

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

September 16, 2026

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

**PLANNING COMMISSION
WORK SESSION AGENDA SEPTEMBER 16, 2026
(Council Chambers of City Hall) 4:00 P.M.**

The City of Foley Planning Commission will hold a work session on September 16, 2026 at 4:00 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

WORK SESSION:

1. *Anvil Industries Subdivision - Minor

The City of Foley Planning Commission has received a request for approval of the Anvil Industries Subdivision a minor subdivision which consists of 12.11+/- acres and 2 lots. Property is located at the NE corner of County Rd. 24 and N. Juniper St. and is located in the City of Foley Planning Jurisdiction. Applicant is Sawgrass Consulting, LLC.

2. Shoots/Stallworth Subdivision- Minor

The City of Foley Planning Commission has received a request for approval of the Shoots/Stallworth Subdivision a minor subdivision which consists of 3.34 +/- acres and 3 lots. Property is located W. of County Rd. 65 and N. of Dailey Ln. Applicant is Weygand Wilson Surveying LLC.

3. Scooter's Addition to South McKenzie Street- Minor

The City of Foley Planning Commission has received a request for approval of the Scooter's Addition to South McKenzie Street a minor subdivision which consists of 6 +/- acres and 2 lots. Property is located W. of S. McKenzie St. and N. of W. Michigan Ave. Applicant is Smith Clark & Associates, LLC.

4. Magnolia Walk 4th Subdivision- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of the Fourth Subdivision of Magnolia Walk, which consists of 89.2 +/- acres and 1 lot. Property is located N. of County Rd. 20 and E. of Foley Beach Express. Applicant is Smith Clark & Associates, LLC.

5. Foley OBGYN Addition- Site Plan

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

6. Magnolia Park PDD Multifamily Development- Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for Magnolia Park Multifamily Development. Property is located N. of County Rd. 20 and E. of Foley Beach Express. Applicant is Hagen Engineering.

7. Collins Aerospace Storage Building- Site Plan

The Planning Commission has received a request for approval of the site plan for Collins Aerospace Storage Building. Property is located at 1300 W. Fern Ave. Applicant is Lieb Engineering Company.

8. Subdivision Regulations- Discuss Revisions

9. ADJOURN:

**PLANNING COMMISSION
MEETING AGENDA SEPTEMBER 16, 2026
(Council Chambers of City Hall)
Immediately Following Work Session**

The City of Foley Planning Commission will hold a meeting on September 16, 2026 immediately following the work session in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

MEETING MINUTES:

Approval of the August 19, 2026 work session and meeting minutes.

AGENDA ITEMS:

1. *Anvil Industries Subdivision – Minor

The City of Foley Planning Commission has received a request for approval of the Anvil Industries Subdivision a minor subdivision which consists of 12.11+/- acres and 2 lots. Property is located at the NE corner of County Rd. 24 and N. Juniper St. and is located in the City of Foley Planning Jurisdiction. Applicant is Sawgrass Consulting, LLC.

Public Hearing:

Planning Commission Action:

2. Shoots/Stallworth Subdivision- Minor

The City of Foley Planning Commission has received a request for approval of the Shoots/Stallworth Subdivision a minor subdivision which consists of 3.34 +/- acres and 3 lots. Property is located W. of County Rd. 65 and N. of Dailey Ln. Applicant is Weygand Wilson Surveying LLC.

Public Hearing:

Planning Commission Action:

3. Scooter's Addition to South McKenzie Street- Minor

The City of Foley Planning Commission has received a request for approval of the Scooter's Addition to South McKenzie Street a minor subdivision which consists of 6 +/- acres and 2 lots. Property is located W. of S. McKenzie St. and N. of W. Michigan Ave. Applicant is Smith Clark & Associates, LLC.

Public Hearing:

Planning Commission Action:

4. Magnolia Walk 4th Subdivision- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of the Fourth Subdivision of Magnolia Walk, which consists of 89.2 +/- acres and 1 lot. Property is located N. of County Rd. 20 and E. of Foley Beach Express. Applicant is Smith Clark & Associates, LLC.

Public Hearing:

Planning Commission Action:

Note: *Denotes property located in the Planning Jurisdiction

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5. Foley OBGYN Addition- Site Plan

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

Planning Commission Action:

6. Magnolia Park PDD Multifamily Development- Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for Magnolia Park Multifamily Development. Property is located N. of County Rd. 20 and E. of Foley Beach Express. Applicant is Hagen Engineering.

Planning Commission Action:

7. Collins Aerospace Storage Building- Site Plan

The Planning Commission has received a request for approval of the site plan for Collins Aerospace Storage Building. Property is located at 1300 W. Fern Ave. Applicant is Lieb Engineering Company.

Planning Commission Action:

ADJOURN:

**PLANNING COMMISSION
WORK SESSION MINUTES AUGUST 19, 2026
(Council Chambers of City Hall) 4:00 P.M.**

The City of Foley Planning Commission held a work session on August 19, 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, Phillip Hinesley, Bill Swanson and Tommy Gebhart. Absent member was: Wes Abrams. Staff present were: Shawn Mitchell, Cory Rhodes, Eden Lapham, Amanda Cole, Jackie McGonigal, Taylor Davis, Raven Roberts and Melissa Ringler, Recording Secretary.

WORK SESSION:

1. Bovina Tretheway Subdivision - Minor

The Planning Commission has received a request for approval of Bovina Tretheway Subdivision a minor subdivision which consists of 9.85 +/- acres and 3 lots. Property is located E. of Foley Beach Express and W. of Roscoe Rd. Applicant is Engineering Design Group.

Mrs. Shawn Mitchell explained that the request is for a three lot subdivision with access from Roscoe Road. She noted that the property is currently split zoned, with B-1A zoning on the western portion and R-3 zoning on the eastern portion. She stated one of the primary purposes of the proposed subdivision is to place the existing residence, which is currently located on the R-3 portion of the property on its own parcel.

Mrs. Mitchell further explained that development of Lot 2 will require U.S. Army Corps of Engineers wetland fill permit to provide access from Roscoe Road. She stated that staff has identified a few minor items that will need to be addressed; however, these items can be added as conditions of approval and would not delay approval of the request.

2. Checkmat Foley Brazilian Jiu-Jitsu- Conditional Use

The Planning Commission has received a request for a Conditional Use for Article 19.1 B, to allow a Jiu-Jitsu gym in an M-1 zone. Property is located at 21860 U.S. Hwy 98, Suite 102. Applicant is Mako Services- Bryan Hodges.

Mrs. Eden Lapham explained the request is for a conditional use permit to allow a martial arts gym within an M-1 zoning district. She went over the determining factors for consideration with the Commissioners. She stated staff is recommending approval, subject to the condition that the property owner must rezone to B-3 and obtain a Conditional Use Permit for the wholesale component of the existing tenant rather than request another Conditional Use Permit for the final tenant space.

3. New Office & Warehouse- Site Plan

The Planning Commission has received a request for approval of the site plan for a New Office and Warehouse. Property is located E. of Foley Beach Express and S. of Industrial Parkway. Applicant is Clark, Geer, Latham and Associates.

Mrs. Cory Rhodes went over the requested site plan with the Commission and explained staff is recommending approval, subject to conditions related to the building facade and garage door

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orientation. She noted revised building documents addressing the conditions will be required to be submitted during the Land Development Permitting process.

4. Collins Aerospace Storage Building- Site Plan

The Planning Commission has received a request for approval of the site plan for Collins Aerospace Storage Building. Property is located at 1300 W. Fern Ave. Applicant is Lieb Engineering Company.

Mrs. Rhodes went over the proposed site plan with the Commissioners and explained staff is recommending approval.

5. North Foley Industrial Park/City of Foley- Rezoning

The Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 121 +/- acres. Property is currently zoned B-1A (Extended Business District) and R-3 (Residential Multi-Family). Proposed zoning is PID (Planned Industrial District). Property is located at the SE corner of N. Juniper St. and the Foley Beach Express. Applicant is the City of Foley.

Mrs. Rhodes explained the requested rezoning to PID would accommodate an industrial park, which is consistent with the property's designated place type in the Comprehensive Plan.

6. Realty Executives Gulf Coast/Rolling Stones, LLC- Rezoning

The Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 4.38 +/- acres. Property is currently zoned B-1A (Extended Business District). Proposed zoning is B-3 (Local Business District). Property is located E. of Bender Rd. and N. of US Hwy. 98. Applicant is Realty Executives Gulf Coast, Randy McKinney.

Mrs. Lapham stated the requested zoning B-3 is consistent with the property's designated place type in the Comprehensive Plan. She stated that the applicant is proposing to build a wholesale air conditioning business which will also include a training program for technicians. She explained the wholesale use would require a conditional use permit. She explained that the property is located near the apartments being constructed on Springsteen Lane and would support the apartment's workplace housing designation.

7. Realty Executives Gulf Coast/ Johnstone Supply HVAC Company- Conditional Use

The Planning Commission has received a request for a Conditional Use for Article 18.1.4 B, to allow wholesale in a B-3 zone. Property is located E. of Bender Rd. and N. of US Hwy. 98. Applicant is Realty Executives Gulf Coast, Randy McKinney.

Mrs. Lapham explained the request is to establish a wholesale air conditioning business on the property. She went over the determining factors with the Commission.

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8. Comprehensive Plan- Amendments

Mrs. Mitchell went over the proposed amendments with the Commissions. She explained revisions to the Subdivision Regulations will be presented to the Commission for consideration at a future meeting.

ADJOURN:

Meeting adjourned at 4:17 p.m.

**PLANNING COMMISSION
MEETING MINUTES AUGUST 19, 2026
(Council Chambers of City Hall)
Immediately Following Work Session**

The City of Foley Planning Commission held a meeting on August 19, 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, Phillip Hinesley, Bill Swanson and Tommy Gebhart. Absent member was Wes Abrams. Staff present were: Shawn Mitchell, Cory Rhodes, Eden Lapham, Amanda Cole, Jackie McGonigal, Raven Roberts, Taylor Davis and Melissa Ringler, Recording Secretary.

Vice Chairman Hare called the meeting to order at 4:18 p.m.

MEETING MINUTES:

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

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

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

AGENDA ITEMS:

1. Bovina Tretheway Subdivision - Minor

The Planning Commission has received a request for approval of Bovina Tretheway Subdivision a minor subdivision which consists of 9.85 +/- acres and 3 lots. Property is located E. of Foley Beach Express and W. of Roscoe Rd. Applicant is Engineering Design Group.

Public Hearing:

Mrs. Shawn Mitchell stated the subdivision consists of three lots, all of which have access off of Roscoe Rd. She explained that one of the lots contains a residential home that is being sold, which is the reason for the proposed subdivision. Mrs. Mitchell further noted that staff is recommending a conditional approval, subject to minor corrections.

Vice-Chairman Hare asked if there were any members of the public to speak on the item.

Commissioner Engel asked whether there were any plans for Lots 1 and 2.

Mr. Michael Johnson stated that there are currently no plans for Lots 1 and 2 and explained that the purpose of the subdivision at this time is to separate the residential lot.

Planning Commission Action:

Commissioner Hellmich made a motion to conditionally approve the requested minor subdivision with the required corrections as noted by staff. Commissioner Swanson seconded the motion. All members voted aye.

Motion for approval of the requested subdivision passes with the following conditions 1. Add signature block for Baldwin County Highway Director, 2. Add "AL-161" label to FBE ROW

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Immediately Following Work Session**

and add ROW width to the plat, 3. Development on Lot 2 will require a US Army Corps of Engineers (USACE) wetland fill permit to provide access from Roscoe Rd. A note to that effect has been added to the plat.

2. Checkmat Foley Brazilian Jiu-Jitsu- Conditional Use

The Planning Commission has received a request for a Conditional Use for Article 19.1 B, to allow a Jiu-Jitsu gym in an M-1 zone. Property is located at 21860 U.S. Hwy 98, Suite 102. Applicant is Mako Services- Bryan Hodges.

Mrs. Eden Lapham stated the requested conditional use is acceptable with the current existing tenant within the strip, but there is still one additional space and possible future changes of tenancy that could allow an incompatible manufacturing use by right. The owner has been made aware a rezoning to B-3 and obtaining a Conditional Use Permit for the wholesale component of City Electric will be required before another Conditional Use Permit for the final space could be requested.

Public Hearing:

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

Planning Commission Action:

Commissioner Gebhart made a motion to approve the request, subject to staff's conditions. Commissioner Quaites seconded the motion. All Commissioners voted aye.

Motion to approve the requested conditional use passes with the condition that the property owner must rezone to B-3 and obtain a Conditional Use Permit for the wholesale component of the existing tenant rather than requesting another Conditional Use Permit for the final tenant space.

