



PLANNING & DEVELOPMENT SERVICES

120 S McKenzie Street

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

May 21, 2026

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 May 20, 2026 and the following action was taken:

Harold Motter- Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 1.03 +/- acres. Property is currently zoned R-1A (Residential Single Family). Proposed zoning is B-3 (Local Business District). Property is located at 20971 Brinks Willis Rd. Applicant is Harold Motter.

Planning Commission Action:

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

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

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

Respectfully,

Melissa Ringler

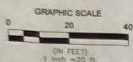
Melissa Ringler
Planning & Zoning Coordinator
mringler@cityoffoley.org
251-952-4011

MAYOR: Ralph Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

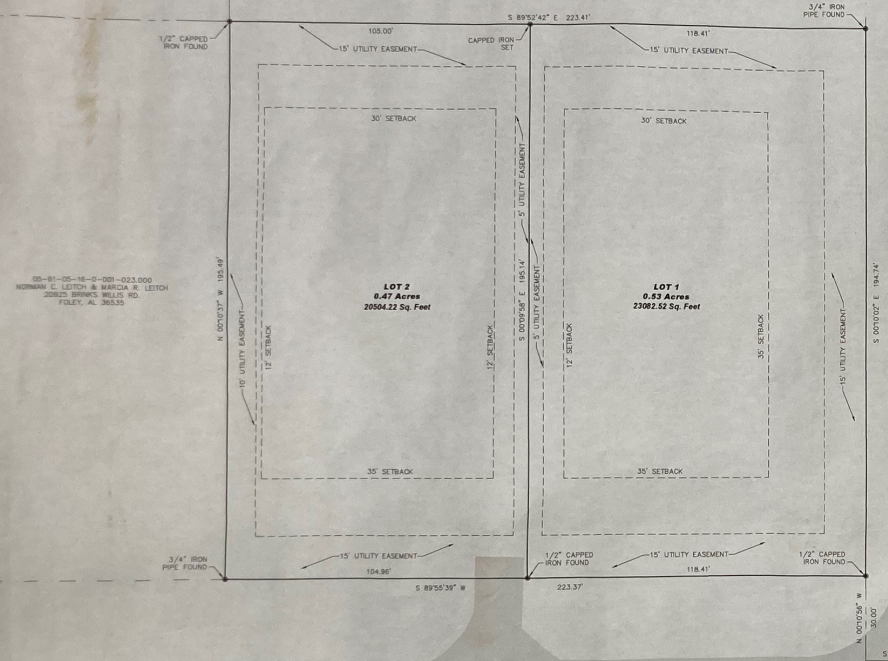
CITY CLERK: Christi Watkins

COUNCIL MEMBERS: J. Wayne Trawick, Charles Ebert III, Roderick Burkle, Larry Engel, Timothy Lower



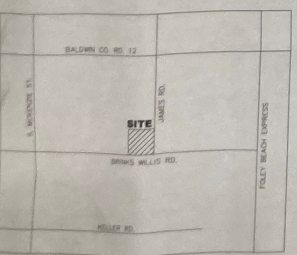
05-81-05-16-0-001-021.000
HARRISON, WESSLING
8623 JAMES ROAD
FOLEY, AL 36535

05-81-05-16-0-001-022.000
SUAREZ, MIGUEL ANGEL DIAZ ET AL,
LLANES, R AND OSA ROSA PEREZ
8645 JAMES ROAD
FOLEY, AL 36535



BRINKS WILLIS RD (60' R.O.W.)

JAMES RD (60' R.O.W.)



