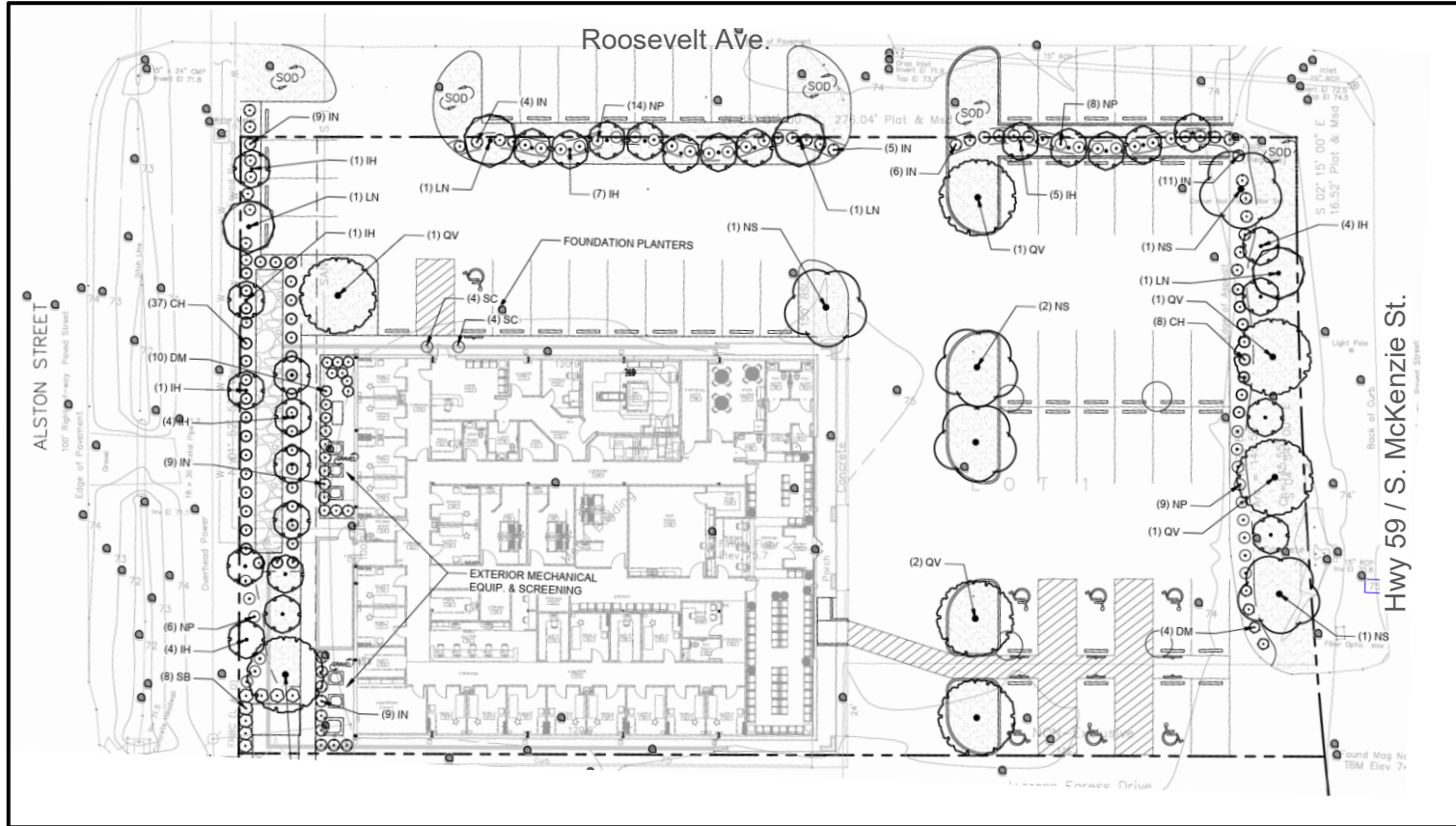


LEGEND

- STANDARD DUTY ASPHALT PAVING
- ASPHALT OVERLAY
- CONCRETE PAVING



Item #1



CONDITIONS OF APPROVAL (ZSP26-000009):

1. This development will be reviewed under the current Technical Design Manual (TDM) during the Land Development Permit phase.
2. At least 20% of the parking areas must use brick pavers to meet the TDM requirements.
3. Traffic calming, such as raised brick paver crossings, will be required along the access aisles between the building and parking areas.
4. Provide a pedestrian crossing from street parking to the building.

Site plan approval is valid for 12 months from the date of this meeting. A building permit must be obtained within that period (Zoning Ord.§11.1).

