



December 15, 2022

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 December 14, 2022 and the following action was taken:

Kaymac, LLC/Chris & Phil Johnson- Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 2.02 +/- acres. Property is currently zoned R-1C (Residential Single Family) requested zone is PUD (Planned Unit Development). Property is located N. of Azalea Ave. and W. of S. Juniper St. Applicant is Kaymac, LLC/Chris & Phil Johnson.

Planning Commission Action:

Commissioner Hinesley made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Swanson 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

MAYOR: Ralph Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Richard Dayton; Cecil R. Blackwell; Charles Ebert III



The Commons

On the Coast

COASTAL COTTAGE LIVING

Presented by



1910 Sparkman Drive NW Huntsville, Alabama 35816 (256)797-6375 or 6376

1. Location of Property (2) Lots:

LOT 106 East Azalea Avenue, Foley, AL

Size: 1.08 Acres

Owner: KAYMAC, LLC

Address: 9185 Bay Point Drive Elberta, AL 36530

PIN 67829 Parcel Number: 05-54-08-28-3-000-106.000

Legal Description: 118.5' X 400' IRR BEG AT SE COR OF SE1/4 OF THE SW1/4 SEC 28 RUN N 30', TH W 435'(S) FOR THE POB, TH CONT W 118.5', TH N 400', TH E 120.3', TH S 400' TO THE POB IN CITY OF FOLEY SE C 28-T7S-R4E (WD)

LOT 102 East Azalea Avenue, Foley, AL

Size: .946 Acres

Owner: KAYMAC, LLC

Address: 9185 Bay Point Drive Elberta, AL 36530

PIN 6874 Parcel Number: 05-54-08-28-3-000-102.000

Legal Description: 103' X 400' BEG AT THE SE COR OF THE SW1/4 OF SEC 28 RUN N 2 0' TH W 20' TH N 400' TH W 309' FOR POB IN THE CITY OF FOLEY SEC 28-T7S-R4E (WD - SURVIVORSHIP)

2. List of Adjacent Property Owners:

0 Azalea Avenue East (5.2 Acre to West of Lots)

Owner Name: ASCEND PERFORMANCE MATERIALS L L C

Mailing Address: 1233 WEST LOOP S STE 1500, HOUSTON, TX 77027

PIN 28018 Parcel Number 54-08-28-3-000-103.000

0 Azalea Avenue East (~1 ac lot to East of lots)

Owner Name: Pollard, Ardina Renee

Mailing Address: 416 West 5th Avenue, Foley, Alabama 36535

PIN: 6870

Parcel ID: 05-54-08-28-3-000-101.000

Adjacent Owners North of Lots across drainage way

20 VERBENA CIR, FOLEY, ALABAMA 36535

Owner Name: FALCON, TODD ETAL FALCON, LYNNETTE

Mailing Address: 20 VERBENA CIR, FOLEY, ALABAMA 36535

PIN: 58310

Parcel ID: 05-54-08-28-3-000-088.020

4 E ROOSEVELT CIR, FOLEY, ALABAMA 36535
Owner Name: ROLL, ROBERT GEARLD ETUX PATRICIA JOAN
Mailing Address: 4 E ROOSEVELT CIR, FOLEY, ALABAMA 36535
PIN: 59231
Parcel ID: 05-54-08-28-3-000-088.046

6 E ROOSEVELT CIR, FOLEY, ALABAMA 36535
Owner Name: FELL, LORRAINE BOYD (LIFE ESTATE)
Mailing Address: 6 E ROOSEVELT CIR, FOLEY, ALABAMA 36535
PIN: 44928
Parcel ID: 05-54-08-28-3-000-088.045

Adjacent Owners South of Lots across East Azalea Ave (Azalea Trace Subdivision)

501 ORCHARD LN, FOLEY, ALABAMA 36535
Owner Name: OSTERMEYER, RUSSELL LEE
Mailing Address: 501 ORCHARD LN, FOLEY, ALABAMA 36535
PIN: 207371
Parcel ID: 05-54-08-33-2-000-001.014

505 ORCHARD LN, FOLEY, ALABAMA 36535
Owner Name: MOUNTAIN WEST PROPERTIES, LLC
Mailing Address: 598 E 800 N, FIRTH, ID 83236
PIN: 207370
Parcel ID: 05-54-08-33-2-000-001.013

509 ORCHARD LN, FOLEY, ALABAMA 36535
Owner Name: O'CAIN, JIMMY L JR ETAL O'CAIN, AIMEE G
Mailing Address: 509 ORCHARD LN, FOLEY, ALABAMA 36535
PIN: 207369
Parcel ID: 05-54-08-33-2-000-001.012

