

120 S. MCKENZIE STREET
Faley, Alabama 36535
www.cityoffoley.org
(251) 952-4011

January 17, 2025

Mayor and City Council City of Foley 407 East Laurel Avenue Foley, Alabama 36535

RE: Request for Rezoning

Dear Mayor Hellmich and City Council Members,

The City of Foley Planning Commission held a meeting on January 15, 2025 and the following action was taken:

Wolf Ridge-Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 43.44 +/- acres. Property is currently zoned PUD (Planned Unit Development) proposed zoning is PUD (Planned Unit Development), with a higher density than previously approved. Property is located N. of County Rd. 12 and E. and W. of Clarke Ridge Rd. Applicant is Lieb Engineering Company.

Planning Commission Action:

Commissioner Hellmich made a motion to deny the requested based on what was originally planned for the area. Commissioner Engel seconded the motion. All Commissioners voted aye.

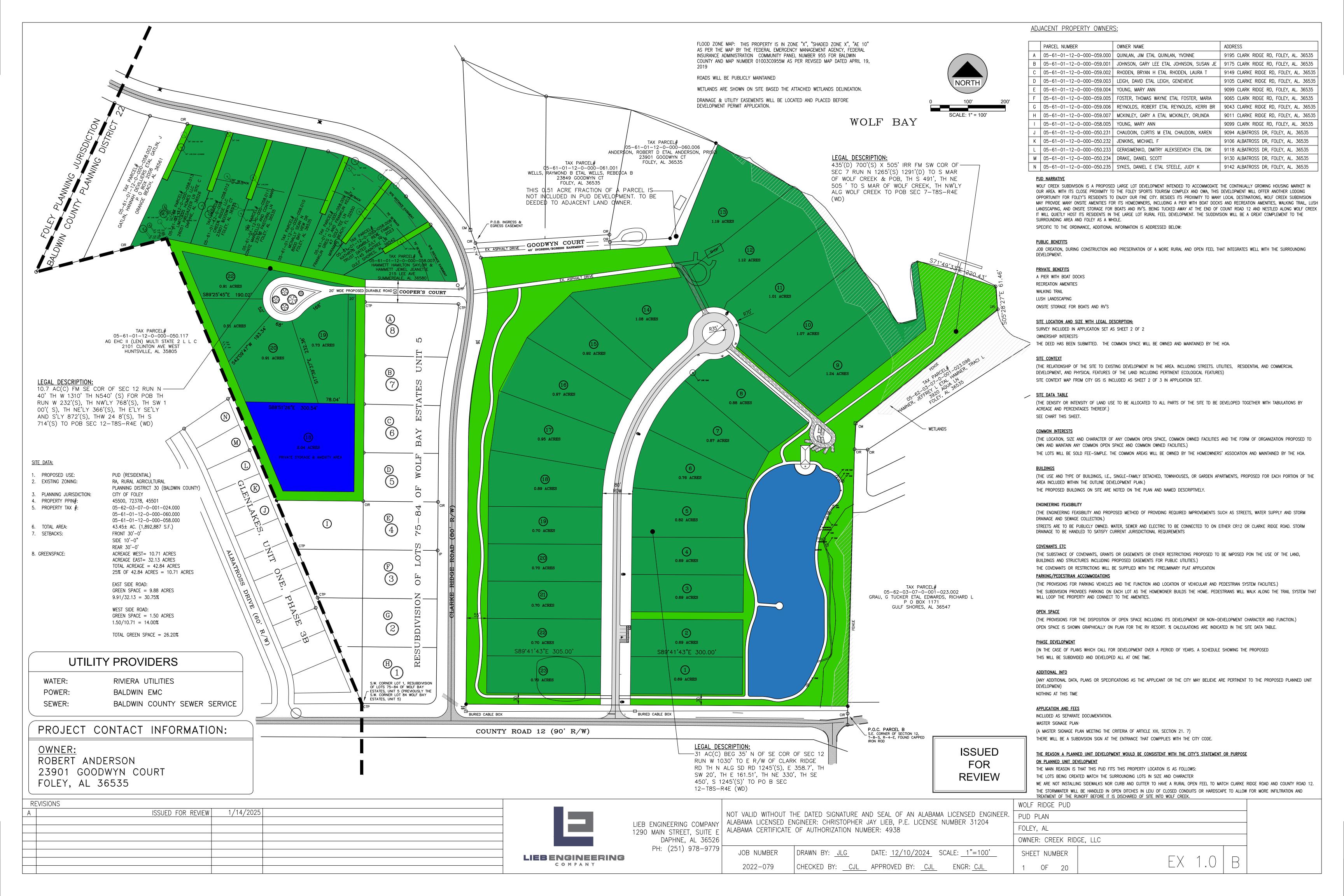
Motion to deny the requested rezoning passes.