MEETING DATE: July 15, 2026

CITIZENSERVE PERMIT #: ZSP26-000010 Site Plan Approval

PROJECT NAME: New Horizons Credit Union - new branch build

APPLICANT / OWNER: The Element Group - Haley Fardelmann / New Horizons Credit Union

REQUEST: Site Plan Approval for a 2,060 square foot bank

RECOMMENDATION: Approval with Conditions

PROPERTY INFORMATION

July 2026 PC Packet, p. 17

Item #2

LOCATION: North of S Juniper Street and East of State Highway 59

PIN: 399403

ACREAGE: ±2.12 acres

CURRENT ZONING: B-1A - Extended Business District

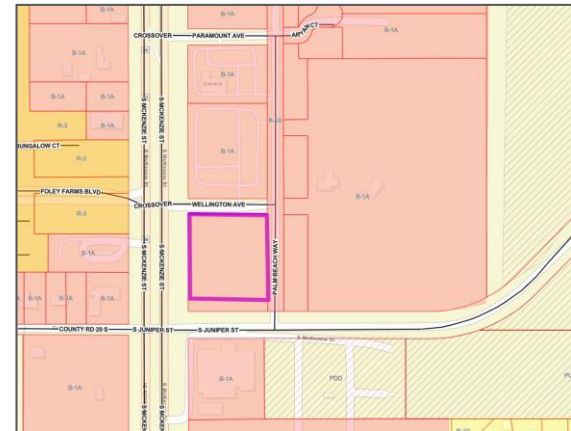
REQUESTED ZONING: N/A

OVERLAY DISTRICT: N/A

ADJACENT ZONING: North, East and South: B-1A,
West: B-1A & R-3

EXISTING USE: Vacant

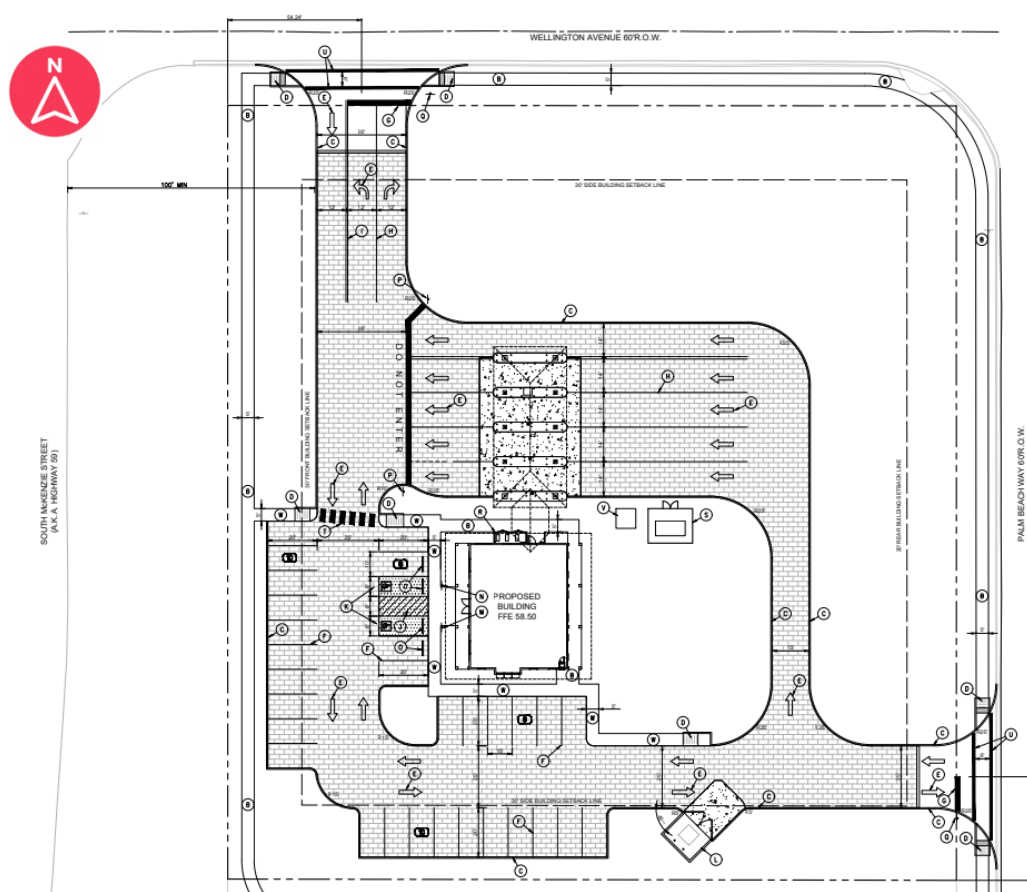
PLACE TYPE: Commercial Corridor & General Node