513 ORCHARD LN, FOLEY, ALABAMA 36535
Owner Name: MOCCIO, LINDA G
Mailing Address: 513 ORCHARD LN, FOLEY, ALABAMA 36535
PIN: 207368
Parcel ID: 05-54-08-33-2-000-001.011

517 ORCHARD LN, FOLEY, ALABAMA 36535
Owner Name: THOMAS, JOE WILLARD ETUX ALICE ANN
Mailing Address: 517 ORCHARD LN, FOLEY, ALABAMA 36535
PIN: 207367
Parcel ID: 05-54-08-33-2-000-001.010

521 ORCHARD LN, FOLEY, ALABAMA 36535
Owner Name: CHAMBERS, PHILLIP L ETAL CHAMBERS, SHARO
Mailing Address: 521 ORCHARD LN, FOLEY, ALABAMA 36535
PIN: 207366
Parcel ID: 05-54-08-33-2-000-001.009

3. Approximate Size of Lot(s)
 - a. Lot 106 (West lot) 108.5'x400' 1.08 acres
 - b. Lot 102 (East lot) 103'x400' .94 acres
4. Present Zoning of Property: Residential Single Family R1C
5. Requested Zone: Planned Unit Development (PUD)
6. Land is currently undeveloped wooded acreage. No structures exist on either lot
7. We are pursuing Planned Unit Development (PUD) zoning for multiple (total of 11) single-family detached dwellings/cottages. Cottages will be clustered or otherwise concentrated or arranged in planned locations on the site to take advantage of its natural features.

Public and Private Benefits:

The Cottage Development concept has been around for over 100 years dating back to the early 1900's creation of Bungalow Courts on the West Coast and cottage housing communities in New York City and the Northeast. Hundreds of these communities have been preserved and still thrive today! Cottage development is defined as projects that feature clusters of units – often between four and twelve – built around a common open green space. Historic patterns of small housing units clustered around small parks (Commons) and shared open spaces can be found in some parts of older cities.

Modern cottage developments, as a form of smaller single family residential units, provide diverse housing choices that are more attractive to some households than traditional single family homes. Cottage housing developments have been established as infill projects, offering middle ground between single-family residences and multifamily development. Cottage housing offers a smaller scale housing choice, suitable for meeting a variety of needs, compared to traditional detached single-family dwellings.

This cottage development allows for locating 11 cottage households with close proximity (walking distance) to historic downtown Foley, providing access to a variety of local shops, services, and restaurants —And just a short drive away from amenities such as medical facilities, entertainment districts, world-class shopping and beautiful beaches!

The two acre lot selected for this project has remained virtually untouched for decades and provides an excellent opportunity to tuck the cottage development into the existing landscape while preserving much of the natural surroundings – Making more efficient use of land otherwise zoned for a single family residence while improving the aesthetic appeal and fostering a neighborhood within a neighborhood feeling.

Specific care will be taken to ensure that the existing wooded areas are well preserved to provide significant buffering from adjacent sites while further enhancing the overall scenic nature of the area. The interior of the community will have significant garden and common green space areas, and plenty of shaded seating affording neighbors the opportunity to gather and socialize.

The room-sized front porches on each cottage are a key element in fostering neighborly connections. Its magic comes from the way it is both private and public, belonging to the household while being open to passersby. A walking trail around the perimeter of the property winds through the natural wooded areas on the north and east sides, spilling into a common greenspace at the front of the property. A large fenced dog park area is strategically located adjacent to the parking area providing easy access to and from the walking trail. These amenities provide residents many opportunities to be outdoors without leaving the community. Beyond being amenities, these common area features foster relationships among neighbors and strengthen their sense of Community.

Additionally, a 5' wide public sidewalk will be constructed the entire width of the development to enhance pedestrian mobility and safety along the East Azalea Avenue easement.

Items of note:

- Property will NOT be subdivided into lots. The entire development will remain as one entity under our ownership.
- Cottages shall be offered as long-term rental homes (not less than annual lease) with a target audience of single or newly single, young or empty nester couples, young professionals, retirees or pre-retirees looking to resettle in the area.

