Melissa Ringler <mringler@cityoffoley.org>

Fwd: Seth Shirley Pre-app

1 message

Cory Rhodes <crhodes@cityoffoley.org> Thu, Sep 10, 2026 at 1:46 PM
To: Melissa Ringler <mringler@cityoffoley.org>, Amanda Cole <acole@cityoffoley.org>

FYI

---------- Forwarded message ---------
From: **Raven Roberts** <rroberts@cityoffoley.org>
Date: Thu, Sep 10, 2026 at 1:42 PM
Subject: Re: Seth Shirley Pre-app
To: Shawn Mitchell <smitchell@cityoffoley.org>
Cc: Cory Rhodes <crhodes@cityoffoley.org>, Taylor Davis <tdavis@cityoffoley.org>

Shawn, Taylor and I discussed the options of a minor subdivision and an exempt subdivision for the parcels along Cater Lee Way. A minor sub would still require a driveway connectivity plan per the TDM section 3-5.6.5. Our interpretation is that this would require some kind of internal development road or frontage road, not just shared driveways. This would also require turn lanes because Cater Lee is classified as a collector.

3-5.6.5 Access Management for Arterial and Collector Roadways

Developments that contain multiple lots that are adjacent to or have frontage along roadways classified as collector or arterial functional classification are required to present driveway connectivity plans that do not result in each and every lot having immediate and direct access to the collector or arterial roadway.

For an exempt subdivision via lot line shift, we'd want to see a plan and discuss it with planning before deciding if an internal road would be required. If the intent is to develop and sell the lots, the TDM should apply according to section 1-2.2.

1-2.2 Jurisdiction

Effective upon adoption of the Foley City Council, this Manual shall govern all land development activities, as defined herein, located within the corporate limits of the City of Foley, as well as subdivision developments outside the corporate limits but within the City's Planning Jurisdiction (PJ), except where a separate or subsequent agreement between the City of Foley and the Baldwin County Commission provides otherwise. This Manual shall not be construed to impair or invalidate any permit, approval, or application formally accepted as completed by the City prior to the effective date of this Manual.

Raven Simpson Roberts, PE
Deputy City Engineer
City of Foley Engineering Dept.
508 E Section Ave. Suite 200
Foley, Al 36535
P: 251-970-1104
City of Foley Municipal Government

Meeting Notes:

Date: 9/10/2026 9:00 a.m.

Attendees: [redacted]

Staff Present: Shawn Mitchell, Cory Rhodes, Eden Lapham, Amanda Cole, Melissa Ringler, Raven Roberts and Jonathan Cottis

Location: N. of Cater Lee Way & W. of N. Hickory St PIN #'s 36978, 43564, 231089, 231100

Notes:

- Cater Lee Way is classified as a collector road in the Transportation Continuity Plan, lots will not be permitted to have direct access onto Cater Lee Way. An internal road will be required, and turn lanes will also be required.
- The requirements of the Technical Design Manual must be met.
- Stormwater management will be required.
- A minimum of 20% open space will be required. Stormwater management areas may account for no more than 5% of the required open space.
- Street trees, sidewalks, and street lighting will be required.
- A wetland delineation will be required. Lots that are 1 acre or less shall not contain more than 10% wetlands. Lots that are greater than 1 acre shall not contain more than 25% of wetlands.
- Fill is only allowable where necessary to provide access to lots where approval for such fill has been received from the U.S. Army Corps of Engineers and the Alabama Department of Environmental Management
- Sewer service will be required if Riviera Utilities is able to provide service.
- Fire hydrant requirements must be met.
- For a minor subdivision of five lots or less, determine whether lots would be permitted to have direct access onto Cater Lee Way. Staff will verify.
- An exempt subdivision may be possible if the existing lot lines are relocated.

Resources:

- **Zoning Ordinance** https://cityoffoley.org/wp-content/uploads/2026/07/Zoning-Ordinance-July2026.pdf
- **Subdivision Regulations** https://cityoffoley.org/wp-content/uploads/2025/09/FINAL-Subdivision_Regs_9_17_25.pdf
- **Technical Design Manual** https://cityoffoley.org/wp-content/uploads/2026/07/Technical-Design-Manual-Final-7_6_26_.pdf
- **Planning Commission Deadline & Meeting Calendar** https://cityoffoley.org/wp-content/uploads/2025/11/2026-PC-Calendar.pdf