3. New Office & Warehouse- Site Plan

The Planning Commission has received a request for approval of the site plan for a New Office and Warehouse. Property is located E. of Foley Beach Express and S. of Industrial Parkway. Applicant is Clark, Geer, Latham and Associates.

Mrs. Cory Rhodes went over the proposed site plan and explained staff is recommending approval with conditions related to the building façade and garage door orientation. Revised building documents shall be submitted during the Land Development Permitting process.

Planning Commission Action:

Commission Hellmich made a motion to approve the request, subject to staff's conditions. Commissioner Gebhart seconded the motion.

Commissioner Engel asked whether the proposed use is consistent with the Comprehensive Plan.

Mrs. Rhodes confirmed that it is.

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All Commissioners voted aye.

Motion to approve the requested site plan passes with the following conditions 1. Per Section 9.2 of the Zoning Ordinance, metal building facades are not permitted within 200' of a public right-of-way. The portion of the building facing the road will need to include a facade composed of stucco, brick, scored concrete, split-face concrete block, wood, or a combination of these materials. This material shall extend for a minimum of ten (10) feet along building elevations not adjacent to a thoroughfare, 2. Per Section 6.8 of the Zoning Ordinance, garage doors cannot face or be visible from a classified road and must be oriented toward interior side or rear yards or internal service areas, 3. Revised building documents shall be submitted during the Land Development Permitting process.

4. Collins Aerospace Storage Building- Site Plan

The Planning Commission has received a request for approval of the site plan for Collins Aerospace Storage Building. Property is located at 1300 W. Fern Ave. Applicant is Lieb Engineering Company.

Planning Commission Action:

Mr. Vance McCown stated that the proposed building would be constructed on a 161 acre parcel. He stated they would like to locate the building in an alternate location, which he believes is permitted by the Zoning Ordinance as a minimal change. He explained that staff is not considering the change minimal. He further stated that there would be no new slab, as the building would be erected on existing concrete. He stated that there are no neighboring properties that would be affected and that there are no engineering or planning reasons that would prevent constructing the building in the alternate location.

Commissioner Hellmich stated that staff had reviewed the requested changes and determined that relocating the building approximately 500' does not constitute a minimal change.

Mrs. Mitchell stated the revised site plan showing the proposed location has not been submitted to staff through Citizenserve.

Mr. Wayne Dyess stated that he supports staff's decision. He explained that established deadlines are in place to provide staff with adequate time to review submitted items and make recommendations to the Commission.

Commissioner Gebhart stated he was not comfortable approving a location that had not yet been reviewed. He indicated that he could not support the request for a new location at this time but would support tabling the item. He also stated the Commission has to be mindful of setting a precedent.

Staff stated the applicant could table the item or proceed with the submitted location and apply for alternate location for next month's agenda.

Mr. McCown stated they would proceed with the submitted location at this time.

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Commissioner Hellmich made a motion to approve the requested site plan. Commissioner Engel seconded the motion. Commissioner Quaites abstained, all other Commissioners voted aye.

Motion to approve the requested site plan passes.

5. North Foley Industrial Park/City of Foley- Rezoning

The Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 121 +/- acres. Property is currently zoned B-1A (Extended Business District) and R-3 (Residential Multi-Family). Proposed zoning is PID (Planned Industrial District). Property is located at the SE corner of N. Juniper St. and the Foley Beach Express. Applicant is the City of Foley.

Mrs. Rhodes explained the requested zoning designation PID is consistent with the property's designated place type in the Comprehensive Plan, which identifies the area as industrial.

Public Hearing:

Chairman Hare asked if there were any members of the public to speak on the item.

A resident stated her homes faces the subject property and expressed concern about the rezoning. She noted that Juniper Street currently experiences flooding and expressed additional concerns regarding data centers.

Commissioner Hellmich stated that the City is working with Baldwin County to have the road paved, noting that Juniper Street remains a Baldwin County road and that there are existing right-of-way issues. He stated the City currently has no specific plans for the property but intends the use to be a light industrial in the future if needed. He clarified that no development is currently proposed and that the property will continue to be used for farming at this time.

Commissioner Hellmich further stated that the City has placed a six month moratorium on data centers to allow the City time to develop appropriate regulations and requirements to protect the City and surrounding properties.

Mr. Wayne Dyess stated that any future development would be subject to landscaping and lighting requirements and would be carefully regulated to protect surrounding properties.

Planning Commission Action:

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

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

6. Realty Executives Gulf Coast/Rolling Stones, LLC- Rezoning

The Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 4.38 +/- acres. Property is currently zoned B-1A (Extended Business

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District). Proposed zoning is B-3 (Local Business District). Property is located E. of Bender Rd. and N. of US Hwy. 98. Applicant is Realty Executives Gulf Coast, Randy McKinney.

Public Hearing:

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

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

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

7. Realty Executives Gulf Coast/ Johnstone Supply HVAC Company- Conditional Use

The Planning Commission has received a request for a Conditional Use for Article 18.1.4 B, to allow wholesale in a B-3 zone. Property is located E. of Bender Rd. and N. of US Hwy. 98. Applicant is Realty Executives Gulf Coast, Randy McKinney.

Public Hearing:

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

Planning Commission Action:

Commissioner Gebhart made a motion to approve the requested Conditional Use Permit subject to staff's conditions. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Mr. Randy McKinney introduced members from the Johnstone Supply HVAC Company and stated they will be building a 30,000 building which will include an education component for HVAC training.

Motion to approve the requested Condition Use Permit passes subject to City Council approval of the rezoning of Z26-000011.

8. Comprehensive Plan- Amendments

Public Hearing:

Commissioner Hellmich made a motion to approve the requested Comprehensive Plan amendments. Commissioner Quaites seconded the motion.

Commissioner Hinesley asked if the Scenic Byway has been incorporated into the plan.

Staff stated the Scenic Byway is addressed in the Zoning Ordinance.

Commissioner Engel suggested considering the addition of a vegetative buffer or pathway around the industrial park.

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All Commissioners voted aye.

Motion to approve the requested Comprehensive Plan amendments passes.

ADJOURN:

Chairman Hare made a motion to adjourn the meeting at 4:58 p.m.



Planning Commission Meeting

Wednesday, September 16, 2026

Meeting Agenda Items

1. Anvil Industries Subdivision - Minor Subdivision
2. Shoots / Stallworth Subdivision - Minor Subdivision
3. Scooter's Coffee - Minor Subdivision
4. Magnolia Walk 4th Subdivision - Preliminary Plan
5. Foley OBGYN Addition - Site Plan
6. Magnolia Park PDD Multifamily Development - Site Plan
7. Collins Aerospace Storage Building Addition - Site Plan
8. Discussion item: Subdivision Regulation revisions

MEETING DATE: September 16, 2026

CITIZENSERVE PERMIT #: SUB26-000009 - Minor Subdivision

PROJECT NAME: Anvil Industries Subdivision

APPLICANT / OWNER(S): Sawgrass Consulting LLC / William Schneider

REQUEST(S): Approval of a Final Plat for a two-lot subdivision

RECOMMENDATION: Approval

Final Plats must be recorded with the Baldwin Co. Probate Office within 90 days of Planning Commission approval (Subdivision Regs. §4.6D).

PROPERTY INFORMATION

mmwy PC Packet, p. 16

Item #1

LOCATION: North of CR24, East of N Juniper

PIN(s): 37817

ACREAGE: 12.11 ac

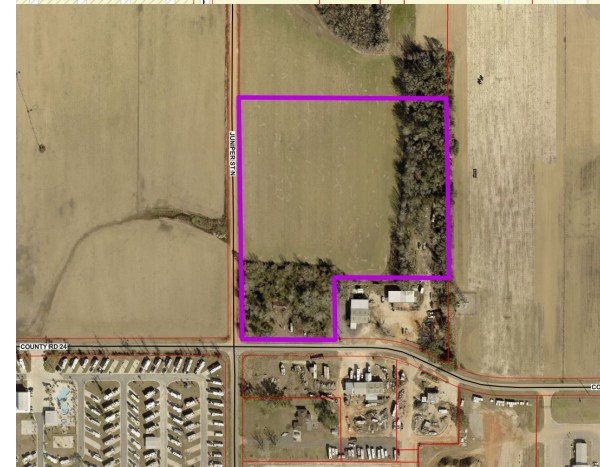
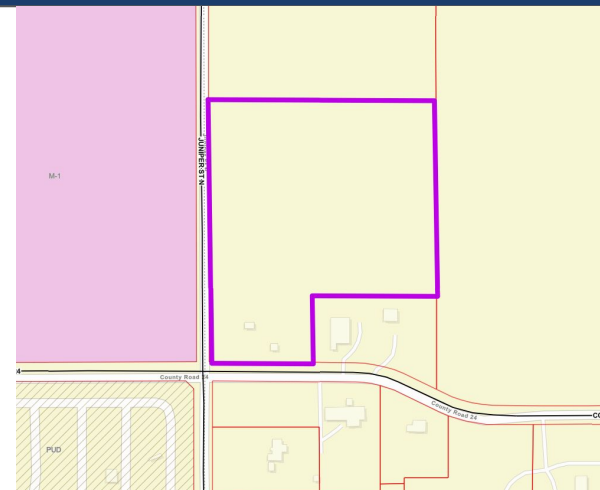
CURRENT ZONING: Unzoned BC Dist 18

OVERLAY DISTRICT: N/A

ADJACENT ZONING: M-1 and Unzoned BC Dist 18

EXISTING USE: Farmland

PLACE TYPE: Planning Jurisdiction



OWNER'S DECLARATION

I, **WILLIAM H. SCHNEIDER**, HAVE CAUSED THE LAND HEREIN TO BE SURVEYED, Laid Out and Platted to be known as **ANVIL INDUSTRIES SUBDIVISION** a part of SECTION 7, TOWNSHIP 7 NORTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE (STREETS, DRIVE, ALLEYS, EASEMENTS, ETC.) AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

WILLIAM H. SCHNEIDER _____ DATE _____ 2028

CERTIFICATION BY NOTARY PUBLIC

I, _____ A NOTARY PUBLIC IN AND FOR BALDWIN COUNTY AND STATE OF ALABAMA, HEREBY CERTIFY THAT WILLIAM H. SCHNEIDER, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS A OWNER IS KNOWN TO ME, AND HAS BEEN SO KNOWN TO ME, ON THIS DAY THAT HE HAS FULLY INFORMED OF THE CONTENTS OF SAID INSTRUMENT, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CONVEYOR.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 2028.

NOTARY PUBLIC _____

CERTIFICATE OF APPROVAL BY RIVERIA UTILITIES (WATER)

THE UNDERSIGNED, AS AUTHORIZED BY RIVERIA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS _____ DAY OF _____ 2028.

(AUTHORIZED SIGNATURE) _____

CERTIFICATE OF APPROVAL BY RIVERIA UTILITIES (GAS)

THE UNDERSIGNED, AS AUTHORIZED BY RIVERIA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS _____ DAY OF _____ 2028.

(AUTHORIZED SIGNATURE) _____

CERTIFICATE OF APPROVAL BY BALDWIN EMC (POWER)

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY EMC, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS _____ DAY OF _____ 2028.

(AUTHORIZED SIGNATURE) _____

CERTIFICATE OF APPROVAL BY E-91 GIS/ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-91, HEREBY APPROVES THE ROAD NAMES AS SHOWN ON THE MAP WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS _____ DAY OF _____ 2028.

(AUTHORIZED REPRESENTATIVE) _____

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER FOR BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS _____ DAY OF _____ 2028.

BALDWIN COUNTY ENGINEER _____

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING DIRECTOR

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS _____ DAY OF _____ 2028.

(PLANNING DIRECTOR) _____

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY HEALTH DEPARTMENT

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL, IN SELECTION BY THE BALDWIN COUNTY HEALTH DEPARTMENT, FOR REPRESENTATION AS A LOT FOR WASTE WATER TREATMENT PLANT TREATMENT AS A WASTE WATER TREATMENT PLANT. IF REPRESENTATION IS SUBMITTED, IF DETERMINED, THE LOT APPROVAL MAY COVER CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT AS OUTLINED DURING SPECIAL MAINTENANCE AND REPAIRING REQUIREMENTS, AND THESE ARE ON FILE WITH THE BALDWIN COUNTY HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREIN.

SIGNED THIS _____ DAY OF _____ 2028.

(AUTHORIZED SIGNATURE) _____

ANVIL INDUSTRIES SUBDIVISION

LOT 1

706.60 ACRES

5.71 ACRES

283.130 S.F.

LOT 2

5.10 ACRES

223.188 S.F.

SITE DATA

PARCEL # 02-54-02-16-0-002-01-000

SECTION 16, TOWNSHIP 7 NORTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA

OWNER: WILLIAM H. SCHNEIDER

SURVEYOR: DREW L. SCOTT, P.E.