8. **Preliminary Traffic Analysis:** See Attached
Official Utility Commitment Letter: See Attached
Drawing: See Attached

NARRATIVE as defined in the City of Foley Zoning Ordinance:

Location and size of the site including legal description:

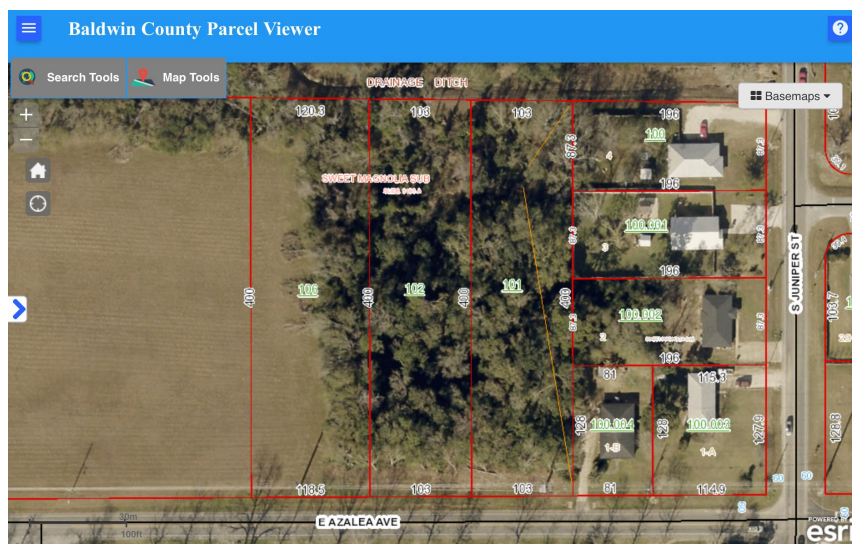
- Two (approx 1 acre lots) on East Azalea Avenue, Foley, Alabama
- Approximately ½ mile (walkable) from Historic Downtown Foley.
- Property location is south of Hwy 98, north of Hwy20 (Miflin Road), east of Hwy 59, and ~2 miles west of the Foley Beach Express.
- Community will provide easy access to amenities and area attractions and is approximately 12 miles from the Gulf of Mexico, 2.4 miles from South Baldwin Regional Medical Center, 2 miles from major shopping centers, 2.5 miles from OWA Parks and Sports Tourism Resort Entertainment District
- “West” Lot Parcel106 is approx 1.08 acres (118.5'x400'). Tax PPIN# 067829 Parcel ID/TaxID: 54-08-28-3-000-106.00

LEGAL DESCRIPTION: 118.5' X 400' IRR BEG AT SE COR OF SE1/4 OF THE SW1/4 SEC 28 RUN N 30', TH W 435'(S) FOR THE POB, TH CONT W 118.5', TH N 400', TH E 120.3', TH S 400' TO THE POB IN CITY OF FOLEY SE C 28-T7S-R4E (WD)

- “East” Lot Parcel 102 is west of 591 East Azalea Ave and is .946 acres (103'x400'). Tax PPIN# 006874 Parcel ID/TaxID: 54-08-28-3-000-102.00

LEGAL DESCRIPTION: 103' X 400' BEG AT THE SE COR OF THE SW1/4 OF SEC 28 RUN N 2 0' TH W 20' TH N 400' TH W 309' FOR POB IN THE CITY OF FOLEY SEC 28-T7S-R4E (WD - SURVIVORSHIP)

East Azalea Avenue borders these two lots to the south, providing immediate access to both South Juniper Street to the east and Highway 59 to the west.



- Property is currently zoned Residential Single Family R1C. Rezoning to a Planned Unit Development (PUD) zoning for multiple single-family detached dwellings/cottages.
- Property will NOT be subdivided into lots. The entire development will remain as one entity under our ownership.
- Cottages shall be offered as long-term rental homes with a target audience of single or newly single, young or empty nester couples, young professionals, retirees or pre-retirees looking to resettle in the area.

Recorded Ownership Interests: See Owner/Seller authorization letter attached. Property is under contract with a scheduled closing date of December 5th, 2022.