SITE PLAN

July 2026 PC Packet, p. 18

Item #2



LEGEND:

PROPERTY LINE	---
BUILDING SETBACK	---
6" CONCRETE CURB	---

PROPERTY DATA:

RETAIL A AREA:	2.12 ACRES
ZONING:	B1A - EXTENDED BUSINESS DISTRICT
BUILDING SETBACKS:	
FRONT:	30'
SIDE:	30'
REAR:	20'
DENSITY:	
GROSS:	0.47 BUILDINGS PER ACRE
NET:	0.60 BUILDINGS PER ACRE
LOT COVERAGE:	
IMPERVIOUS AREA:	45,046 SF
PERVIOUS AREA:	47,361 SF
TOTAL LOT COVERAGE:	48.75%

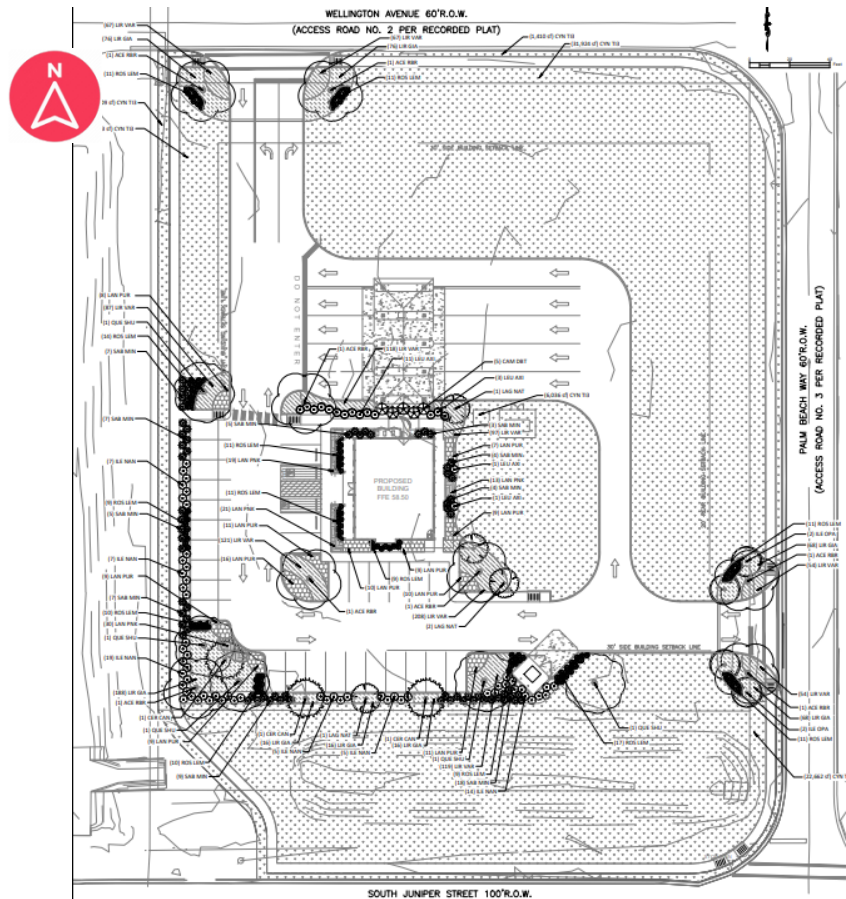
SITE PARKING DATA:

TOTAL	2,060 SF
PARKING SPACES PROVIDED:	
BANK STANDARD SPACES:	30 SPACES
BANK ACCESSIBLE SPACES:	2 SPACES
TOTAL SPACES PROVIDED:	32 SPACES
PARKING RATIO:	15.53 SPACES/1000 SF

