



**APRIL 2026
MONTHLY REPORT**

PLANNING & DEVELOPMENT SERVICES

PLANNING & ZONING DIVISION

- 8 PreApp Meetings
- 44 Plan Reviews
- 76 Permit Reviews
- 15 Business License Reviews
- 15 Complaints

PLANNING COMMISSION AGENDA ITEMS:

3	Preliminary Subdivision - City Limits	0 Acres	0 Lots
SD Names:			
3	Final Subdivision - City Limits	43.4 Acres	101 Lots
SD Names: Live Oak Village Phase 4,5 & 7			
2	Site Plan Approvals		
SP Names: United Bank, Gulf Self Storage			

BOARD OF ADJUSTMENT & APPEALS AGENDA ITEMS:

3	Variance	Approved	3	Denied	0	Withdrwn/Cryovr	0
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HISTORICAL COMMISSION AGENDA ITEMS

3	COA Staff Approvals						
1	COA Commission Approvals	Approved	1	Denied	0	Withdrwn/Cryovr	0

PDS EMPLOYEE TRAINING / MEETINGS / PRESENTATIONS

4	Safety & Training Meetings	<i>Safety Topic:</i>	Purchasing Policy
	P.L.A.N. (Planning Lower Alabama Now) Meeting	<i>PLAN Speaker</i>	Terri Graham
		<i>PLAN Topic</i>	From Trash to Triumph
1	EMA Meeting Attendees	Miriam - Local Emergency Planning Committee Meeting	
2	Miscellaneous Training Attendees	Miriam - AAFM Spring Conference / AL, MS, NWFL Committee Meeting	
1	Speaking Engagements	Miriam - MS Coastal Supplement	

SUBDIVISION PRELIMINARIES

Preliminary Date	PIN	Subdivision Name	# of Lots	City	ETJ
4/21/21 1 year 3/15/23 2 year 2/21/24 1 year 2/18/26	36357, 69307	Roberts Cove Phase 6 & 7	145	x	
11/08/23 1 year 10/15/25	7109, 7115, 63190, 7112, 92453	Keystone Phase 1	88	x	
6/19/24	222293	Townhomes Addition to Live Oak Village	20	x	
11/13/24	36134	Ashlyn Acres	11		x
11/13/24	66266, 201476, 201480, 214657	Foley Pointe Phase 2	56		x
11/13/24	45500, 72378	Wolf Ridge Phase 2	17	x	
01/15/25	89381, 101011, 99679, 107978, 225367	Haley Subdivision a Resub of Lots 3 & 4 Foley Professional Park and Lot 4 Peachtree Center Commercial Center Commercial Park Unit 2	6	x	
03/19/25	266105	Sherwood Phase 3	50	x	
8/20/25	75545	East Fern Avenue Subdivision Extension	1	x	
8/20/25	75544	Cresswinds Sandy Creek Phase 1	185	x	
8/20/25	7109	Keystone Phase 2	87	x	
9/17/25	2608	South Juniper Townhomes	192	x	
10/15/25	85388	McAnderson Subivision	6	x	
4/15/26	299681	Live Oak Village Phase 4	54	x	
4/15/26	23154	Live Oak Village Phase 5	36	x	
4/15/26	299681	Live Oak Village Phase 7	11	x	
			Total	898 City Lots	67 ETJ Lots

SUBDIVISION FINALS

Final Date	PIN	Subdivision Name	Total # of Lots Approved	Total # of Vacant Lots	City	ETJ
11/15/2017	284365, 284366, 284367, 284368, 284369, 284371, 284372, 284373, 284374, 284376, 284377, 284378,	Resub Villages at Arbor Walk	51	13	x	
4/8/2019	284391, 284392, 284393, 284394, 284389, 287878, 284395	Resub of lots 23-28 Villages at Arbor Walk	10	5	x	
7/26/2019	41262	Cypress Gates Phase 2	39	4	x	
3/4/2021	218911, 231324, 237510, 000739	The Crescent at River Oaks	36	7	x	
4/15/2021	244567	Glen Lakes Unit One Phase 3B	18	3	x	
4/16/2021	66267, 378444, 378445, 50007	Rosewood Phase 1	55	9	x	
5/21/2021	37845	Primland 1C	47	17	x	
7/30/2021	218911, 231324, 237510, 000739	River Oaks Phase 1	62	9	x	
12/16/2021	259514	Marlin Place	30	1	x	
5/13/2022	105795	Lakeview Gardens Phase 2	64	10	x	
6/29/2022	299906	Heritage Landing	115	3	x	
2/2/2023	36357, 69307	Roberts Cove Phase 1	156	12	x	
8/15/2023	237510, 231324, 382055	River Oaks Phase II	100	14	x	
10/18/2023	36357, 69307	Roberts Cove Phase 2	74	7	x	
10/20/2023	66267, 378444, 378445, 50007	Rosewood Subdivision Phase 2	45	1	x	
4/9/24	45501	Wolf Ridge Phase 1	7	4	x	
6/27/24	66267, 378444, 378445, 50007	Rosewood Subdivision Phase 3	61	10	x	
11/8/24	237510, 231324, 382055	River Oaks Phase III	68	46	x	
02/27/25	81017	Bayou Ridge Estates	50	ETJ		x

02/28/25	10453	Southwood at Arbor Walk Phase 2	74	63	x	
02/28/25	10453	Southwood at Arbor Walk Phase 3	57	57	x	
06/13/25	71761	The Knoll	96	ETJ		x
06/23/25	36357, 69307	Roberts Cove Phase 4	82	46	x	
06/26/25	66266, 201476, 201480, 214657	Foley Point Phase 1 (The Cove at Cotton Bayou Phase 1)	54	ETJ		x
07/01/25	244567	Glenlakes Unit 1 Phase 4	116	74	x	
07/18/25	36357, 69307	Roberts Cove 5	32	32	x	
07/18/25	201478, 201477, 201479, 218500, 214656, 214658	Grasslands	258	205	x	
07/24/25	68612	Paxton Farms Phase 2	60	ETJ		x
08/22/25	396811	Foley Crossings	18	ETJ		x
10/22/25	12967	Resubdivision of Lot 1A Foley Crossroads Subdivision	4	4	x	
1/16/26	728, 738, 397186	Driftwood Lakes	139	ETJ		x
				Total # of vacant lots 656	Total # of lots approved & finalized in the City 1,661	Total # of lots approved & finalized in ETJ 417