ZONING: (PER BALDWIN COUNTY PLANNING DEPT. 18)

STREETS: (PER BALDWIN COUNTY PLANNING DEPT. 18)

UTILITIES: (PER BALDWIN COUNTY PLANNING DEPT. 18)

SEWER: (PER BALDWIN COUNTY PLANNING DEPT. 18)

WATER: (PER BALDWIN COUNTY PLANNING DEPT. 18)

STREETS: (PER BALDWIN COUNTY PLANNING DEPT. 18)

UTILITIES: (PER BALDWIN COUNTY PLANNING DEPT. 18)

SEWER: (PER BALDWIN COUNTY PLANNING DEPT. 18)

WATER: (PER BALDWIN COUNTY PLANNING DEPT. 18)

VICINITY MAP

LEGEND

OPEN ROAD FRONT

ROAD FRONT

1/4" DRIVE ROAD NOT TO 100' LOT

POWER POLE

DAY WALK

TELEPHONE POLE

TRAIL SIDE DRIVE

WATER MAIN

GAS MAIN

TRAIL FRONT

WATER VALVE

UNDERGROUND WATER LINE

UNDERGROUND POWER LINE

SEWER LINE

PROPERTY LINE

GRAPHIC SCALE

1" = 100' AL

APPROVED FINAL PLAT Planning & Zoning MARY BOOTH 07-29-2026

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY ENGINEERS

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA.

DATED THIS _____ DAY OF _____ 2028.

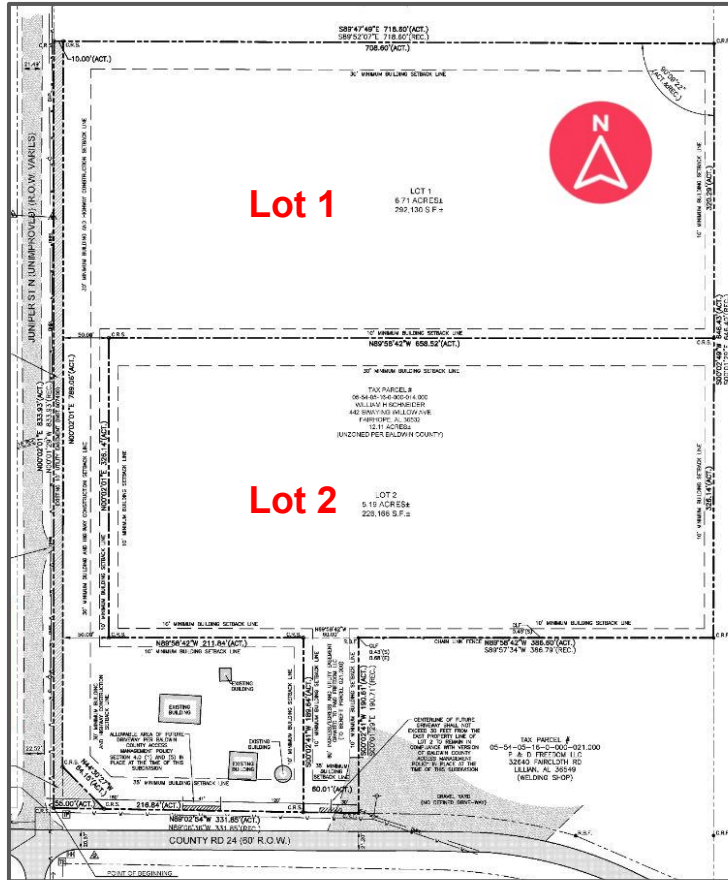
CITY ENGINEER _____

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY

THE WITHIN PLAT OF ANVIL INDUSTRIES SUBDIVISION, FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ 2028.

CITY PLANNING COMMISSION (CHAIRMAN) _____



SITE DATA

TAX PARCEL # 05-54-05-16-0-000-014.000
NUMBER OF LOTS = 2
SMALLEST LOT SIZE = 5.19± ACRES
TOTAL SITE = 12.11± ACRES

OWNER

WILLIAM H SCHNEIDER
442 SWAYING WILLOW AVE
FAIRHOPE, AL 36532

SURVEYOR

ERCIL E. GODWIN, PLS
ALABAMA LICENSE NO. 26621
SAWGRASS CONSULTING, LLC
30673 SGT EI BOOTS THOMAS DR
SPANISH FORT, AL 36527

ZONING

UNZONED
(PER BALDWIN COUNTY PLANNING DISTRICT 18)

PROPERTY LOCATED WITHIN
THE EXTRATERRITORIAL
JURISDICTION (PLANNING JURISDICTION)
OF THE CITY OF FOLEY

SETBACKS

FOR UNZONED PROPERTY IN CITY OF
FOLEY PLANNING JURISDICTION

FRONT = 35 FEET
REAR = 30 FEET
SIDE = 10 FEET
SIDE STREET = 20 FEET

UTILITIES

POWER = BALDWIN COUNTY EMC
WATER AND GAS = RIVIERA UTILITIES
SEWER = SEPTIC

MEETING DATE: September 16, 2026

CITIZENSERVE PERMIT #: SUB26-000010 Minor Subdivision

PROJECT NAME: Shoots / Stallworth Subdivision

APPLICANT / OWNER: Weygand Wilson Surveying LLC / Randolph & Louise Stallworth (PIN 40169) and Elijah & Barbara Shoots (PIN 51521)

REQUEST(S): Approval of a Final Plat for the subdivision of 2 lots into 3 lots

RECOMMENDATION: Approval

Final Plats must be recorded with the Baldwin Co. Probate Office within 90 days of Planning Commission approval (Subdivision Regs. §4.6D).

PROPERTY INFORMATION

mmwy PC Packet, p. 20

Item #2

LOCATION: West of CR65, N of Dailey Ln

PIN(S): 40169 & 51521

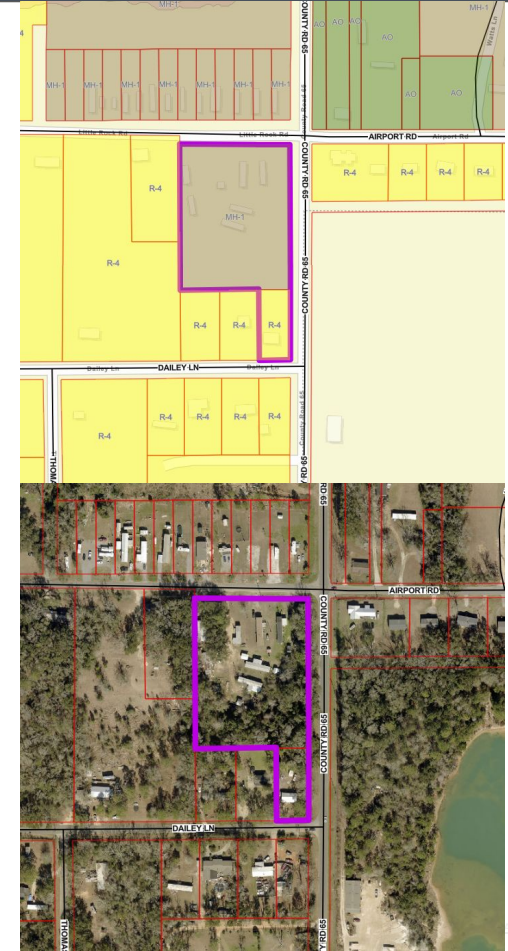
ACREAGE: 3.34 ac

CURRENT ZONING: MH-1 & R-4

ADJACENT ZONING: MH-1, R-4, & Unzoned BC Dist 18

EXISTING USE: Residential

PLACE TYPE: Suburban Neighborhood



FINAL PLAT

Item #2

SITE DATA

CURRENT ZONING:

LOTS 1 & 2 - ZONE R-4

LOT 3 - ZONE MH-1

NUMBER OF LOTS: 3

TOTAL AREA: 3.34 ACRES

SMALLEST LOT: 9,522 SF

LARGEST LOT: 2.91 ACRES

SETBACKS FOR R-4 ZONE

FRONT - 30'

REAR - 30'

SIDE - 10'

SIDE ABUTTING STREET - 30'

SETBACKS FOR MH-1 ZONE

30' FROM ROW

EASEMENTS

FRONT - 15'

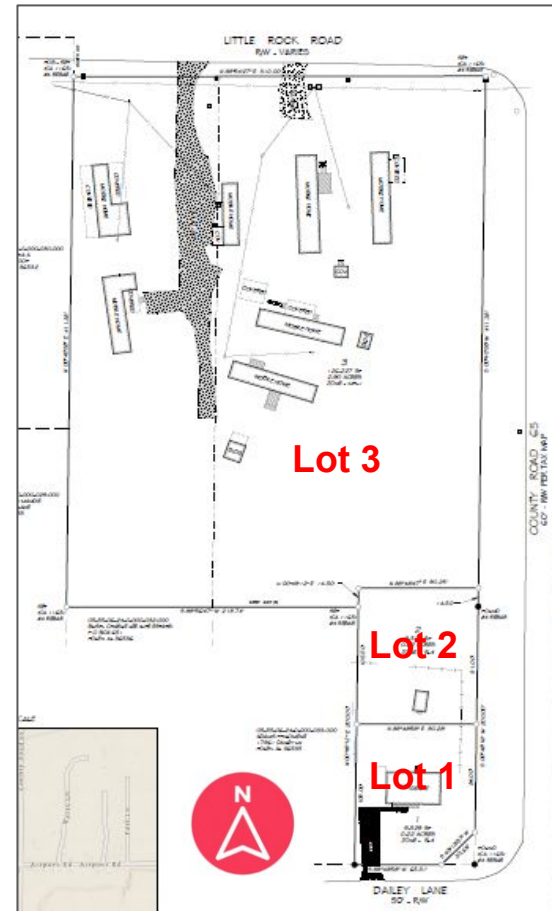
REAR - 15'

SIDE - 10'

AND AS SHOWN

NOTES:

1. BEARINGS ARE BASED ON NAD83 AL WEST ZONE AS OBTAINED BY GPS OBSERVATION.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THIS PROPERTY WAS SCALED ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP NUMBER 01003C0812M EFFECTIVE 4/19/2019 AND FOUND TO BE IN ZONE X.
4. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 12" ABOVE THE HIGHEST ADJACENT CENTERLINE OF ROADWAY.
5. THE PROVIDED RIGHT OF WAY CORNER CLIP IS DEDICATED IN FAVOR OF THE CITY OF FOLEY, AL. NO FENCES OR FILL MATERIAL MAY BE PLACED THAT WOULD OBSTRUCT THE FLOW OF WATER. THE CITY MAY REMOVE ANY MATERIAL OF STRUCTURE PLACED IN VIOLATION OF THIS NOTE.
6. NO PRE-REGULATORY SOLID WASTE FILL SHALL BE DISTURBED WITHOUT PROPER PERMITTING.