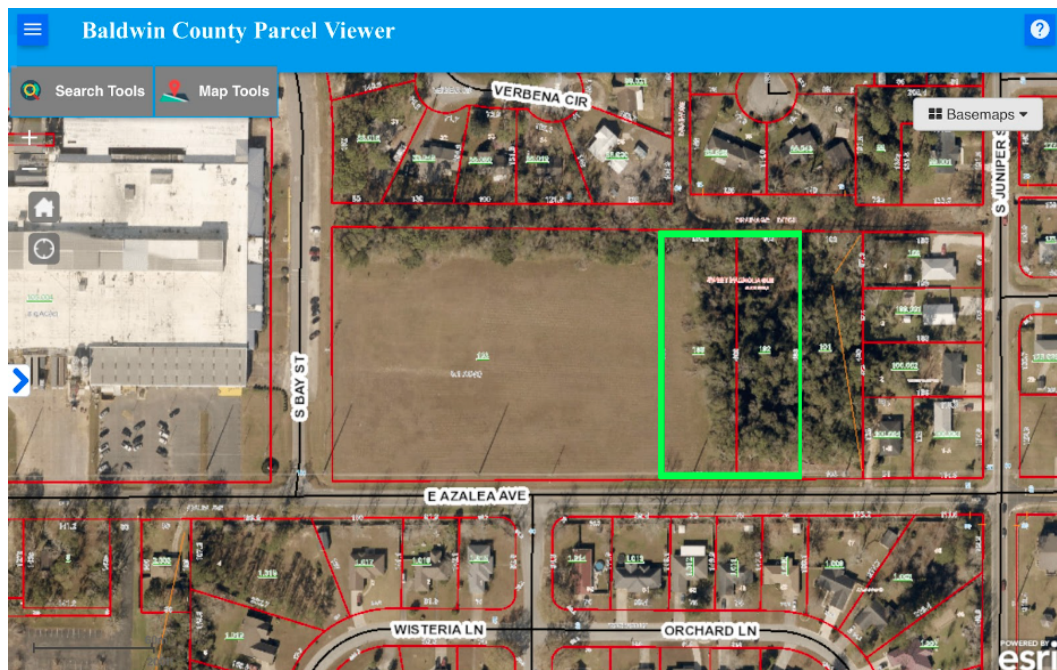
Relationship of the site to existing development in the area:

(Two Acre lot is highlighted in light green below)

Ascend Performance Manufacturing facility to the West also owns the 5.2 acre lot (East of S. Bay Street) that abuts the property.

On the East side of the property is a ~1 acre lot zoned single family residence and was purchased by a private owner in November 2021. Property on the southside of East Azalea Ave is a 100+ home Azalea Trace subdivision (circa 2000). The subject property is bordered to the north by a developed drainage way and further north is another subdivision (circa 1970s-80s). See attached list of all adjacent property owners and their information.

The land is heavily wooded with no existing structures. Utilities including sewer, water, gas and electric are available to the development (See attached Official Utility Commitment Letter).



Density or intensity of land use to be allocated to all parts of the site will be a total of 11 single-family (1 to 2 person occupancy) detached dwellings/cottages. Cottages shall be clustered or otherwise concentrated or arranged in planned locations on the site to take advantage of its natural features. When completed the community will include a total of 11 cottages, 18 unassigned parking spaces, 7 one car garages with a carriage house structure built above garage structure to include an ~800 sq ft apartment, 3 greenspace common areas (with one outdoor pavilion), 1 fenced dog park and a perimeter walking trail. Density is 6 cottages per acre with the following tabulation by acreage and percentage:

- Total Lot Size: 88,252.56 sq ft / 2.026 Total Acres
- Density per acre: 6 cottages per acre (total of 11 cottages on 2 acres)
- Dedicated greenspace and wooded areas: 58,553 sq ft / 1.35 Acres / 66% of Total
- Parking areas, access roads and sidewalks: 17,763 sq ft / .41 Acres / 20.1% of Total
- Buildings: 10,924 sq ft / .25 Acres / 12.34% of Total
- Stormwater management: 1,012 sq ft / .023 acres / 1.15% (Excluded from the greenspace amount)

Location, size and character of any common open spaces:

Central Commons

The cottages overlook the central commons which is not merely a pretty space to look at, but provides residents with the opportunity to interact in the daily flow of life.



The shared common space is the heart of a cottage design. It is what holds the community together and gives it vitality. This space may take the form of a garden courtyard, a gathering space for residents to mingle, or a playspace at the center of a block. The commons is neither private or public, but rather a defined space between the home and the public realms. Arranged mailbox kiosks, parking areas and an outdoor living area have residents walking through the commons to their front doors.

A Design to Provide “Layers of Personal Space”

Between the commons and the front door create a series of layers – such as a border of shrubs and plantings at the edge of the sidewalk/ a low fence / a private yard / a covered porch with a low railing and flower boxes / and then the front door. With this layering, residents will feel comfortable being on the porch –enough enclosure to be private with enough openness to acknowledge passersby.



Cottage front porches will face the common green space areas surrounded by sidewalks to provide easy pedestrian mobility throughout the community. Cottages in Phase 1 overlook a 36'x67' common greenspace bordered by sidewalks leading up to each home.

Phase 2 will include 4 to 5 additional cottages bringing the total number to eight. Additional green space areas (36'x46'). Within the common green, a 10'x25'

covered outdoor living pavilion provides seating and tables for impromptu pot luck dining among residents or just a place to gather and relax.