Please let me know if you have any questions or concerns.

Respectfully,

Melissa Ringler

Melissa Ringler Planning & Zoning Coordinator





I/We authorize and permit___Chris Lieb , Lieb Engineering
to act as My/Our representative and agent in any manner regarding this application which relates to property described as tax parcel ID#__45500, 45501, 72378

I/We understand that the agent representation may include but not be limited to decisions

I/We understand that the agent representation may include but not be limited to decisions relating to the submittal, status, conditions, or withdrawal of this application. In understanding this, I/We release the City of Foley from any liability resulting from actions made on My/Our behalf by the authorized agent and representative. I hereby certify that the information stated on and submitted with this application is true and correct. I also understand that the submittal of incorrect information will result in the revocation of this application and any work performed will be at the risk of the applicant.

*Note: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

PROPERTY OWNER(S): Creek Ridge, LLC Name(s) printed Robert D Anderson, Managing Member Address 23901 Goodwyn Ct City/State Foley, AL 36535 Phone Fax 251-979-2533 captainranderson@gmail.com Signature(s) Creek Ridge, LLC Robert D Anderson Managing Member PROPERTY OWNER(S): Name(s) printed Address City/State Phone Email Fax Signature(s) Date



Alabama Secretary of State



Creek Ridge LLC.	
Entity ID Number	001 - 045 - 425
Entity Type	Domestic Limited Liability Company
Principal Address	Not Provided
Principal Mailing Address	Not Provided
Status	Exists
Place of Formation	Alabama
Formation Date	10/20/2022
Registered Agent Name	Anderson, Robert D
Registered Office Street Address	23901 Goodwyn Ct Foley, AL 36535
Registered Office Mailing Address	23901 Goodwyn Ct Foley, AL 36535
Nature of Business	
Scanned Documents	
Document Date / Type / Pages	10/20/2022 Certificate of Formation 3 pgs.

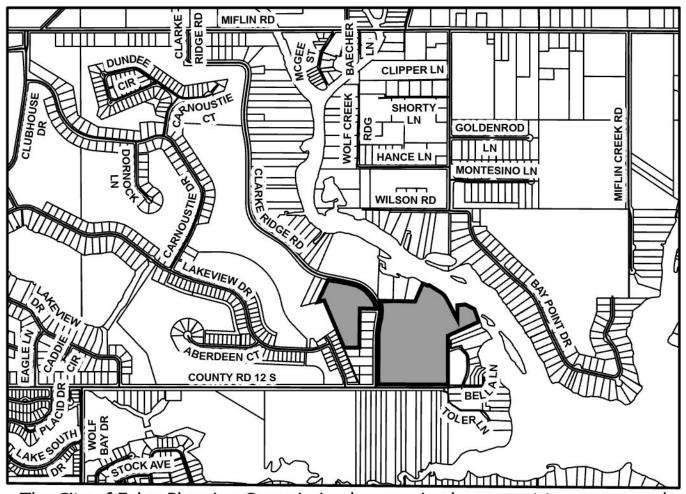
Browse Results

New Search



PUBLIC NOTICE





The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 43.44+/- acres.

Property is currently zoned PUD (Planned Unit Development).

Proposed zoning is also PUD (Planned Unit Development), but with a higher density than previously approved.

Property is located N. of County Rd 12 and E. and W. of Clarke Ridge Rd.

Applicant is Lieb Engineering Company.