MEETING DATE: September 16, 2026

CITIZENSERVE PERMIT #: SUB26-000012 Minor Subdivision

PROJECT NAME: Scooter's Coffee

APPLICANT / OWNER: Smith, Clark, & Associates, LLC

REQUEST(S): Approval of a Final Plat for a two-lot minor subdivision

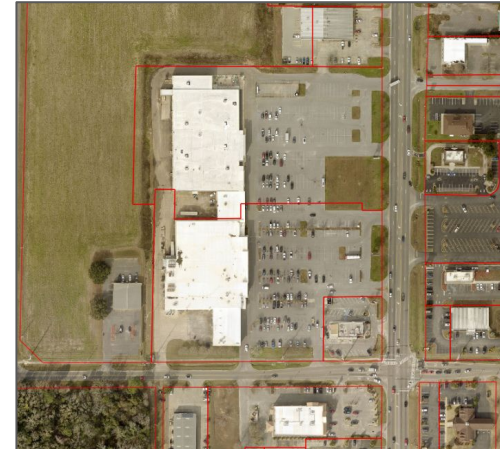
RECOMMENDATION: Approval with Conditions

CONDITIONS OF APPROVAL (SUB26-000012):

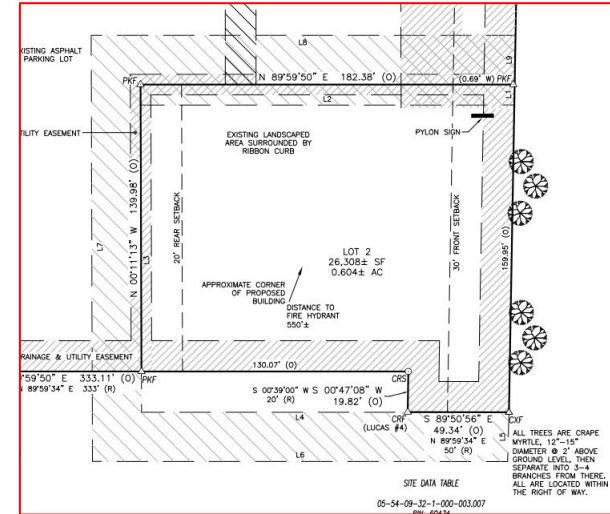
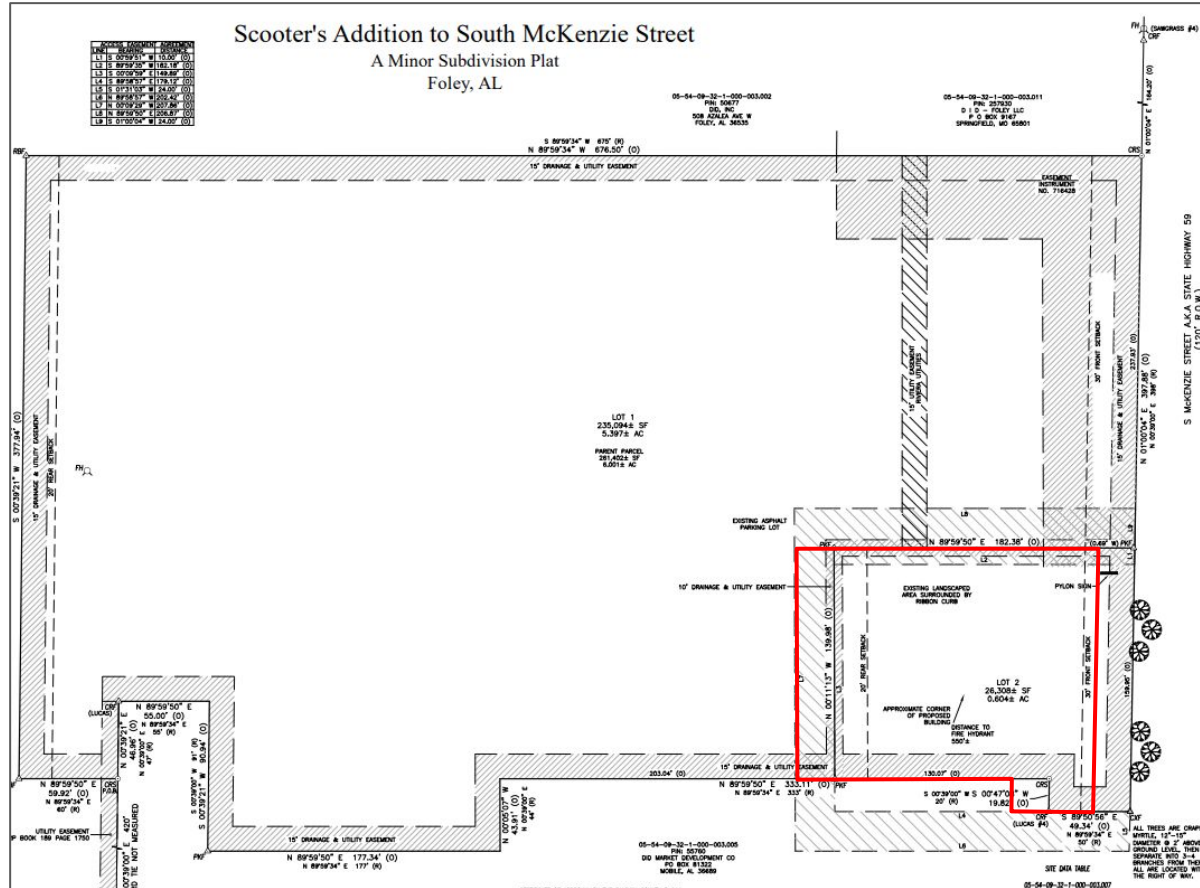
1. Engineering recommends approval for the Scooter's Coffee subdivision with the condition that the access easement is called out on the plat. Currently the easement hatch is shown but not called out.

Final Plats must be recorded with the Baldwin Co. Probate Office within 90 days of Planning Commission approval (Subdivision Regs. §4.6D).

PLACE TYPE: Commercial Corridor



Item #3



SITE DATA TABLE

05-54-09-32-1-000-003.007

PIN: 60434

D I D MARKET DEVELOPMENT CO

PO BOX 81322

MOBILE, AL 36689

NUMBER OF LOTS: 2

PARENT PARCEL: 261,402± SF 6.001 AC

SMALLEST LOT SIZE: 26,308± SF 0.604 ACRE

CURRENT ZONING: B-1A

PLACE: RETAIL

SETBACKS: 30' FRONT, 20' REAR, 0' SIDE UNLESS ABUTTING STREET

DRAINAGE/UTILITY EASEMENTS

EXT. REAR & SIDE BOUNDARY LOT LINES: 15 FT

INTERIOR REAR & SIDE LOT LINES: 10 FT

BRANCHES F
A
T

MEETING DATE: September 16, 2026

CITIZENSERVE PERMIT #: SUB26-000014 Preliminary Plan

PROJECT NAME: Magnolia Walk 4th Subdivision

APPLICANT / OWNER: SCP/BPG Magnolia Holdings LLC

REQUEST(S): Preliminary Plan approval for a 2-Lot Subdivision

RECOMMENDATION: Approval with conditions

CONDITION(S) OF APPROVAL (SUB26-000014)

1. Submit a Final Plat for approval. This parcel has been subdivided into more than 5 lots and is not eligible for a minor subdivision. The Final Plat must be administratively approved before the Preliminary Plan expires, and must match the Preliminary Plan approved at this meeting.

Preliminary Plan approval is valid for 24 months from the date of Planning Commission approval (Subdivision Regs. §4.5G).

PROPERTY INFORMATION

mmwy PC Packet, p. 29

Item #4

LOCATION: N of Mifflin Rd, E of SR 161

PIN(S): 17683

ACREAGE: 89.2 ac

CURRENT ZONING: B-1A, PDD

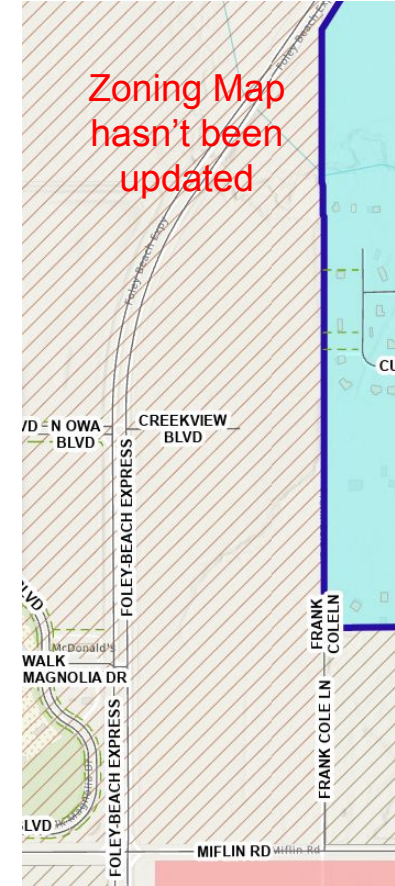
REQUESTED ZONING: N/A

OVERLAY DISTRICT: FBEOD

ADJACENT ZONING: North (PDD); East (PDD);
South (B-1A); West (PDD)

EXISTING USE: Vacant

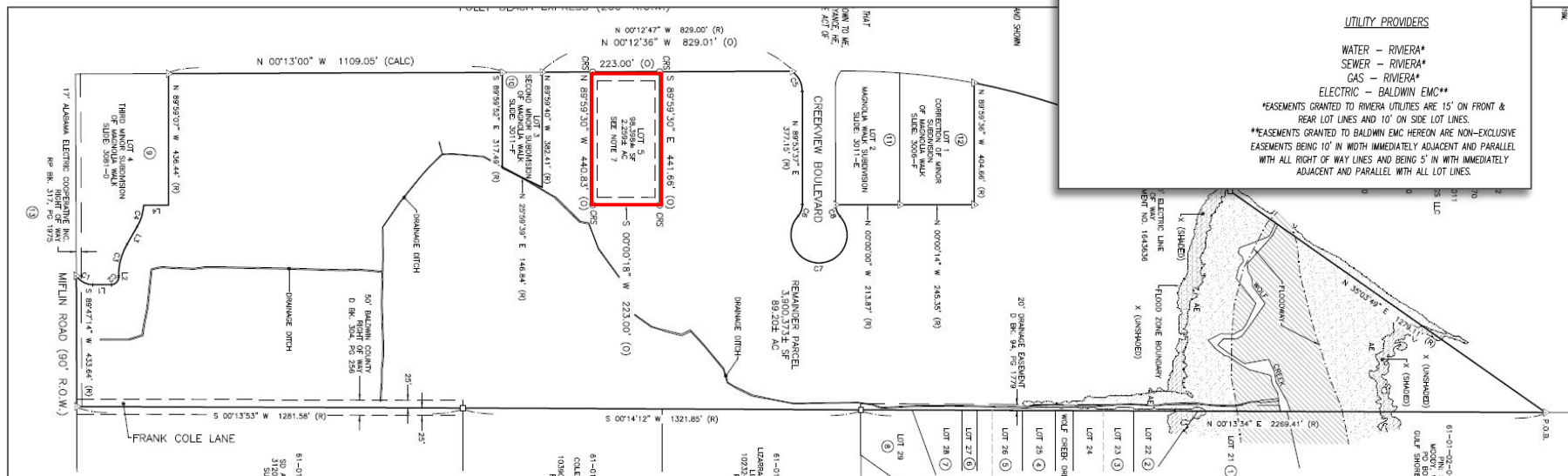
PLACE TYPE: Village Center



PRELIMINARY PLAN

mmmy PC Packet, p. 31

Item #4



SITE DATA
REMAINDER PARCEL

05-61-02-03-0-000-001.000
PIN: 17683
SCP/BPG MAGNOLIA HOLDINGS LLC
PO BOX 16167
MOBILE, AL 36616

ZONING: PDD & B-1A

NUMBER OF LOTS: 1
LOT SIZE: 3,900,373 SQUARE FEET
(89.20 ACRES)

SITE DATA
LOT 5

SCP/BPG MAGNOLIA HOLDINGS LLC
PO BOX 16167
MOBILE, AL 36616

LAND USE PLACE TYPE:
VILLAGE NODE/COMMERCIAL CORRIDOR

ZONING: B-1A
BUILDING SETBACKS: 30' FRONT
25' REAR
15' SIDE

LOT SIZE: 98,397 SQUARE FEET
(2.259 ACRES)

UTILITY PROVIDERS

WATER - RIVERIA*
SEWER - RIVERIA*
GAS - RIVERIA*
ELECTRIC - BALDWIN EMC**

*EASEMENTS GRANTED TO RIVERIA UTILITIES ARE 15' ON FRONT & REAR LOT LINES AND 10' ON SIDE LOT LINES.
**EASEMENTS GRANTED TO BALDWIN EMC HEREON ARE NON-EXCLUSIVE EASEMENTS BEING 10' IN WIDTH IMMEDIATELY ADJACENT AND PARALLEL WITH ALL RIGHT OF WAY LINES AND BEING 5' IN WITH IMMEDIATELY ADJACENT AND PARALLEL WITH ALL LOT LINES.

MEETING DATE: September 16, 2026

CITIZENSERVE PERMIT #: ZSP26-000013 Site Plan

PROJECT NAME: Foley OBGYN Addition

APPLICANT / OWNER: Lieb Engineering Co / South Baldwin County Health Care Authority

REQUEST(S): Approval of a Zoning Site Plan for an office addition bringing the total square footage over 10,000 SF

RECOMMENDATION: Approval

Site plan approval is valid for 12 months from the date of Planning Commission approval.

A building permit must be obtained within that period (Zoning Ord.§11.1).