LANDSCAPE PLAN

July 2026 PC Packet, p. 19

Item #2



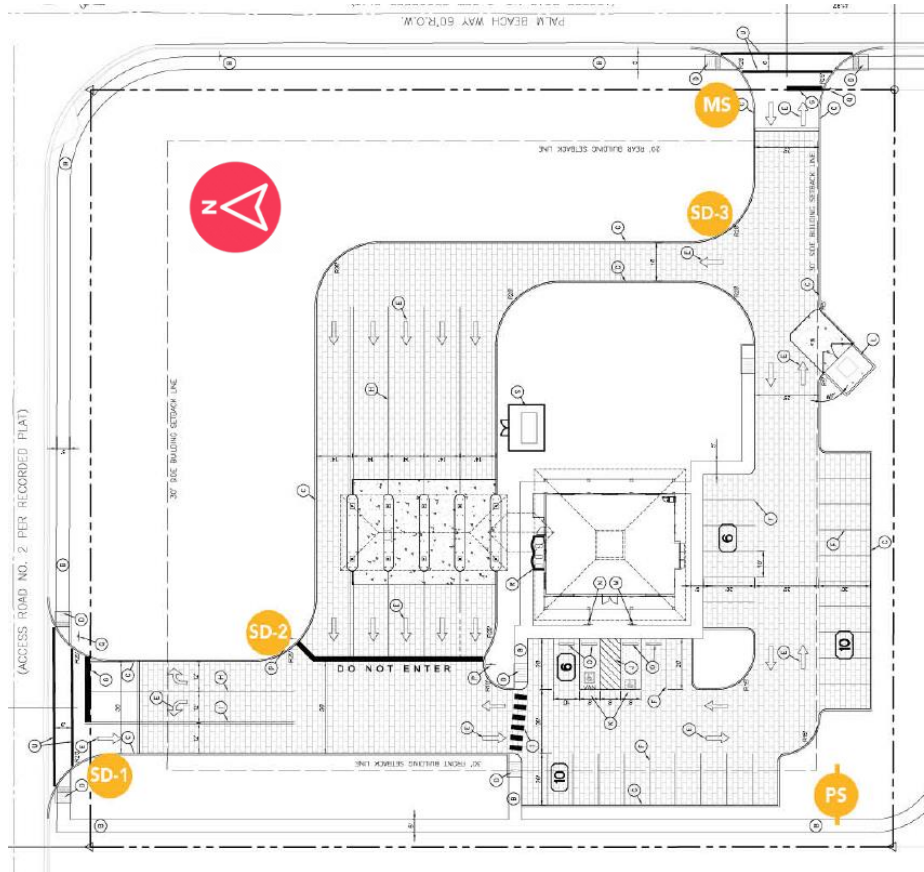
PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>HEIGHT</u>	<u>QTY</u>	<u>REMARKS</u>
<u>TREES</u>						
	ACE RBR	Acer rubrum / Red Maple	3" Cal.	10' Ht.	8	required native canopy (1 of 2)
	CER CAN	Cercis canadensis / Eastern Redbud	3" Cal.	8' Ht.	3	required native understory (2 of 2)
	ILE OPA	Ilex opaca / American Holly	3" Cal.	8' Ht.	4	required native understory (1 of 2)
	LAG NAT	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle Multi-Trunk	0.75" Cal.	10' Ht.	4	
	QUE SHU	Quercus shumardii / Shumard Oak	3" Cal.	10' Ht.	5	required native canopy (2 of 2)
<u>SHRUBS</u>						
	CAM DBT	Camellia japonica 'Debutante' / Debutante Camellia	7 gal.		5	
	ILE NAN	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	7 gal.		57	
	LEU AXI	Leucothoe axillaris / Coastal Leucothoe	5 gal.		16	
	ROS LEM	Rosa x 'Meisentalii' / Lemon Drift® Rose	3 gal.		144	
	SAB MIN	Sabal minor / Dwarf Palmetto	7 gal.		69	
<u>SYMBOL</u> <u>CODE</u> <u>BOTANICAL / COMMON NAME</u> <u>SIZE</u> <u>HEIGHT</u> <u>SPACING</u> <u>QTY</u> <u>REMARKS</u>						
<u>GROUND COVERS</u>						
	CYN T3	Cynodon dactylon 'Tif 419' / Tif 419 Bermudagrass	sod			68,742 sf
	LAN PNK	Lantana camara 'Pinkberry Blend' / Lucious® Pinkberry Blend™ Lantana	1 gal.		24" o.c.	83
	LAN PUR	Lantana montevidensis / Purple Trailing Lantana	1 gal.		36" o.c.	109
	LIR GIA	Liriope muscari 'Evergreen Giant' / Evergreen Giant Lilyturf	1 gal.		24" o.c.	524
	LIR VAR	Liriope muscari 'Variegata' / Variegated Lilyturf	1 gal.		18" o.c.	992