SITE DATA:
Parcel Number: 05-81-05-16-0-001-024.000
NUMBER OF LOTS: 2
TOTAL AREA: 1.0 ACRES
OWNER: RONNIE NORDAN
PO BOX 307, GULBERTOWN, AL 36608
ZONING: R-1A
SETBACKS:
MINIMUM DEPTH OF FRONT YARD: 35 FEET
MINIMUM DEPTH OF REAR YARD: 30 FEET
MINIMUM DEPTH OF BEAR YARD WITH POOL/SCREEN ENCLOSURE: 10 FEET
MINIMUM WIDTH OF EACH SIDE YARD: 12 FEET
MINIMUM DEPTH OF SIDE YARD ABUTTING STREET: 35 FEET
EASEMENTS:
15' UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS
5' UTILITY EASEMENT ALONG THE SIDE OF ALL LOTS
15' UTILITY EASEMENT ACROSS THE REAR OF ALL LOTS

SURVEY NOTES:
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR TITLE SEARCH PROVIDED TO LINDER SURVEYING CONSULTANTS OR THE SPONORING SURVEYOR.
2. NO IMPROVEMENTS OTHER THAN THOSE SHOWN WERE LOCATED.
3. THIS IS A SUBDIVISION CLASS BOUNDARY SURVEY.
4. BASIS OF BEARINGS FOR THIS SURVEY IS THE ALABAMA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD 1983 (2011), AS DETERMINED BY G.P.S. OBSERVATIONS.
5. ALL 1/2" IRON PIN SET ON THIS SURVEY ARE MARKED WITH BLUE CAPS STAMPED "LINDER SURVEYING-CA-1068-15T".
6. THIS PROPERTY IS LOCATED IN ZONE X - UNSHADED AS SCALED FROM FEMA FIRM PANEL NO. 0100300930.

LEGAL DESCRIPTION:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE S 89°52'17" W A DISTANCE OF 30.00 FEET TO A POINT; THENCE N 07°02'37" W A DISTANCE OF 30.00 FEET TO A CAPPED IRON FOUND AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF JAMES ROAD AND THE NORTH RIGHT OF WAY LINE OF BRINKS WILLIS ROAD; SAID POINT BEING THE POINT OF BEGINNING FOR THE PASTURE HEREIN DESCRIBED; THENCE S 89°52'37" W ALONG THE NORTH RIGHT OF WAY LINE OF BRINKS WILLIS ROAD A DISTANCE OF 223.37 FEET TO A FOUND 3/4" IRON PIPE; THENCE DEPARTING SAID RIGHT OF WAY N 00°02'37" W A DISTANCE OF 195.49 FEET TO A FOUND 1/2" CAPPED IRON; THENCE S 89°52'47" E A DISTANCE OF 223.41 FEET TO A 3/4" IRON PIPE FOUND ON THE WEST RIGHT OF WAY LINE OF JAMES ROAD; THENCE S 00°02'02" E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 194.74 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:
I, JASON M. LINDER, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Jason M. Linder 5-30-24
JASON M. LINDER, ALABAMA REGISTRATION NO. 34782

CERTIFICATION OF OWNERSHIP:
STATE OF ALABAMA
COUNTY OF BALDWIN
THIS IS TO CERTIFY THAT I, CHARLES RONNIE NORDAN, THE UNDERSIGNED, ARE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED.

THIS THE 11th DAY OF AUGUST, 2024.
OWNER: *Ronnie Nordan*

ACKNOWLEDGEMENT:
STATE OF ALABAMA
COUNTY OF BALDWIN
I, *Blair C Smith*, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE HEREBY CERTIFY THAT RONNIE NORDAN, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY AND WITH FULL AUTHORITY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS THE 11th DAY OF AUGUST, 2024.

Blair C Smith
NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE CITY ENGINEER:
THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF FOLEY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
THIS THE 20th DAY OF AUGUST, 2024.
W P Oltus
CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF FOLEY PLANNING COMMISSION:
THE WITHIN PLAT OF FOLEY FIELDS SUBDIVISION, FOLEY, ALABAMA, IS HEREBY APPROVED BY THE CITY OF FOLEY PLANNING COMMISSION.