PROPERTY INFORMATION

mmwy PC Packet, p. 33

Item #5

LOCATION: South of W Peachtree & West of N McKenzie

PIN(S): 50686

ACREAGE: 1.39 ac

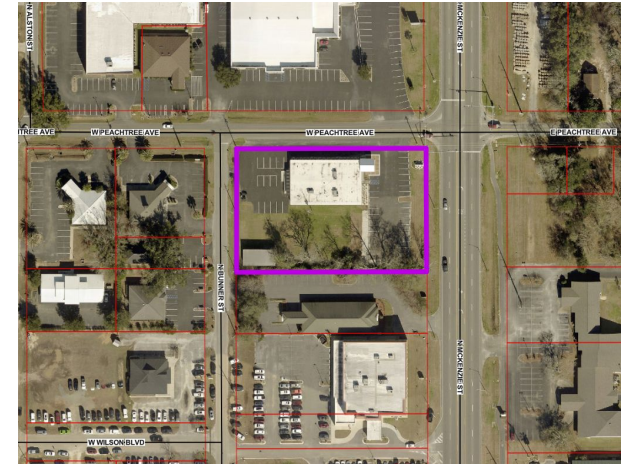
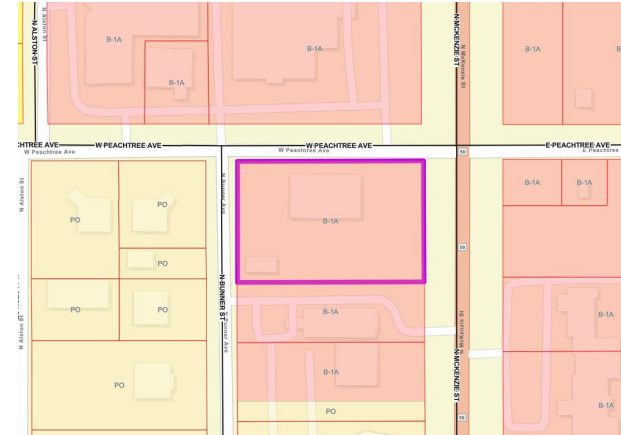
CURRENT ZONING: B-1A

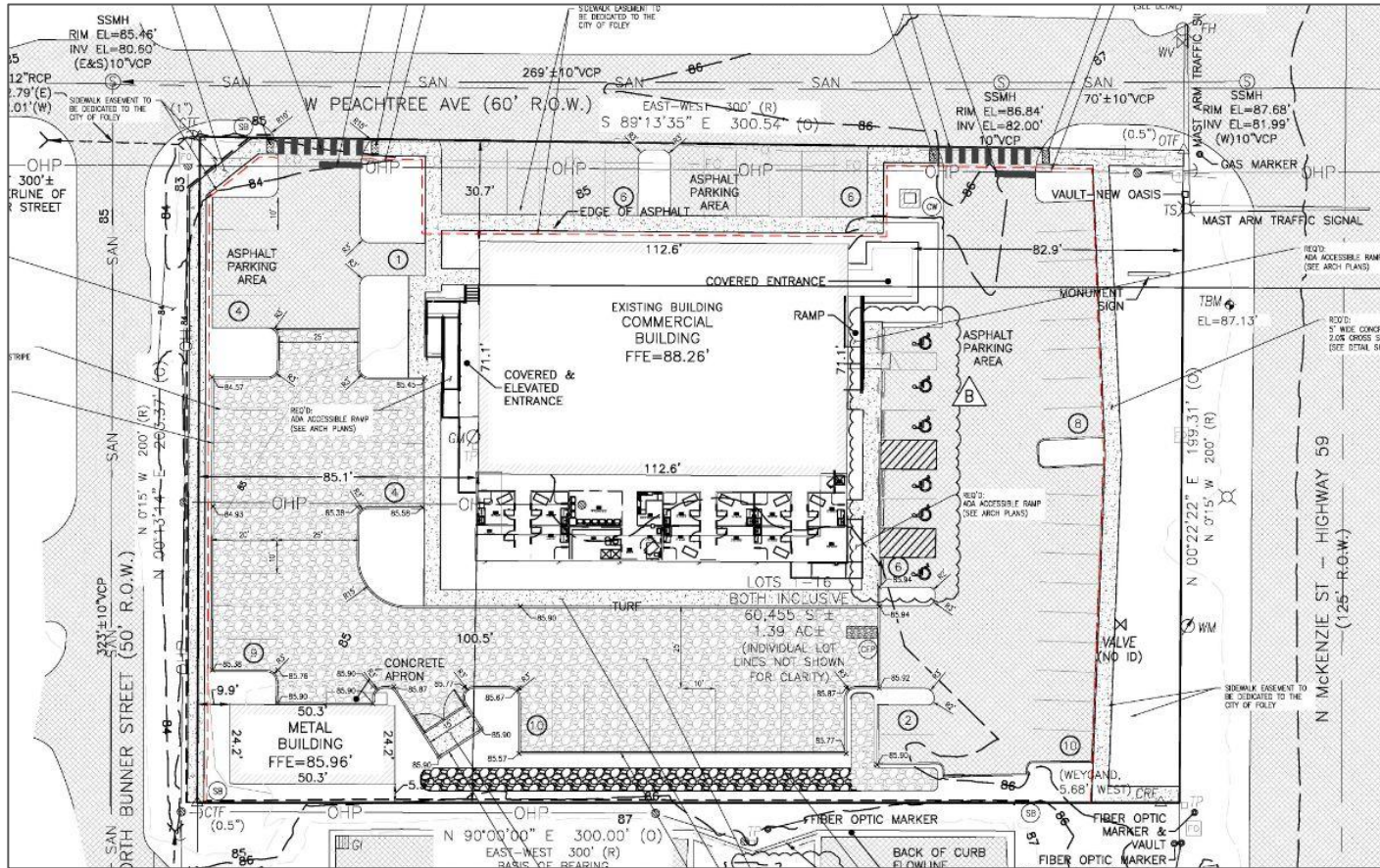
OVERLAY DISTRICT: Foley Medical Overlay District (FMOD)

ADJACENT ZONING: B-1A & PO

EXISTING USE: Medical Office

PLACE TYPE: Commercial Corridor

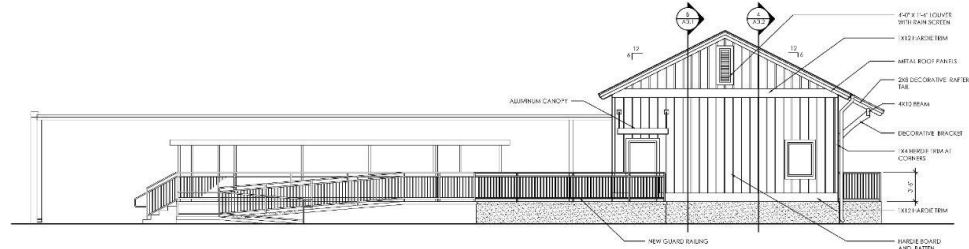




ELEVATIONS

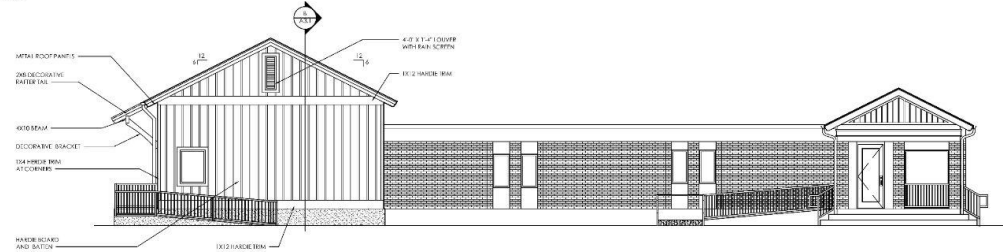
mmmyy PC Packet, p. 35

Item #5



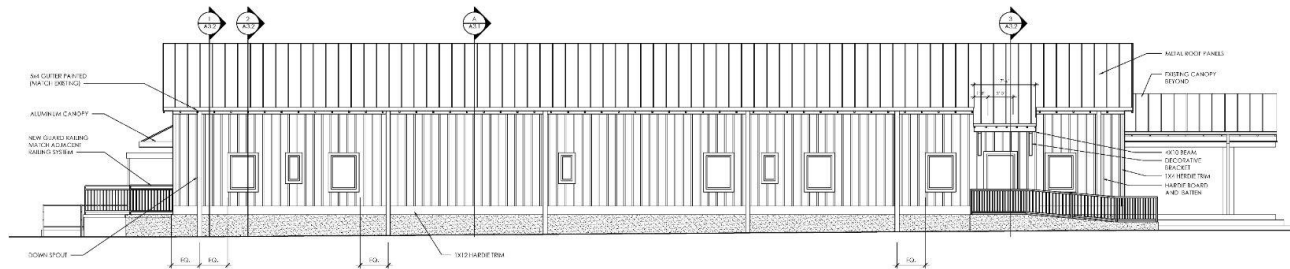
WEST ELEVATION FROM BUNNER ST.

3/16" = 1'-0"



EAST ELEVATION FROM 59

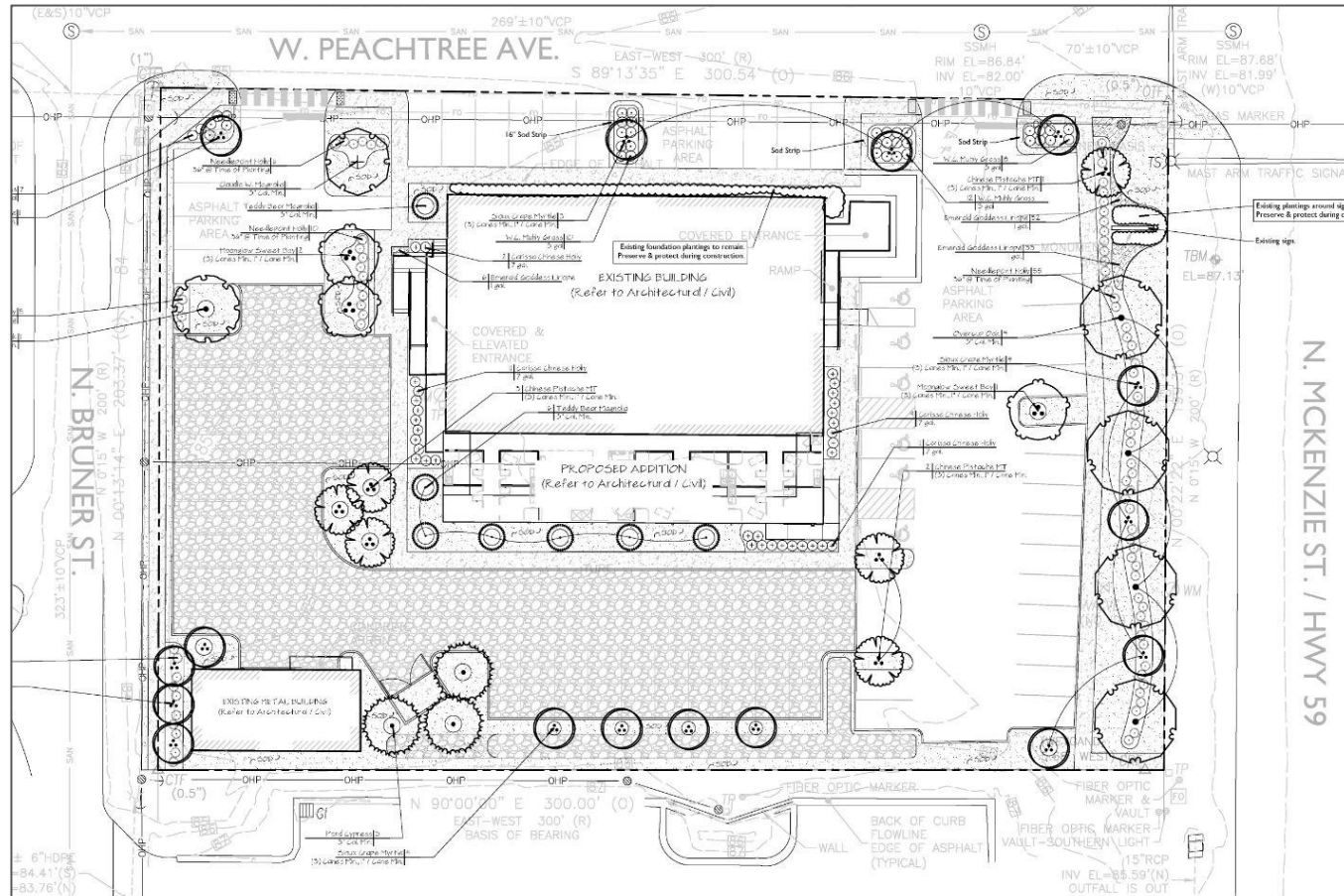
3/16" = 1'-0"



SOUTH ELEVATION FROM ADJACENT PROPERTY

3/16" = 1'-0"

Item #5



MEETING DATE: September 16, 2026

CITIZENSERVE PERMIT #: ZSP26-000014 - Zoning Site Plan

PROJECT NAME: Magnolia Park PDD

APPLICANT: Hagen Engineering - Nolan Franz

REQUEST(S): Approval for a Zoning Site Plan for a 336-unit multi-family development

RECOMMENDATION: Approval with Conditions

CONDITION(S) OF APPROVAL (ZSP26-000014):

1. Submit a Subdivision application to create the lot for this development. The subdivision must be approved before any improvements can begin on the site.
2. For the Land Development Permit, provide details for the screening of all ground equipment, including HVAC units, electrical panels, and similar equipment with walls, landscaping, or other appropriate screening to the extent practicable pursuant to Section 10.2.A.10 of the Zoning Ordinance.
3. For the Land Development Permit, provide details for the screening of multi-family residential site features identified in Section 10.5.G.8, including water, gas, and electric meters; air-conditioning and other mechanical equipment; garbage collection areas; maintenance sheds; equipment; and similar facilities. Such features shall be located out of public view and appropriately screened to the extent practicable.