A walking trail around the entire perimeter of the property winds through the naturally wooded lands on the north and east side, spilling into a common greenspace area –giving residents ample opportunity to be outdoors without leaving the community. A 38'x65' fenced Dog Park is strategically located adjacent to the southern parking area for easy access to and from the walking trail.

Phase 3 will conclude with an additional 3 cottages bringing the total buildout to 11 cottages.

This is a rental community, therefore no common-owned facilities or forms of organization are planned for this development.

The use and type of buildings: Smaller, High-Quality, Well-Designed Dwellings

One and a half story cottages offer residents a balance between enough space and not too much space. If houses are too large, residents tend to spend all their time indoors. With right-sized houses, the porch, gardens, and shared common areas get used more, which fosters connections among neighbors. As well as, a house that is “not so big” is more likely to be fully lived in and cared for.

Slightly smaller, high-quality houses, together with the common open area and cottage development elements, help ensure the intensity of development is compatible with the

surrounding neighborhood. Together, the common areas and individual home elements, such as the porch, gardens and shared common spaces serve as additional living areas. There are opportunities for privacy while fostering connection among neighbors with a spacious feeling and without a sense of overcrowding. See the interior space photos in the supplemental information section at the end of this document.

An integral aspect of the site plan is the space between buildings— including landscape plantings, walkways, fencing, benches, etc. Vegetative screening will shield parking areas/garages from view of the street as well as the community.

A Carriage House

A carriage house design for the Phase 2 parking garages elevates the garage structure to better shield the adjacent assigned parking spaces from the frontage street, while creating a more aesthetically pleasing elevation for the community's entrance. The carriage house design provides an additional benefit of a studio apartment above (approx 800 sq ft) that will be offered for weekly rental as a "guest house" if tenants desire extra space for visiting family members.

Proposed method of providing required improvements i.e., streets, water supply, and storm drainage and sewer collection: The property will remain as one contiguous property and will not be subdivided. Cottages will be built at a minimum of 10.5 feet roofline to roofline (most are 12' to 15' spacing). Meetings with the City of Foley Fire Inspector concluded the following: A 20' wide access road capable of 75,000lb load limit is required down the westside of the property; a 60' turn around area will be provided; a minimum of two fire hydrants located within the property; and any additional requirements as needed to ensure adherence to fire service requirements. Parking areas will provide 10'x20' parking spaces with 24' wide parking aisle. Per our previous meeting with the City Engineer, we have elected to drop one cottage on the Northeast side of the property to set aside a stormwater management area. Stormwater facilities will be built out per engineering and stormwater design requirements as needed in the designated area.

See attached Official Utility Commitment Letter for sewer, water, gas and electric service. All utility easements will comply with the requirements of Riviera Utilities.

Substance of covenants, grants or easements: There are no substance of covenants, grants or easements other than those required by Utilities as noted in the Official Utility Commitment Letter (attached) which states "Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines". All property plats will reflect the easements.

Provisions for parking vehicles:

In Phase 1 Eight unassigned parking spaces and the entry and access road will be constructed. Specific attention will be paid to preserve existing wooded areas to shield the parking areas and maintain a park-like setting. Each phase will include appropriate access and entry sidewalks to enhance pedestrian mobility throughout the community. A 5' wide

public sidewalk will be constructed in the easement along East Azalea Avenue and run the entire width of the property to improve safety and enhance pedestrian access in the area.

In Phase 2: A total of 7 single car garages will be built on the south side of the existing Phase 1 parking area. The parking garages will be configured as a four 1-car garage structure and a three 1 car garage structure. The four 1-car garage structure will be a Carriage House design (with ~800 sq ft studio apartment unit above) alongside the additional three 1-car garage structure. See photo of notional design of the carriage house garage in the Supplemental information section at the end of this document.

Additionally in Phase 2, a west parking area will be constructed to include ten additional unassigned parking spaces to accommodate the Phase 2 and Phase 3 buildout. Cars will be corralled off to the side and screened with vegetation and possibly a storage or garden shed on the eastern edge of the parking area.

The existing 20' wide west access road will be extended to allow access to a newly constructed west parking lot. The road will be extended north past the parking area to accommodate fire service requirements of a 60' turnaround with appropriate radius curves at the entry points. The access road will terminate into the perimeter walking trail.

Provision for disposition of open space including its development and non-development character and function: Preserving the Natural Landscape—

The two acre lot has remained virtually untouched for decades and provides an excellent opportunity to tuck the cottage development into the existing landscape while preserving much of the natural surroundings. Cottages will open to face common greenspace areas surrounded by sidewalks to enhance mobility throughout the community. Specific care will be taken to ensure that the existing wooded areas are well preserved –A walking trail around the perimeter of the property winds through the natural wooded area on the north and east side, spilling into a common greenspace at the front of the property. A fenced dog park area is strategically located adjacent to the south parking area just off the walking trail for easy access.