THIS THE 21st DAY OF AUGUST, 2024.
Cabin of Hope
COMMUNITY DEVELOPMENT DIRECTOR

CERTIFICATE OF APPROVAL BY BALDWIN EMC (ELECTRIC):
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
THIS THE 19 DAY OF June, 2024.
Casey Bull
BALDWIN EMC REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVERIA UTILITIES (WATER):
THE UNDERSIGNED, AS AUTHORIZED BY RIVERIA UTILITIES, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
THIS THE 15 DAY OF JUNE, 2024.
Casey Bull
RIVERIA UTILITIES REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE (SEWERS):
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICE, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
THIS THE 04th DAY OF JULY, 2024.
Casey Bull
BALDWIN COUNTY SEWER SERVICE REPRESENTATIVE

CERTIFICATE OF APPROVAL BY CENTENNIAL COMMUNICATIONS (COMMUNICATIONS):
THE UNDERSIGNED, AS AUTHORIZED BY CENTENNIAL COMMUNICATIONS, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
THIS THE 04th DAY OF JULY, 2024.
Casey Bull
CENTENNIAL COMMUNICATIONS REPRESENTATIVE

BALDWIN COUNTY HEALTH DEPARTMENT RECORDING STATEMENT:
THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR REJECTION BY THE BALDWIN COUNTY HEALTH DEPARTMENT. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCORD TO AN APPLICABLE STATE SYSTEM OR THE APPROPRIATENESS OF A LOT FOR WASTEWATER RECEPTION, TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. THESE LOTS ARE NOT TO BE USED FOR ANY PURPOSES THAT REQUIRE SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS AND THESE LOTS ARE TO BE USED FOR THE PURPOSES OF THIS PLAT AS SET FORTH HEREON.

THE UNDERSIGNED AS AUTHORIZED BY BALDWIN COUNTY HEALTH DEPARTMENT HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
THIS THE 04th DAY OF JULY, 2024.
Casey Bull
BALDWIN COUNTY HEALTH DEPARTMENT REPRESENTATIVE

LINDER SURVEYING CONSULTANTS, LLC



370 FIRST STREET
SLUIS, ALABAMA 36919
(918) 251-2960
jason@lindersurvey.com

Revision	Date	Description
1		

FOLEY FIELDS SUBDIVISION
RONNIE NORDAN
SECTION 16, TOWNSHIP 8 SOUTH, RANGE 4 EAST
BALDWIN COUNTY, ALABAMA



IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE SURVEYOR AT THE FOLLOWING PHONE NUMBER:

Phone	AM
Checked	DATE
Approved	AM

2142832
BALDWIN COUNTY, ALABAMA
HARRY B. COLVIN, JR. PROBATE JUDGE
TOTAL: 800.0000 \$1.00 PM
SLIDE: 000284-C

Issue Date: 08-09-2024
Sheet No: 1 OF 1

REAL ESTATE SALES VALIDATION FORM

The following information is provided pursuant to Code of Alabama §40-22-1 (1975). The undersigned Grantor does attest, to the best of Grantor's knowledge and belief that the information in this document is true and accurate. The Grantor understands that any false statement claimed on this form may result in the imposition of the penalties indicated in Code of Alabama §40-22-1 (h) (1975).

Grantor's Name _____ Grantee's Name _____
Mailing Address _____ Mailing Address _____

Property Address 20911 Brinks Willis Rd Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

2025-187

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required) _____ Bill of Sale; _____ Appraisal; _____ Sales Contract;
✓ Closing Statement; _____ Other _____

STATE OF ALABAMA :

COUNTY OF BALDWIN :

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that CHARLES RONNIE NORDAN, a(n) Married man, ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid to the Grantor by HAROLD MOTTER ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, subject to all matters and things hereinafter set forth, has this day bargained and sold and by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, all that real property situated in the County of Baldwin, State of Alabama, described as follows, to-wit:

Lot 1, Foley Fields Subdivision, according to the plat thereof recorded on Slide 2964-C in the Office of the Judge of Probate of Baldwin County, Alabama.

Also described as follows: Commencing at the Southeast corner of the Northeast Quarter of Section 16, Township 8 South, Range 4 East, Baldwin County, Alabama; run thence South 58°59'27" West a distance of 30.0 feet to a point; thence run North 00°10'56" West a distance of 30.0 feet to a capped iron found at the intersection at the west right of way line of James Road and the north right of way line of Brinks Willis Road, said point being the point of beginning for the parcel herein described; thence South 89°55'39" West along the north right of way line of Brinks Willis Road, a distance of 223.37 feet to a found 3/4" pipe; thence departing said right of way, North 00°10'37" West a distance of 195.49 feet to a found 1/2" capped iron; thence South 89°52'42" East a distance of 223.41 feet to a 3/4" iron pipe found on the west right of way line of James Road; thence South 00°10'02" East along said west right of way line, a distance of 194.74 feet to the point of beginning.