Anyone interested in this rezoning request may be heard at a public meeting scheduled for January 15, 2025 in the Council Chambers of City Hall located at 407 E. Laurel Ave., at 5:30 p.m. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Wes Abrams
Planning Commission Chairman

100 Corporate Ridge, Suite 120 Birmingham, AL 35242

Policy No.: 82306-229138698

SCHEDULE A

Name and Address of Title Insurance Company: Fidelity National Title Insurance Company Attn: Claims Department

100 Corporate Ridge, Suite 120, Birmingham, AL 35242

Address Reference:

0 CLARKE RIDGE RD.

FOLEY, AL 36535

Amount of Insurance:

\$ 2,400,000.00

Date of Policy:

November 22, 2022 at 08:21 AM

Name of Insured:

CREEK RIDGE LLC., an Alabama limited liability company

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

Title is vested in:

Warranty Deed from DOWNEY COMPANY, L.L.C., to CREEK RIDGE LLC., an Alabama limited liability company, dated November 14, 2022, filed for record on November 22, 2022 at 08:21 am in Instrument Number 2035013, in the Office of the Judge of Probate, Baldwin County, Alabama.

4. The Land referred to in this policy is described as follows:

PARCELA:

Commencing at the Intersection of the West right-of-way of Clarke Ridge Road (80' R/W) and the North right-of-way of Whiddon Court (50' R/W); thence along the said North line of Whiddon Court a bearing of N88°51'26"W for 247.73 feet, thence S00°50'37"W for 49.88 feet to the Northwest corner of Lot 8 of the resubdivision of Lot 75 through 84 of Wolf Bay Estates, Unit 5, recorded in Map Book 11, page 83; thence a bearing of S00°29'27"W for 533.50 feet to the Southwest corner of Lot 5 of said resubdivision; thence N89°25'34"W for 232.10 feet to a point on the East line of subdivision known as Glenlakes, Unit One, Phase 3B; thence along said East line a bearing of N22°47'29"W for 304.27 feet to the Northeast corner of said subdivision; thence continuing a bearing of N22°47'29"W for 456.68 feet; thence S75°39'58"W for 102.12 feet; thence N24°57'03"E for 366.09 feet; to the South right-of-way of Clarke Ridge Road (80' R/W); thence along said right-of-way the following bearings and distances: S78°58'15'E for 384.27 feet; thence along a curve length of 245.68 feet with a radius of 370.79 feet (C.B.=S59°59'20"E, CHD.=241.21'); thence a bearing of S41°00'29"E for 100 feet; thence along a curve length of 180.61 feet with a radius of 305.56 feet (C.B.=S24°06'20"E, CHD.=177.99') to the North right-of-way of Whiddon Court and the Point of Beginning. Said Parcel of land situated in Section 12, T-8-S, R-4-E, and containing 10.71 acres more or less.

PARCEL B:

Commencing at the S.E. Corner of Section 12, T-8-S, R-4-E; thence along East line of said Section a bearing of N01°36′03″E for 19.66 feet to a point on the North right-of-way of County Road 12 (90′ R/W) for the Point of Beginning; thence along said North right-of-way a bearing of N89°41′43″W for 1022.57 feet to the East right-of-way of Clarke Ridge Road (80′ R/W); thence along said East right-of-way a bearing of N00°31′45″E for 713.21 feet, thence along a curve length of 267.16 feet with a radius of 996.44 feet (C.B.= N08°17′02″E, CHD.=266.36′); thence along a reverse curve length of 263.90 feet with a radius of 401.54 feet (C.B.=N04°21′31″W, CHD.=259.18′); thence departing from said right-of-way a bearing of N86°23′55″E for 359.56 feet; thence S03°33′35″E for 20.05 feet; thence N86°24′43″E for 161.51 feet; thence N25°44′43″E for 283.00 feet, more or less, to the South

SCHEDULE A (Continued)

Policy No.: 82306-229138698

Bank of Wolf Bay; thence generally along said South Bank the following bearings and distances: S61°53'40"E for 270.71 feet, thence S43°24'02"E for 112.06 feet; thence S31°44'17"E for 337.98 feet; thence N79°24'25"E for 47.56 feet; thence N07°13'48"W for 162.90 feet; thence N60°34'51"E for 22.34 feet, thence S71°49'33"E for 220.43 feet; thence S05°28'27"E for 61.46 feet; thence departing from said South Bank of Wolf Bay a bearing of S51°16'26"W for 488.01 feet; thence S02°05'07"W for 69.68 feet; thence S01°31'14"W for 688.54 feet back to the Point of Beginning Said parcel of land situated in both Section 12, T-8-S, R-4-E, and in Section 7, T-8-S, R-5-E, and containing 37.73 acres, more or less.