Proposed times within which application for final approval of all sections are intended to be filed:

This rezoning application request will include the plan for all three phases of the project and will be filed no later than noon November 14, 2022 for consideration at the December 14, 2022 Planning and Zoning Commission Meeting. The following outlines the anticipated timeline for the build out of each of the three phases of the project.

Proposed Build Out: East Azalea Ave, Foley, Alabama approximately 2 acres total - West Lot 108'x400' and East Lot 103'x400' combined for this site.

Phase 1 - Begin construction NLT 1JAN24. Applications for final approval of all sections are anticipated to be filed 4-6 months ahead of commencement of each phase of construction.

Phase One building 3 to 4 Cottages (Closet to Azalea Avenue entrance), One 36'x67' green space common area, 8 Unassigned parking spaces. A 38' x 65' fenced Dog Park area will be constructed adjacent to the parking area.

Phase 2 Begin construction NLT 1JAN25

Build out an additional 4 to 5 cottages (for a total of 8 cottages), (4) one car garage structure –Carriage House design. and (3) one car garages added to the existing parking area. Additional green space area (36'x46') includes a 10'x25' covered outdoor living pavilion located within the green.

Phase 3 Begin construction NLT 1JAN26

Add 3 cottages on the north side of the property. The walking trail around the entire perimeter of the property will be completed by Phase 3, if not before.

All three phases when completed include a total of 11 cottages, 18 unassigned parking spaces, 7 one car garages (A carriage house structure will be built above garage structure with an ~800 sq ft apartment above), 3 greenspace areas (with one outdoor pavilion), 1 fenced dog park and a perimeter walking trail.

Our cottages will be built using the GoodFit House Plans designed by Ross Chapin, Architect. [Ross Chaplin](#) is principal of Ross Chapin Architect and has been designing Pocket Neighborhoods in the Pacific Northwest for more than a generation. He has won numerous design awards for his "Pocket Neighborhood" projects and his homes have been featured in more than 25 books on the subject. Our Cottage Community concept presented here has been reviewed and critiqued by Ross Chapin himself and we are pleased to bring this time-honored cottage community concept to the City of Foley. Please see the floor plan and elevations for the cottage designs and interior photos included below in the Additional Information Section.

ADDITIONAL INFORMATION: Proposed Buildout - Complete buildout in three phases to include 11 cottages, 18 unassigned parking spaces, and 7 one car garages (A carriage house design of the garage structure will allow an ~800 sq ft apartment above)

PROPOSED SITE PLAN -

NOTE Regarding Vegetation: Existing wooded areas will be preserved and are noted on the drawings. Renderings of trees on the site plan drawing below depict *additional* trees and vegetation that will be added to the site where there are currently no existing trees. The vegetative renderings illustrated here are in no way representative of the entirety of existing trees that will be preserved on the project site. For example, it is anticipated that portions of the dedicated common greenspace areas at the center of the community will be densely shaded with existing trees. However, this will not be known until a full tree survey can be done of the property – removal of felled and storm damaged trees etc. A full landscape site plan will be developed to reflect additional landscape plantings, walkways, fencing, benches, etc. between buildings. Additional vegetative screening will shield parking areas/garages from view of the street as well as the community.

400'



218'

EAST AZALEA AVENUE

BUILDOUT PLAN:

- Phase 1: Build three or four ~1100 sq ft cottages toward the southeast side of proposed lots. Photo below illustrates the proposed cottages in Phase 1.



- Cottages will be nested together to provide the utmost privacy and arranged in planned locations on the site to take advantage of the natural features of the property. Each dwelling has its own private yard, surrounded by a low fence and garden gate.
- Initial cottages will be based on Ross Chapin's CoHo B floor plan - Two Bedroom, 2 Bath with loft - See Floor Plan and Elevation below.