LESS AND EXCEPT such oil, gas and other mineral interests and all rights and privileges in connection therewith as may have been reserved or conveyed by prior owners, if any.

Grantor, if married, hereby states that the above described real property does not constitute part of his homestead, nor does it constitute part of the homestead of his spouse.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED HEREIN ARE MADE SUBJECT TO THE FOLLOWING:

1. Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded on Slide 2964-C.
2. Coal, oil, gas, limestone and other mineral interests in the land and all rights and easements in favor of the state of said coal, oil, gas, limestone and other minerals.

Any reference above to recorded documents include any amendments or additions thereto.

Any reference above to restrictive covenants omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C § 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. § 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

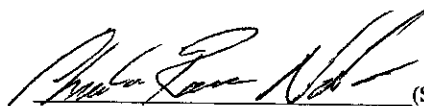
The recording references refer to the records in the Office of the Judge of Probate of Baldwin County, Alabama, unless otherwise indicated.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the above described property unto the said Grantee, in fee simple, and to the heirs and assigns of said Grantee, FOREVER.

And, except as to the above and taxes hereafter falling due which are assumed by the Grantee, Grantor does, for Grantor and for the heirs and assigns of Grantor, hereby covenant with Grantee that Grantor is seized of an indefeasible estate in fee simple in said property, is in quiet and peaceable possession thereof, that said property is free and clear of all encumbrances, and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the quiet and peaceable possession thereof, unto the Grantee, and to the heirs and assigns of Grantee, against the lawful claims of all persons whomsoever.


IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on this the 24 day of March, 2025.

 (SEAL)
CHARLES RONNIE NORDAN

STATE OF Al
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CHARLES RONNIE NORDAN, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 24 day of March, 2025.


NOTARY PUBLIC
My Commission Expires:

Kathie Rachelle Wickware
Notary Public
Alabama State At Large
My Commission Expires: July 2, 2025

THE SCRIVENER OF THIS DEED REPRESENTS NEITHER GRANTOR NOR GRANTEE AND RECOMMENDS EACH PARTY RETAIN INDEPENDENT LEGAL COUNSEL TO REVIEW SAID DOCUMENT.

THIS INSTRUMENT PREPARED BY:
HERBERT RICE, ESQ.
Rice Law, LLC
Post Office Box 2235
Foley, Alabama 36536
File #01257

REAL ESTATE SALES VALIDATION FORM

The following information is provided pursuant to Code of Alabama §40-22-1 (1975). The undersigned Grantor does attest, to the best of Grantor's knowledge and belief that the information in this document is true and accurate. The Grantor understands that any false statement claimed on this form may result in the imposition of the penalties indicated in Code of Alabama §40-22-1 (h) (1975).

Grantor's Name _____ Grantee's Name _____
Mailing Address _____ Mailing Address _____
Property Address _____ Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recording of documentary evidence is not required) _____ Bill of Sale; _____ Appraisal; _____ Sales Contract;
_____ Closing Statement; _____ Other _____

STATE OF ALABAMA :
COUNTY OF BALDWIN :

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that CHARLES RONNIE NORDAN, a(n)
_____ man, ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00) in
cash and other good and valuable consideration, in hand paid to the Grantor by HAROLD MOTTER
("Grantee"), the receipt and sufficiency of which is hereby acknowledged, subject to all matters and
things hereinafter set forth, has this day bargained and sold and by these presents does hereby GRANT,
BARGAIN, SELL AND CONVEY unto the said Grantee, all that real property situated in the County of
Baldwin, State of Alabama, described as follows, to-wit:

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00°10'02" East along said west right of way line, a distance of 194.74 feet to the point of
beginning.

LESS AND EXCEPT such oil, gas and other mineral interests and all rights and
privileges in connection therewith as may have been reserved or conveyed by prior
owners, if any.