Being the same property conveyed to Grantor in Instrument 557087, Baldwin County, Alabama, Probate Records and as described in plat of survey by Fleming Engineering, dated October 26, 2022, Project No, 2022-08-06.

SUBJECT TO THE FOLLOWING 40' INGRESS AND EGRESS EASEMENT:

Commencing at the S.E Corner of Section 12, T-8-S, R-4-E; thence along East line of said Section a bearing of N01°36'03"E for 19.66 feet to a point on the North right-of-way of County Road 12 (90' R/W); thence along said North right-of-way a bearing of N89°41'43"W for 1022.57 feet to the East right-of-way of Clarke Ridge Road (80' R/W); thence along said East right-of-way a bearing of N00°31'45"E for 713.21 feet, thence along a curve length of 267.16 feet with a radius of 996.44 feet (C.B.=N08°17'02"E, CHD.=266.36"); thence along a reverse curve length of 263.90 feet with a radius of 401.54 feet (C.B.=N04°21'31"W, CHD.=259.18") to the Point of Beginning; thence departing from said right-of-way a bearing of N86°23'55"E for 359.56 feet, thence S03°33'35"E for 40.00 feet; thence S86°23'55"W for 347.60 feet to the East right-of-way of Clarke Ridge Road (80' R/W); thence along said East right-of-way a curve length of 41.76 feet with a radius of 401.54 feet (C.B.=N20°12'25"W, CHD.=41.74") back to the Point of Beginning.

LEGAL DESCRIPTION PARCEL A:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF CLARKE RIDGE ROAD (80' R/W) AND THE NORTH RIGHT-OF-WAY OF WHIDDON COURT (50' R/W); THENCE ALONG THE SAID NORTH LINE OF WHIDDON COURT A BEARING OF N88°51'26"W FOR 247.73 FEET; THENCE S00°50'37"W FOR 49.88 FEET TO THE NORTHWEST CORNER OF LOT 8 OF THE RESUBDIVISION OF LOT 75 THROUGH 84 OF WOLF BAY ESTATES, UNIT 5, RECORDED IN MAP BOOK 11, PAGE 83; THENCE A BEARING OF S00°29'27"W FOR 533.50 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF SAID RESUBDIVISION; THENCE N89°25'34"W FOR 232.10 FEET TO A POINT ON THE EAST LINE OF SUBDIVISION KNOW AS GLENLAKES, UNIT ONE, PHASE 3B; THENCE ALONG SAID EAST LINE A BEARING OF N22°47'29"W FOR 304.27 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE CONTINUING A BEARING OF N22°47'29"W FOR 456.68 FEET; THENCE S75°39'58"W FOR 102.12 FEET; THENCE N24°57'03"E FOR 366.09 FEET; TO THE SOUTH RIGHT-OF-WAY OF CLARKE RIDGE ROAD (80' R/W); THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING BEARINGS AND DISTANCES: S78°58'15"E FOR 384.27 FEET; THENCE ALONG A CURVE LENGTH OF 245.68 FEET WITH A RADIUS OF 370.79 FEET (C.B.=S59°59'20"E, CHD.=241.21'); THENCE A BEARING OF S41°00'29"E FOR 100.00 FEET; THENCE ALONG A CURVE LENGTH OF 180.61 FEET WITH A RADIUS OF 305.56 FEET (C.B.=S24°06'20"E, CHD.=177.99') TO THE NORTH RIGHT-OF-WAY OF WHIDDON COURT AND THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATED IN SECTION 12, T-8-S, R-4-E, AND CONTAINING 10.71 ACRES.