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

PROPERTY INFORMATION

mmmyy PC Packet, p. 39

Item #6

LOCATION: North of County Road 20 and east of the Foley Beach Express

PIN(S): 17683

ACREAGE: +/- 24.8 acres

CURRENT ZONING: PDD - Planned Development District

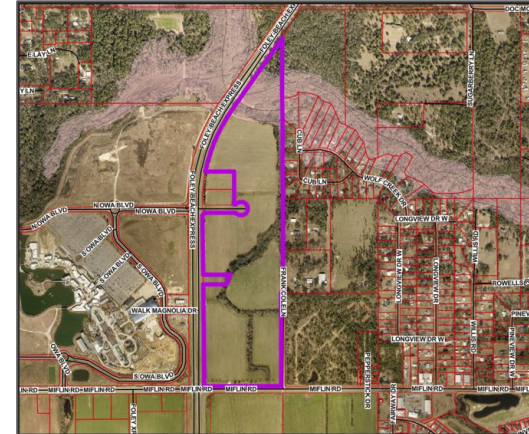
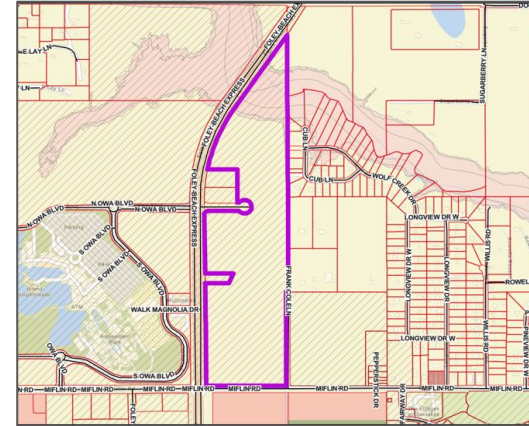
REQUESTED ZONING: PDD - Planned Development District

OVERLAY DISTRICT: FBEOD

ADJACENT ZONING: PDD - Planned Development District

EXISTING USE: Vacant

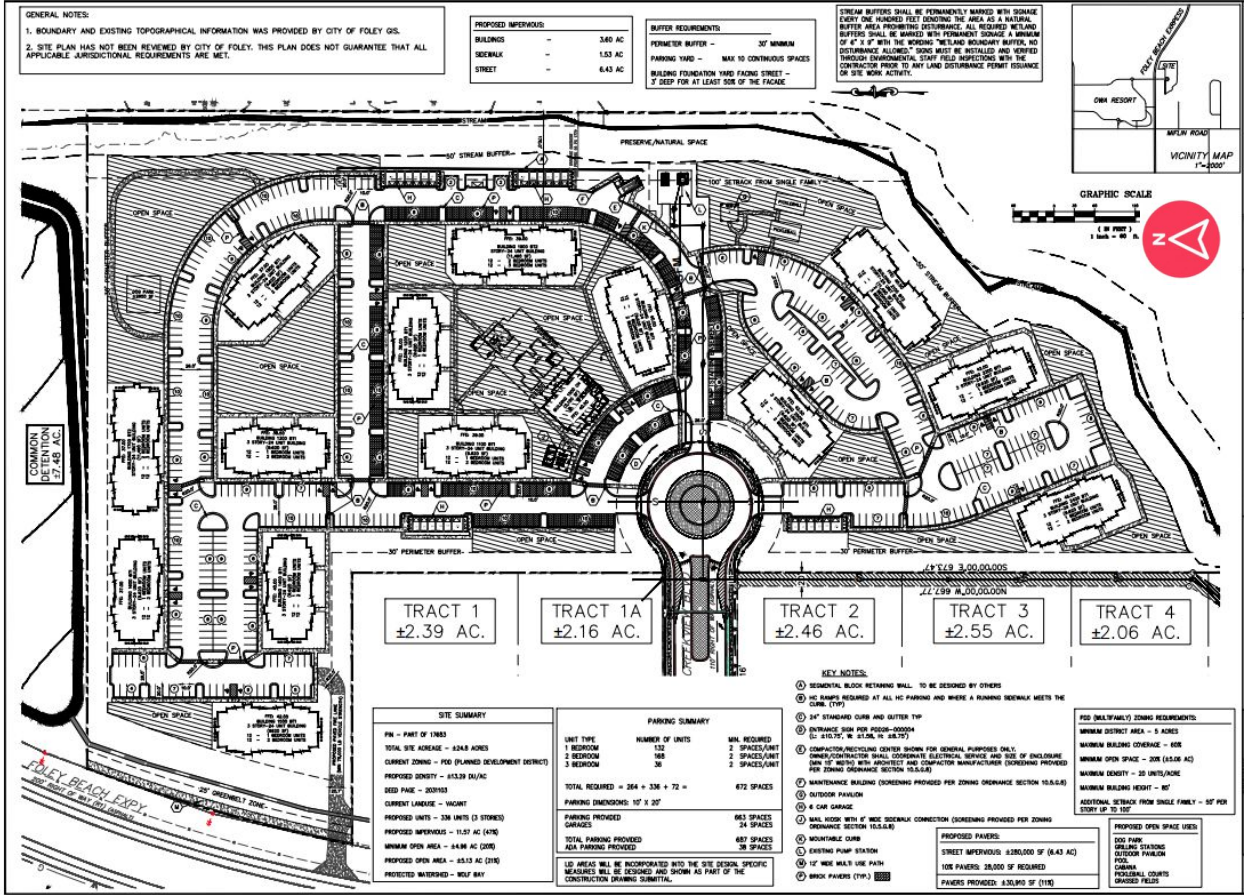
PLACE TYPE: Village Center



SITE PLAN

mmmyy PC Packet, p. 40

Item #6



ELEVATIONS - Buildings

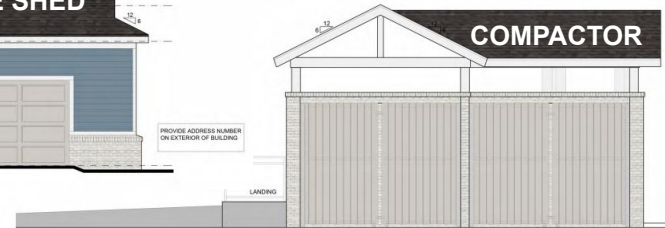
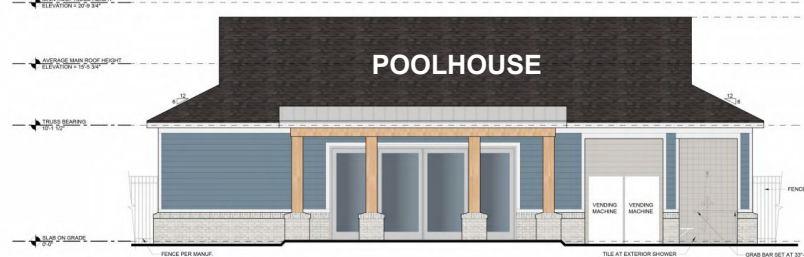
mmmyy PC Packet, p. 41

Item #6



ELEVATIONS - Accessory Structures

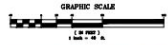
Item #6



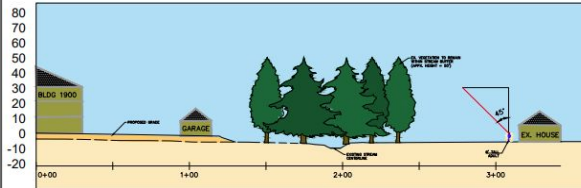
VIEWSHED ANALYSIS - Elevation

mmmyy PC Packet, p. 43

Item #6



DRONE FOOTAGE: VIEWSHED 1900

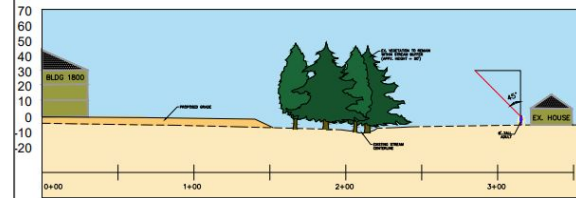


BLDG 1900 VIEWSHED

SCALE: 1"=20'



DRONE FOOTAGE: VIEWSHED 1800



BLDG 1800 VIEWSHED

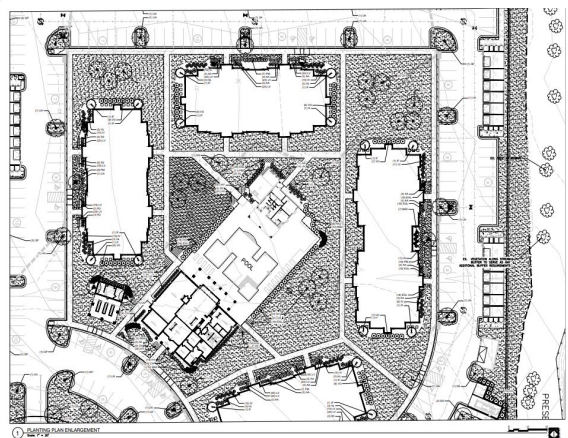
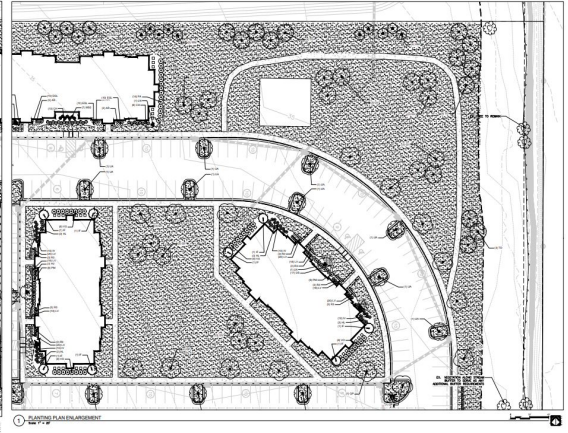
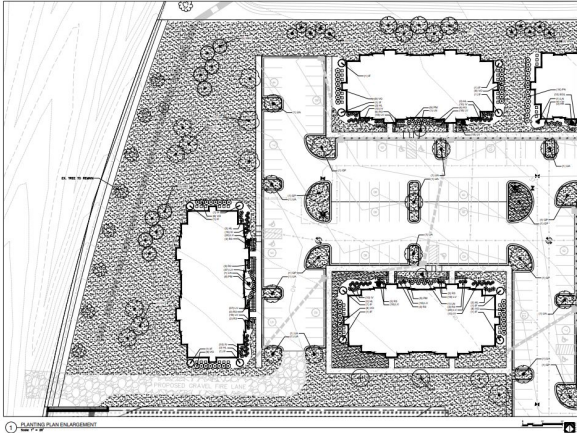
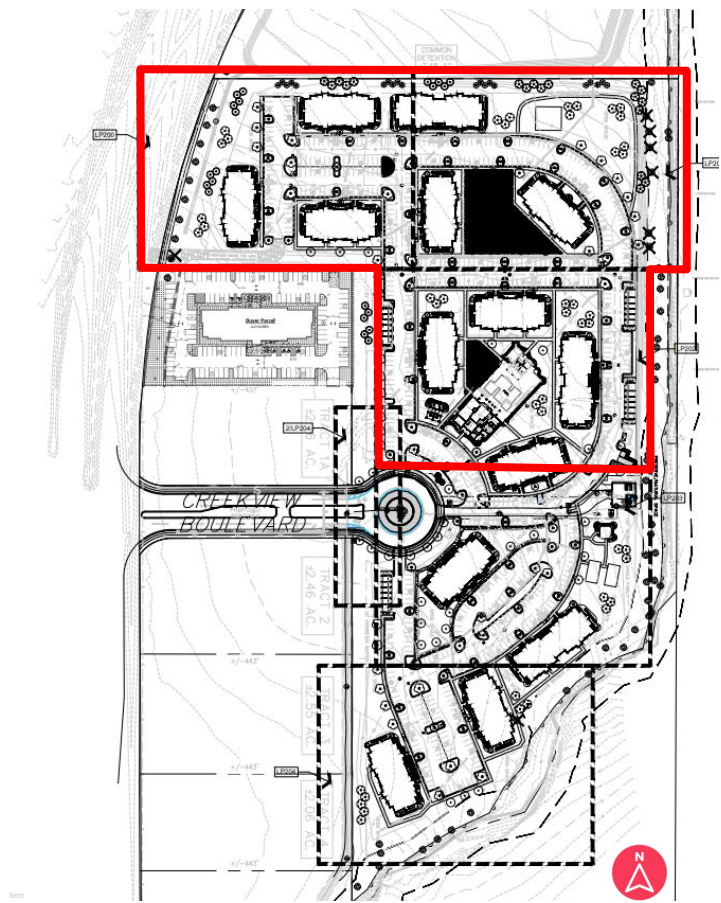
SCALE: 1"=20'