Grantor, if married, hereby states that the above described real property does not
constitute part of his homestead, nor does it constitute part of the homestead of his
spouse.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED HEREIN ARE MADE
SUBJECT TO THE FOLLOWING:

1. Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded on Slide 2964-C.
2. Coal, oil, gas, limestone and other mineral interests in the land and all rights and easements in favor of the state of said coal, oil, gas, limestone and other minerals.

Any reference above to recorded documents include any amendments or additions thereto.

Any reference above to restrictive covenants omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C § 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. § 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

The recording references refer to the records in the Office of the Judge of Probate of Baldwin County, Alabama, unless otherwise indicated.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the above described property unto the said Grantee, in fee simple, and to the heirs and assigns of said Grantee, FOREVER.

And, except as to the above and taxes hereafter falling due which are assumed by the Grantee, Grantor does, for Grantor and for the heirs and assigns of Grantor, hereby covenant with Grantee that Grantor is seized of an indefeasible estate in fee simple in said property, is in quiet and peaceable possession thereof, that said property is free and clear of all encumbrances, and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the quiet and peaceable possession thereof, unto the Grantee, and to the heirs and assigns of Grantee, against the lawful claims of all persons whomsoever.

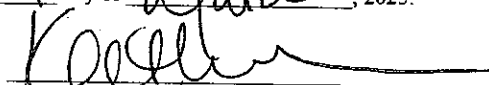
IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on this the 24 day of March, 2025.


 CHARLES RONNIE NORDAN (SEAL)

STATE OF AL
 COUNTY OF Baldwin

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CHARLES RONNIE NORDAN, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 24 day of March, 2025.


 NOTARY PUBLIC
 My Commission Expires:

THE SCRIVENER OF THIS DEED REPRESENTS NEITHER GRANTOR NOR GRANTEE AND RECOMMENDS EACH PARTY RETAIN INDEPENDENT LEGAL COUNSEL TO REVIEW SAID DOCUMENT.

THIS INSTRUMENT PREPARED BY:
 HERBERT RICE, ESQ.
 Rice Law, LLC
 Post Office Box 2235
 Foley, Alabama 36536
 File #01257

Kathle Rachelle Wickware
 Notary Public
 Alabama State At Large
 My Commission Expires: July 2, 2025

**Property Address: 20971 Brinks Willis Road. 1.10 Acres
subdivided into 2 lots.**

PIN 17104

PARCEL 61-05-16-0-001-024.000

Legal:

195' X 223.4' COM AT THE SE COR OF THE NE1/4 SEC 16 TH RUN W 40', TH N 30' TO POB, TH



PLANNING COMMISSION JOINT STAFF REPORT MAY 2026

STAFF RECOMMENDATION: Approval

PROJECT NAME: Harold Motter-Rezoning Property from R-1A to B-3

REQUEST: Zoning Application

SUBTYPE: Re-Zoning Application

OWNER / APPLICANT: Harold Motter

ACREAGE: 1.03

NUMBER OF LOTS:

PIN#(s): 17104 & 627668

LOCATION:
20971 BRINKS WILLIS RD

PROJECT DESCRIPTION:
Harold Motter-Rezoning Property from R-1A to B-3

CURRENT CITY ZONING:
R-1A, Residential Single Family

OVERLAY DISTRICT:
N/A

REQUESTED ZONING:
B-3, Local Business District

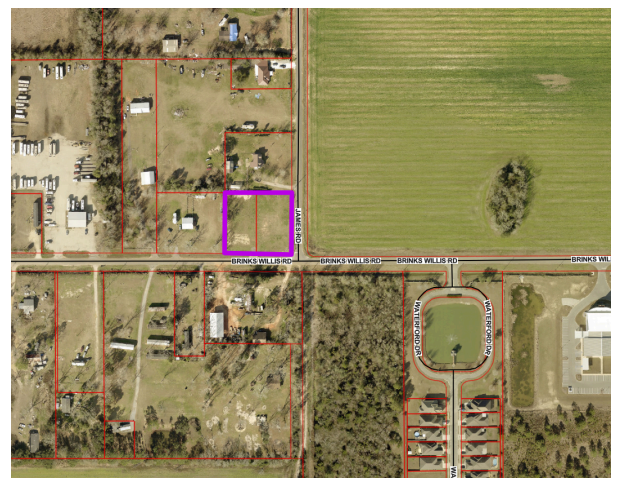
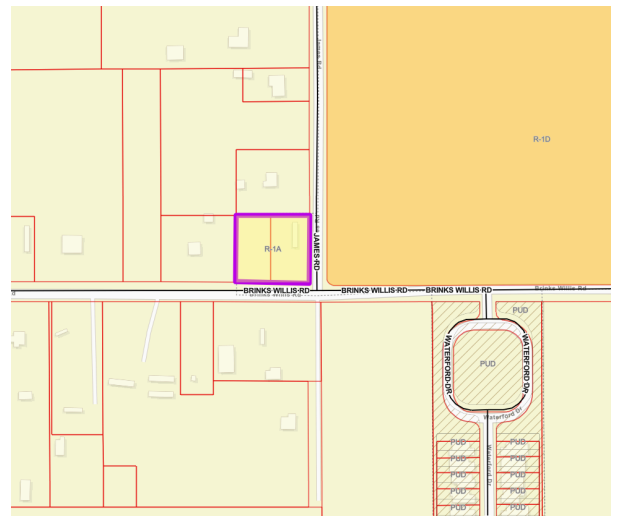
ADJACENT ZONING:
R-1D, BC Dist 30 RA & RSF-1

COUNTY ZONING:
N/A

COUNTY LOT SIZE:
N/A

FUTURE LAND USE:
Place Type: Suburban Neighborhood

EXISTING LAND USE:
Vacant



PC JOINT STAFF REPORT**Permit #:** Z26-000007**Reviewer:** Engineering Team, 2519524021, rroberts@cityoffoley.org, Engineering**Review Status:** Approved**Reviewer:** Jackie McGonigal, 251-979-9710, jmcgonigal@cityoffoley.org, Environmental**Review Status:** Approved**Reviewer:** Chad Brewer, 251-943-1266, cbrewer@cityoffoley.org, Fire Department**Review Status:** Approved**Reviewer:** Eden Lapham, 251-952-4011 x 485, elapham@cityoffoley.org, Planning and Zoning**Review Status:** Approved

1. Zoning recommends approval. With the future extension of James Rd to the south, having a location for local business at the intersection is appropriate in this suburban neighborhood place type. Gas stations are specifically prohibited in B-3, but other local commercial uses are allowed.

Reviewer: Jonathan Cottis, 251-952-4011, jcottis@cityoffoley.org, Building Department**Review Status:** Approved

SCOPE AND PURPOSE: The scope and purpose of this analysis was to conduct a review of the plans and specifications submitted for compliance with applicable codes, regulations and ordinances for the City of Foley. Though every attempt is made to produce a thorough and complete review of the information and plans submitted, no representation is made that every aspect of the construction process has been covered. This document in no way relieves any party from being in full compliance with the legally adopted codes, standards, ordinances and regulations of the City of Foley, Alabama.

APPROVAL STATUSES EXPLANATION:**Approved**

Indicates that the application or request fully complies with the City of Foley's ordinances, regulations, and adopted plans. No further modifications are required. The applicant may proceed to the next step in the development or permitting process.