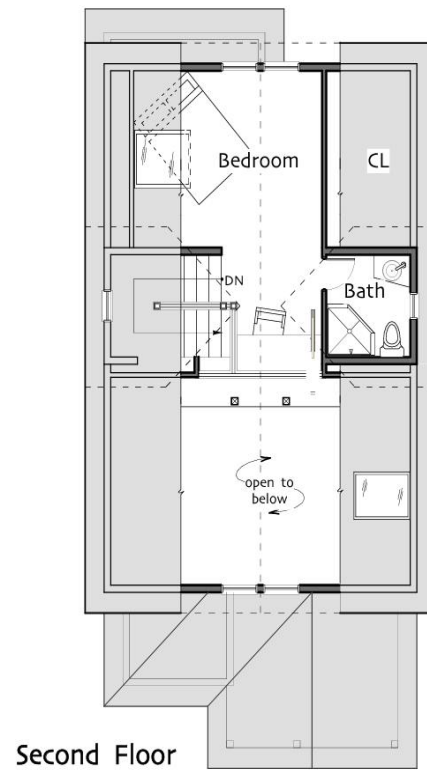
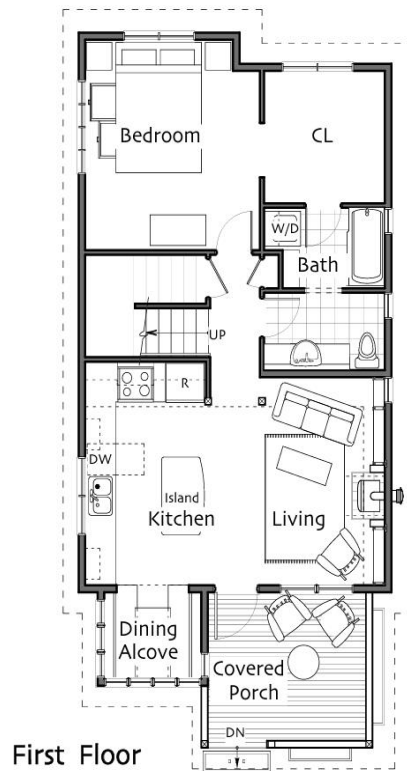
Cottage Plan Floor Plan and Elevations - CoHo vB in Phase 1

First Floor
 Kitchen/Living 14' x 21'
 Dining Alcove 7' x 5'-6"
 Bedroom 12'-4" x 11'-4"
 Bathroom full

Second Floor >5'
 Bedroom 11'-4" x 11'-4"
 Bathroom three-quarter

Total Heated Area 1168 sq ft

Footprint 22' x 46'





- Cottages in Phase 1 overlook a 36'x67' common greenspace with surrounding sidewalks to provide easy pedestrian mobility throughout the community
- Specific attention will be paid to preserve existing wooded areas to shield the neighborhood and maintain a park like setting
- 8 Unassigned parking spaces and the entry and access road will be constructed in Phase 1
- An integral aspect of the site plan is the space between buildings— including landscape plantings, walkways, fencing, benches, etc. Vegetative screening will shield parking areas/garages from view of the street as well as the community.
- Phase 2: Will include 4 to 5 additional cottages bringing the total number of cottages to eight.
 - Additional cottages in Phase 2 will be based on Ross Chapin's Edgemoor Cottage floor plan 2 bedroom, 1¾ bath with loft and study. (See floor plan, elevations, and photos below)
 - Additional green space common areas (36'x46') with a 10'x25' cover outdoor living pavilion located within the green. A 38'x65' fenced Dog Park will be located adjacent to the south parking area.
 - The existing 20' wide west access road (constructed in Phase 1) will be extended to allow access for a newly constructed West parking area. The road will extend north past the parking area to meet fire service requirements of a 60' turnaround. The parking area will include ten additional unassigned parking spaces to accommodate the Phase 2 and Phase 3 buildout. Cars will be corralled off to the side and screened with vegetation — a design feature that has residents walking through the commons as a way to foster a strong sense of community. The perimeter walking trail will be completed in Phase 2 and terminate into the extended access road on the west side of the property.
 - A four car garage structure in a Carriage House design (similar in style to the one pictured below) with approx 800 sq ft studio apartment unit above will be built in Phase 2. The studio apartment will be offered for weekly rental as a "guest

house” to residents with visiting guests. Additionally a three 1-car garage structure (making a total of 7 single car garages) will be built in the south parking area to provide additional garage parking for the residents. The single car garages will be offered on annual lease to tenants.