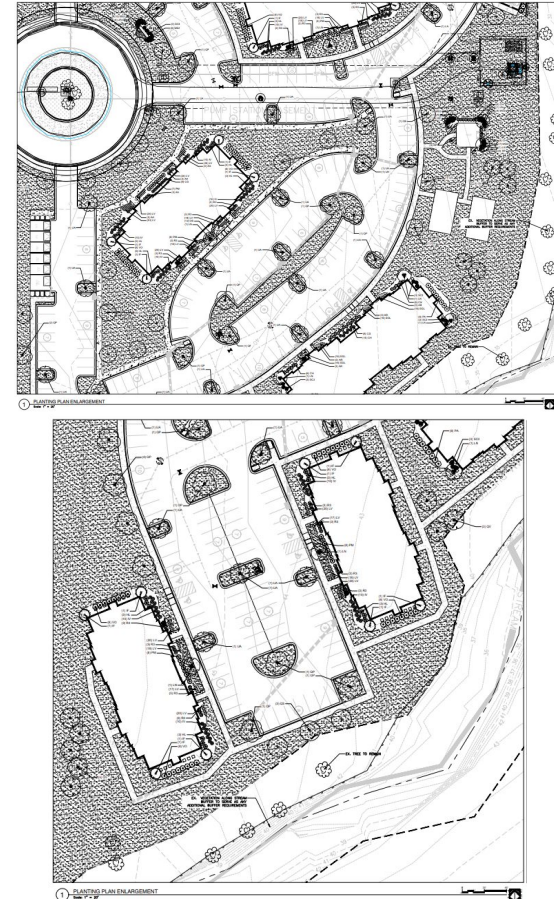
The Viewshed Analysis demonstrates that the proposed 3-story buildings will not adversely impact the privacy or view of the existing single-family residences to the east.

LANDSCAPE PLAN

Item #6



Item #6



MEETING DATE: September 16, 2026

CITIZENSERVE PERMIT #: ZSP26-000016 Site Plan Approval

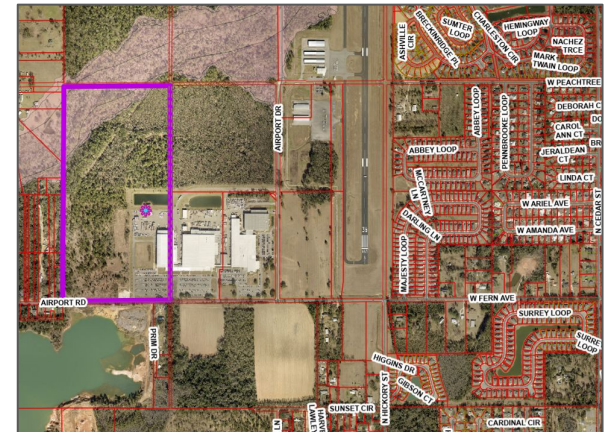
PROJECT NAME: Building addition for Collins Aerospace

APPLICANT / OWNER: Lieb Engineering Company - Chris Lieb / ROHR Industries, Inc.

REQUEST(S): Approval for Zoning Site plan for a 23,445 SF storage building

RECOMMENDATION: Approval with the condition that this site plan replaces the previously approved site plan (ZSP26-12, August 19, 2026)

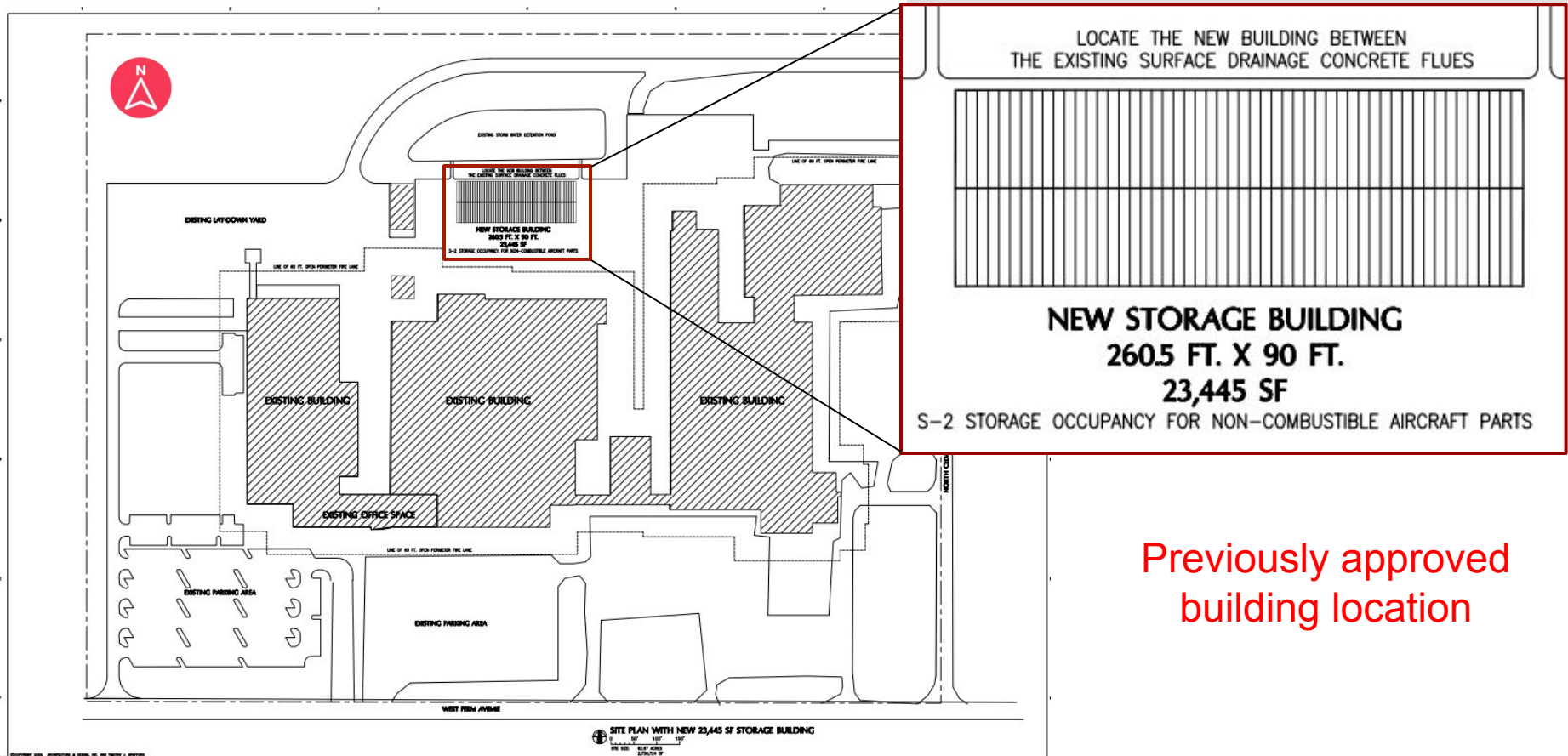
Site plan approval is valid for 12 months from the date of Planning Commission approval. A building permit must be obtained within that period (Zoning Ord.§11.1).