SIGNAGE PLAN

July 2026 PC Packet, p. 20

Item #2



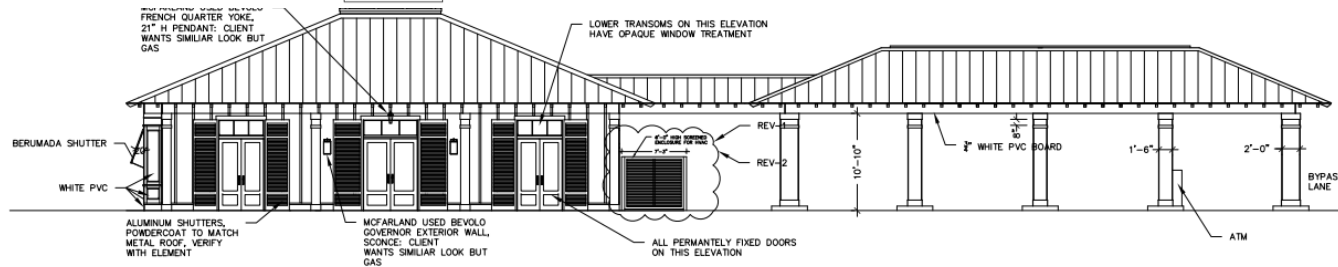
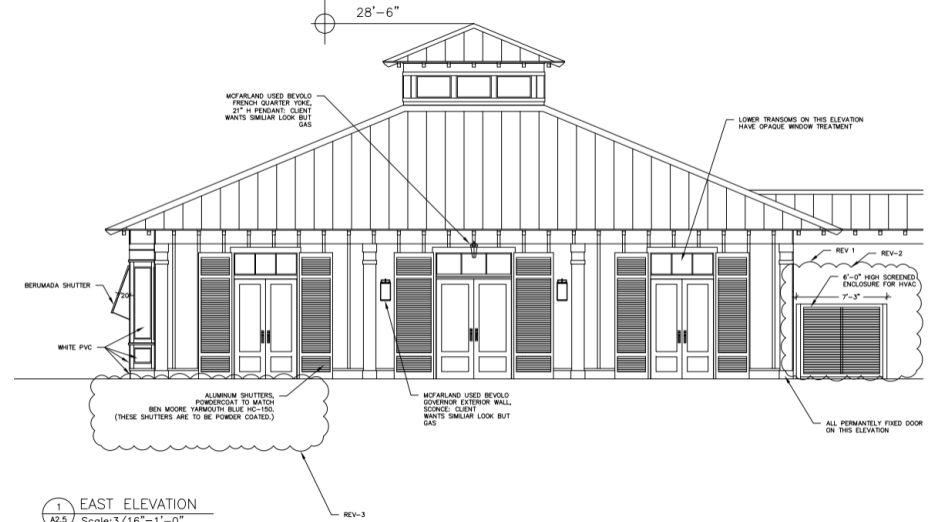
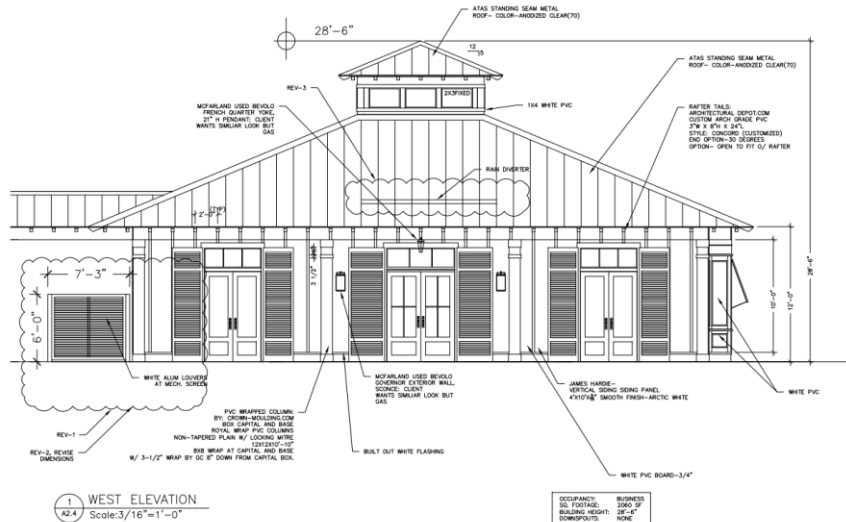
Merchandising & Graphic Key

ICON	DESCRIPTION	QTY.
SD	Site Directional Sign	3
MS	Illuminated Monument Sign	1
PS	Illuminated Pylon Sign	1

ELEVATIONS

July 2026 PC Packet, p. 21

Item #2



CONDITIONS OF APPROVAL (ZSP26-000010)

1. Update the Landscape Plan to meet the requirements of the current Technical Design Manual (TDM). The plan will be reviewed when applying for a Land Development Permit (LDP).

Site plan approval is valid for 12 months from the date of this meeting. A building permit must be obtained within that period (Zoning Ord. §11.1).