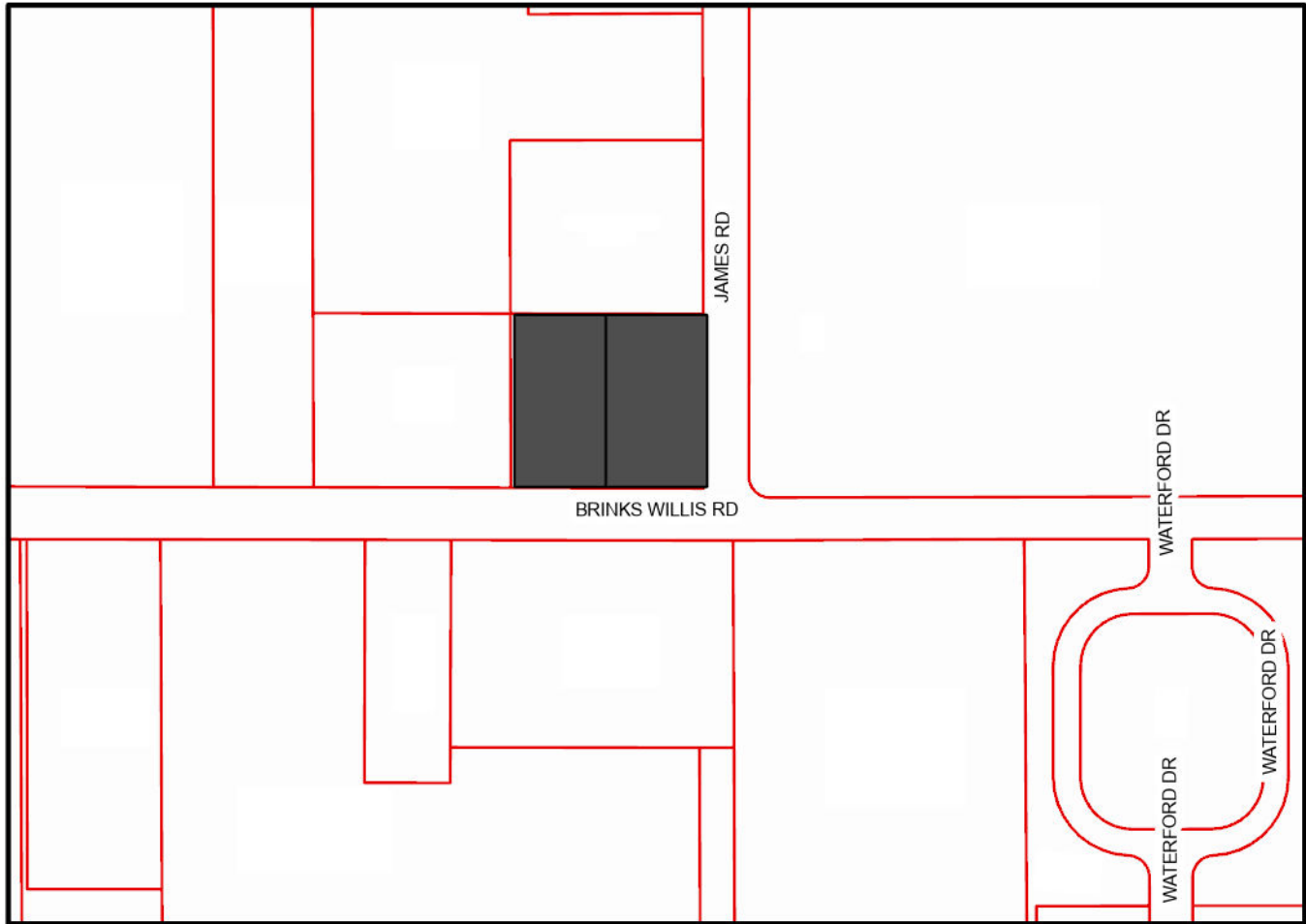
Approved with Comments

Indicates that the application is generally compliant and may move forward; however, staff have noted additional conditions, recommendations, or clarifications that the applicant must address. These comments do not prevent approval but are intended to guide the preparation of the final plan, permitting, or construction. Compliance with comments may be verified administratively before final approvals are issued.

Not Approved

Indicates that the application does not comply with applicable ordinances, regulations, or adopted plans, or that significant revisions are needed. The applicant must revise and resubmit for further review. The request cannot move forward in its current form.

PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 1.03+/- acres. Property is currently zoned R-1A (Residential Single Family). Proposed zoning is B-3 (Local Business District). Property is located at 20971 Brinks Willis Rd. Applicant is Harold Motter.

Anyone interested in this rezoning request may be heard at a public meeting scheduled for May 20, 2026 in the Council Chambers of City Hall located at 407 E. Laurel Ave., at 4:00 p.m. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Wes Abrams
Planning Commission Chairman