SITE PLAN - ORIGINAL

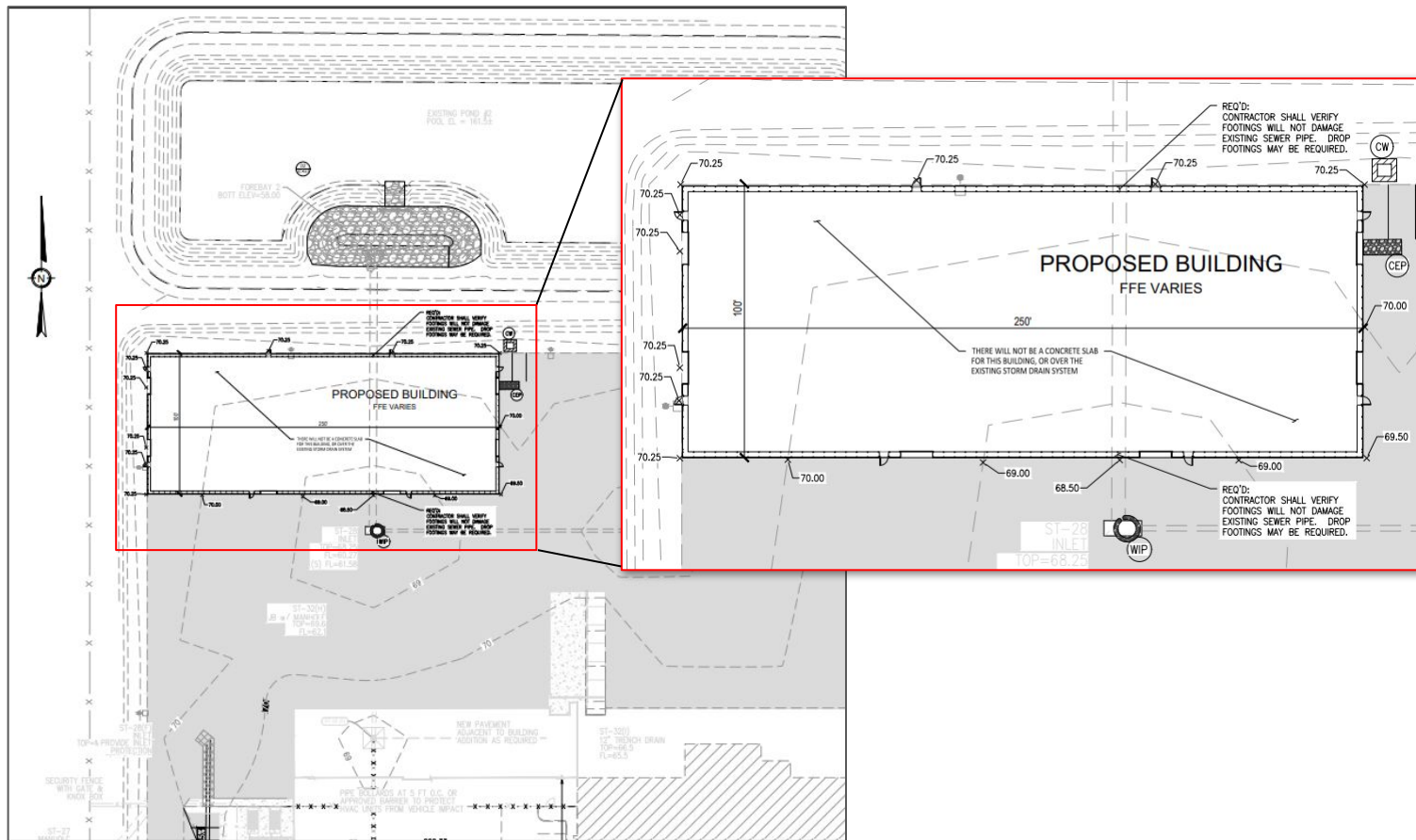
mmmyy PC Packet, p. 48

Item #7



Previously approved
building location

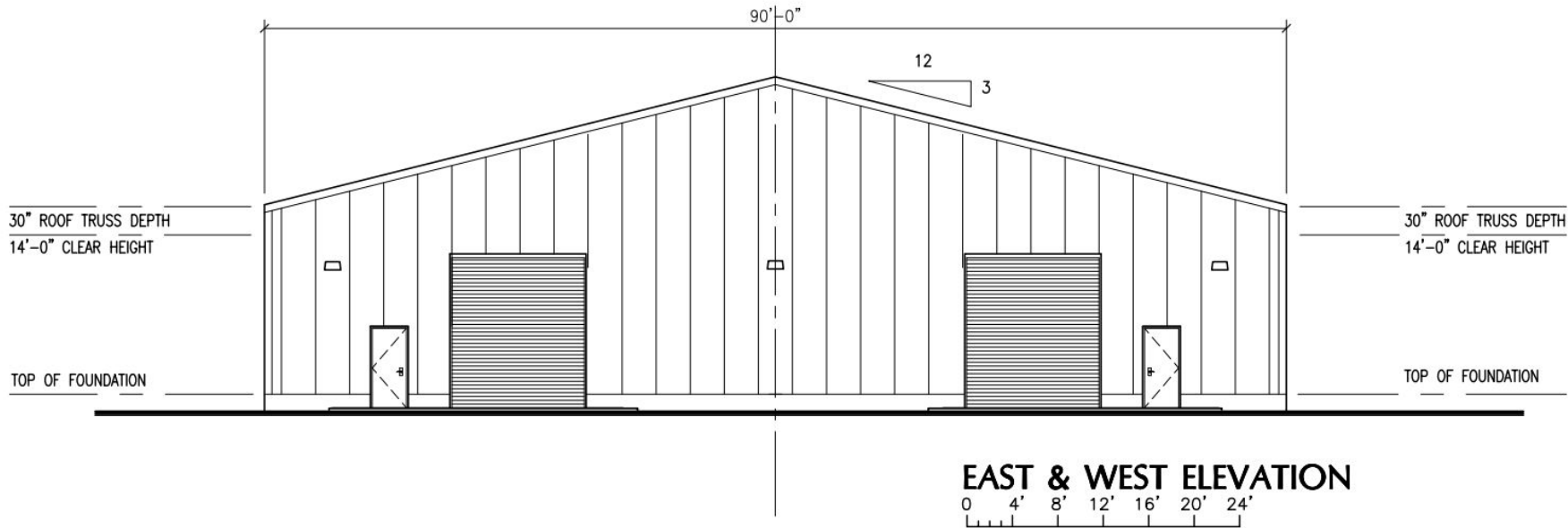
Item #7



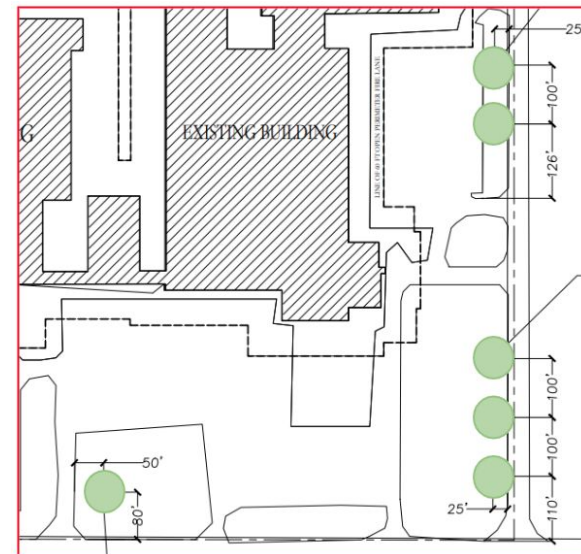
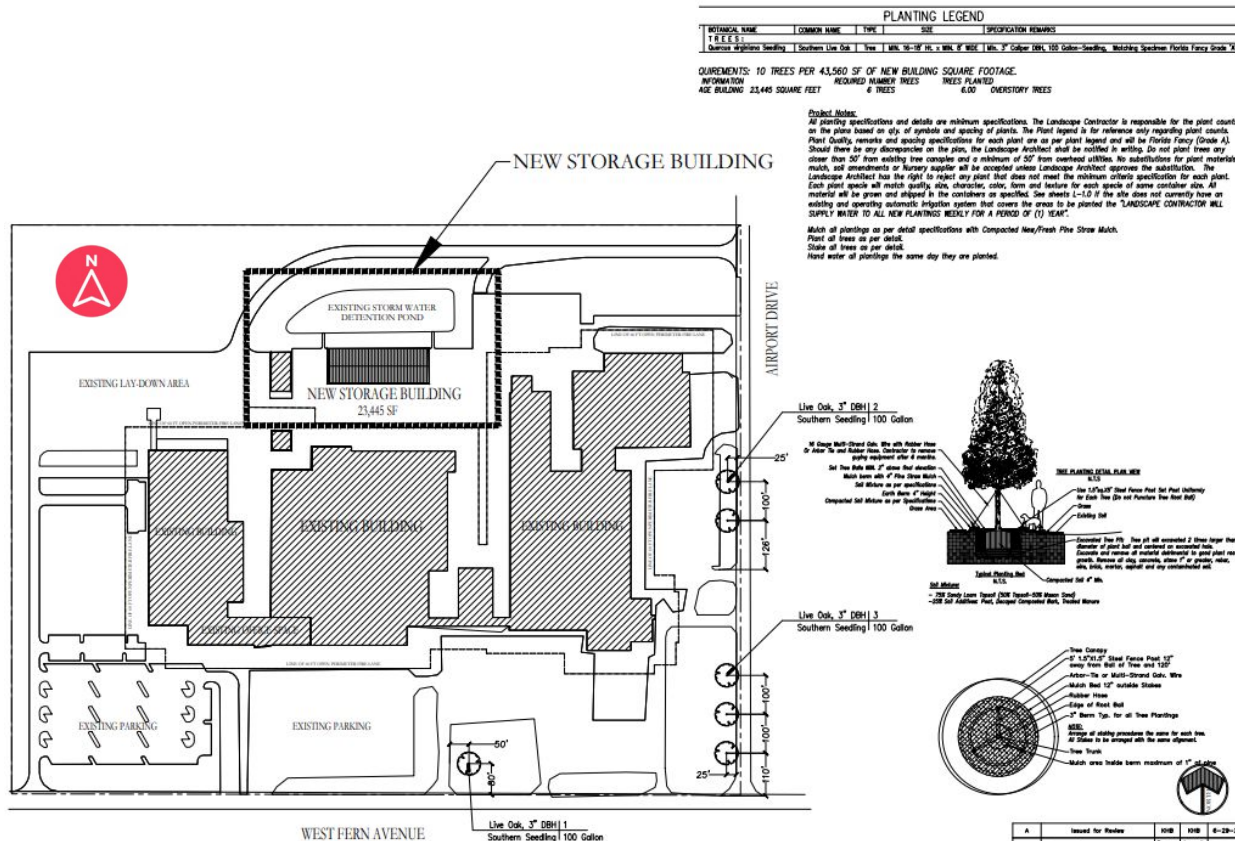
ELEVATION PLAN

mmmyy PC Packet, p. 50

Item #7



Item #7



The proposed building addition includes the installation of seven (7) Southern Live Oaks, each with a 3-inch diameter at breast height (DBH), on-site to satisfy the applicable landscaping requirements.

Revisions to the Subdivision Regulations (Highlights)

Throughout document:

- Replace Land Disturbance Ordinance (LDO) with Technical Design Manual (TDM)
- Sections have been renumbered to match the Zoning Ordinance format.

Article 4

- 4.2: Remove Family Exemptions in the Planning Jurisdiction, Code of Alabama (§11-52-30)
- 4.8: Add newly adopted policy regarding the ownership and maintenance of streetlights

Article 5

- 5.1: Update links in Technical Design Manual
- 5.3.5.A&D: Clarify that all newly created lots must have frontage and access from existing or proposed paved roadways and add requirement for corner chamfers at intersections.
- 5.3.5.G: Clarify emergency access requirements for multi-family developments (Appendix D of the International Fire Code)

Article 5 (cont.)

- 5.3.7: Change frontage roads to “required” in specified locations unless the Planning Commission approves a deviation. Currently they “may” be required by the Planning Commission.
- 5.4.1.F-G: Add language from the City Flood Ordinance about required buildable area and the TDM for lots with wetlands
- 5.5.5: Amend civic open space requirements:
 - Encourage multiple spaces distributed throughout a subdivision
 - Provide incentives for “quality” open spaces by giving more credit for certain types of civic open space
 - Provide more guidance about what types of civic open space are appropriate in each Place Type and how they should be designed.

Appendix D

- Add “Guide to Place Types” from the 2025 *Comprehensive Plan*

- 5.3.5H Move common driveway regulations from the “Rural Subdivision” section to general regulations
- 5.3.G Change frontage roads along certain roadways to required unless the Planning Commission approves a deviation. Currently they “may” be required by the Planning Commission.
- 5.3H, 5.10, 5.11 Amended traffic study requirements to refer to TDM
- 5.4C Add language from the City Flood Ordinance about required buildable area
- 5.5D Amend civic open space requirements to encourage multiple spaces distributed throughout a subdivision rather than one large area. Provide incentives for “quality” open spaces with
- 5.10, 5.11 Amended wetland buffer to refer to TDM.

Appendix D - Add an explanation of Place Types from the 2025 *Comprehensive Plan*

5.3.5 Street Network Requirements

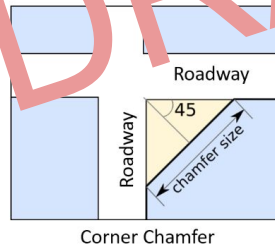
A. Street frontage

No subdivision shall be approved unless all resultant lots have frontage on, and continuous access from:

1. An existing public or private asphalt paved roadway that meets the minimum standards for design, construction, and right-of-way width as required by the TDM §3-5 and SDR Tables 5.1 and 5.2; or
2. A proposed public or private asphalt paved roadway on a plat approved by the City of Foley Planning Commission. Such roadway must meet the minimum standards for design, construction, and right-of-way width as required by the TDM §3-5 and SDR Tables 5.1 and 5.2.

D. Street Widths

3. Corner lots shall dedicate a chamfer (corner clip) to the City as right-of-way at intersections. Chamfer length is based on the classification of adjacent roadways (TDM §3-5.8). Chamfer width varies with the classification of the adjacent roadways, based on the highest classification. The minimum chamfer length is:
 - a. Twenty-five (25) feet for local roadways
 - b. Thirty-five (35) feet for arterial or collector roadways



5.4.1 Lot Size and Setbacks

- F. On a parcel of land that contains delineated jurisdictional wetlands, lots shall be platted only where sufficient uplands exist to meet the requirements of the TDM §4-2.
- G. On a parcel of land that contains a floodway or flood zone, lots shall be platted only where each lot has a minimum buildable upland area outside of the natural (non-filled) Special Flood Hazard Area (SFHA) to meet the requirements of the *Foley Floodplain Development Ordinance*.

C. Applicability and Commission Authority

~~The Planning Commission may require or approve the use of~~ Unless a deviation is approved by the Planning Commission, frontage roads are required when one or more of the following conditions apply:

1. The proposed lots front arterials, collectors, parkways, or Rural Corridors (as defined on the Place Type Map) where individual driveways would negatively impact safety or corridor function;
2. The site is located near a park, preserve, civic facility, or corridor entrance, and a frontage road would improve the visual quality and access coordination;
3. The frontage road would advance adopted corridor plans, access management standards, or gateway design principles; or
4. The use of a frontage road would promote a more efficient, attractive, or ecologically sensitive design than conventional development.

The Planning Commission may also approve frontage roads when voluntarily proposed by the Applicant and found to be consistent with City goals.



Figure 5.4 Frontage Road

PLACE TYPE

<i>RURAL</i>			
EDGE		SUBURBAN	

TABLE 5.4 Open Space Typologies

PRIMARY TYPE	DESCRIPTION - See Table 5.3 for Place Type Compatibility	MIN. AREA (each)	MIN. WIDTH	MAX AREA CREDIT (each)	ACTIVE PUBLIC EDGES (per feature)	CREDIT FACTOR	ILLUSTRATION
Each subdivision / planned development requires a minimum of 1 Primary Type open space ("required primary feature") that fulfills a max. of 50% of the total open space (before credit factor has been applied). The remaining open space may be fulfilled by additional Primary or Supporting Type open spaces. See §5.5.7 for required activation features.							
Bungalow / Cottage Court	A small-scale residential development with single-family homes (4–12) around a shared central green or courtyard. Front entrances are oriented to the open space.	0.25 ac	40 ft	2 acres	100% (Street on 1 side, dwelling frontage on 3 sides)	1.5	
Common	A centrally located open space that serves as a focal gathering area for passive or active recreation with roads or active building frontages on all sides. Suburban setting	Half acre	50 ft.	4 acres	100% (Streets and/or active civic, commercial, or residential frontage on all sides)	1.5	
Dual-purpose Stormwater / Green Infrastructure	A stormwater management facility that is publicly accessible and integrated into the site's civic design standards that meets the requirements of §5.5.8	0.25 ac	50 ft.	2 acres	40% for Primary Type	1	
Green	A centrally located open space that serves as a focal gathering area for passive or active recreation. Similar to a Common but with reduced public frontage.	Half acre	50 ft.	4 acres	40% for required primary feature; 30% for 2nd primary feature	1	
Mew	Similar to a cottage court for multi-family buildings (townhouses, apartments) with a shared central green or courtyard. Front entrances are oriented to the open space.	0.25 ac	40 ft.	2 acres	100% (Street on 1-2 sides, dwelling frontage on 2-3 sides)	1.5	
Park	Natural landscape consisting of open and wooded areas, typically furnished with paths, benches, and open shelters. Frontage on a min. of 1 street.	Half acre	50 ft.	4 acres	40% for required primary feature; 30% for 2nd primary feature	1	