LEGAL DESCRIPTION PARCEL B:

COMMENCING AT THE S.E. CORNER OF SECTION 12, T-8-S, R-4-E; THENCE ALONG EAST LINE OF SAID SECTION A BEARING OF N01°36'03"E FOR 19.66 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF COUNTY ROAD 12 (90' R/W) FOR THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT-OF-WAY A BEARING OF N89°41'43"W FOR 1022.57 FEET TO THE EAST RIGHT-OF-WAY OF CLARKE RIDGE ROAD (80' R/W); THENCE ALONG SAID EAST RIGHT-OF-WAY A BEARING OF N00°31'45"E FOR 713.21 FEET; THENCE ALONG A CURVE LENGTH OF 267.16 FEET WITH A RADIUS OF 996.44 FEET (C.B.=N08°17'02"E, CHD.=266.36'); THENCE ALONG A REVERSE CURVE LENGTH OF 263.90 FEET WITH A RADIUS OF 401.54 FEET (C.B.=N04°21'31"W, CHD.=259.18'); THENCE DEPARTING FROM SAID RIGHT-OF-WAY A BEARING OF N86°23'55"E FOR 359.56 FEET; THENCE S03°33'35"E FOR 20.05 FEET; THENCE N86°24'43"E FOR 161.51 FEET; THENCE N25°44'43"E FOR 283.00 FEET, MORE OR LESS, TO THE SOUTH BANK OF WOLF BAY; THENCE GENERALLY ALONG SAID SOUTH BANK THE FOLLOWING BEARINGS AND DISTANCES: S61°53'40"E FOR 270.71 FEET; THENCE S43°24'02"E FOR 112.06 FEET; THENCE S31°44'17"E FOR 337.98 FEET; THENCE N79°24'25"E FOR 47.56 FEET; THENCE N07°13'48"W FOR 162.90 FEET; THENCE N60°34'51"E FOR 22.34 FEET; THENCE S71°49'33"E FOR 220.43 FEET; THENCE S05°28'27"E FOR 61.46 FEET; THENCE DEPARTING FROM SAID SOUTH BANK OF WOLF BAY A BEARING OF S51°16'26"W FOR 488.01 FEET; THENCE S02°05'07"W FOR 69.68 FEET; THENCE S01°31'14"W FOR 688.54 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATED IN BOTH SECTION 12, T-8-S, R-4-E, AND IN SECTION 7, T-8-S, R-5-E, AND CONTAINING 32.73 ACRES, MORE OR LESS.

SUBJECT TO THE FOLLOWING 40' INGRESS & EGRESS EASEMENT:

COMMENCING AT THE S.E. CORNER OF SECTION 12, T-8-S, R-4-E; THENCE ALONG EAST LINE OF SAID SECTION A BEARING OF N01°36'03"E FOR 19.66 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF COUNTY ROAD 12 (90' R/W); THENCE ALONG SAID NORTH RIGHT-OF-WAY A BEARING OF N89°41'43"W FOR 1022.57 FEET TO THE EAST RIGHT-OF-WAY OF CLARKE RIDGE ROAD (80' R/W); THENCE ALONG SAID EAST RIGHT-OF-WAY A BEARING OF N00°31'45"E FOR 713.21 FEET; THENCE ALONG A CURVE LENGTH OF 267.16 FEET WITH A RADIUS OF 996.44 FEET (C.B.=N08°17'02"E, CHD.=266.36'); THENCE ALONG A REVERSE CURVE LENGTH OF 263.90 FEET WITH A RADIUS OF 401.54 FEET (C.B.=N04°21'31"W, CHD.=259.18') TO THE POINT OF BEGINNING; THENCE DEPARTING FROM SAID RIGHT-OF-WAY A BEARING OF N86°23'55"E FOR 359.56 FEET; THENCE S03°33'35"E FOR 40.00 FEET; THENCE S86°23'55"W FOR 347.60 FEET TO THE EAST RIGHT-OF-WAY OF CLARKE RIDGE ROAD (80' R/W); THENCE ALONG SAID EAST RIGHT-OF-WAY A CURVE LENGTH OF 41.76 FEET WITH A RADIUS OF 401.54 FEET (C.B.=N20°12'25"W, CHD.=41.74') BACK TO THE POINT OF BEGINNING.