Cottage Plan Floor Plan and Elevations - Edgemoor Cottage Phase 2

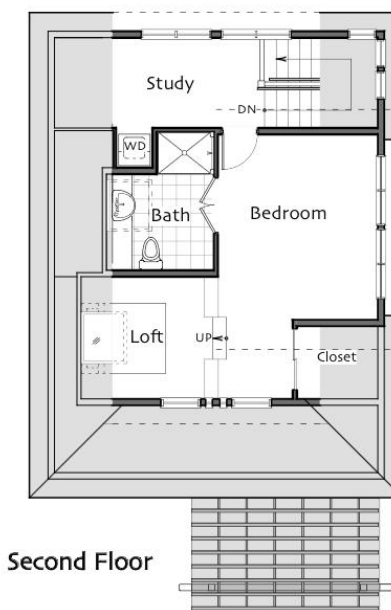
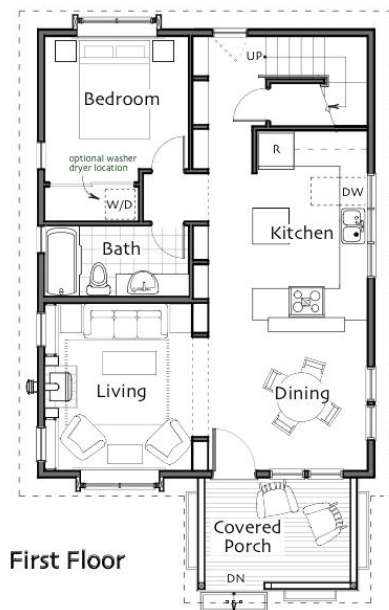


First Floor
 Living Room 12' x 10'
 Kitchen 13' x 12'
 Dining Room 10'-6" x 11'
 Bedroom 13' x 12'-6"
 Bathroom full

Second Floor >5'
 Bedroom Suite 13' x 11'-6"
 Study 6' x 7'
 Bathroom three-quarter

Total Heated Area 1292 sq ft

Footprint 24' x 40'



- Phase 3: Will conclude the build out with 3 additional cottages (bringing the total number of cottages to 11).

INTERIOR PHOTOS of CoHo and Edgemoor Cottages follow:















EDGEMOOR COTTAGE Interior Photos























400'



Perimeter Winding Walking Trail - Natural Material

Green Space - Preserve Existing Wooded Area

Parking Area
Phase 2

Outdoor Living
Pavillion

Stormwater
Management
Area

Green Space - Preserve Existing Wooded Area

Perimeter Winding Walking Trail - Natural Material

Green Space - Preserve Existing Wooded Area

Green Space Common
Area

South Parking Area Phase 1

Trash
Collection

Fenced
Dog
Park

South Garage Area Phase 2

Mail Kiosk

Green Space Preserve Existing
Wooded Area

NOTE Regarding Vegetation: Existing wooded areas to be preserved are noted. Rendered trees depict additional trees and vegetation to be added to the site where no trees currently exist. The renderings in no way represent the entirety of trees to be preserved on the project site. For example, it is anticipated that portions of the dedicated common greenspace areas at the center of the community will be densely shaded with existing trees. A full landscape site plan will be developed to reflect additional landscape plantings, walkways, fencing, benches, etc. between buildings.

Public ROW Sidewalk

218'

EAST AZALEA AVENUE



RIVIERA UTILITIES

413 E Laurel Avenue, P.O. Drawer 2050, Foley, AL 36536
Phone (251) 943-5001 Fax (251) 970-4181

10/21/2022

Chris Johnson
A Visual Edge, Inc.
1910 Sparkman Dr NW
Huntsville, AL 35816

RE: Azalea Ave E. – Parcel 05-54-08-3-000-106.000 and 05-54-08-28-3-000-102.00

This letter is to confirm that Riviera Utilities is able to provide electric, gas, water, and sewer services to the property located on Azalea Ave E - Parcel 05-54-08-3-000-106.000 and 05-54-08-28-3-000-102.00 located in Foley, AL.

Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines. Please ensure all property plats reflect the easements.

Upon final design, Riviera Utilities will provide estimates for service fees and system installation requirements to meet all Riviera specifications. Please contact the following Riviera employees concerning costs and requirements.

Name	Department	Email
Scott Sligh	Electric	ssligh@rivierautilities.com
Danny Scott	Gas	dscott@rivierautilities.com
Tony Schachle	Water/Sewer	tschachle@rivierautilities.com

If you have any questions or comments, contact Riviera Utilities at 251-943-5001.

Thank you,

James Wallace

Below is a copy of an email correspondence regarding the need for a traffic analysis of the East Azalea project. The email is an opinion and only for reference and not to be misconstrued as a report or analysis from the individual in his professional capacity. If it is determined that a traffic study is needed, we will comply with the requirement.

Foley Cottages External Inbox x



Cochran, Charles <CCochran@sain.com>
to me ▾

Fri, Oct 21, 10:42 AM ☆ ↶ ⋮

Chris,
Following up on our phone call – a residential development with 12 single family cottages would not generate enough traffic to trigger the need for a traffic impact analysis.
Per ITE's *Trip Generation*, this development is projected to generate the following number of vehicle trips:

- AM Peak Hour – 11 Trips (3 entering, 8 exiting)
- PM Peak Hour – 14 Trips (9 entering, 5 exiting)

Thanks,

Charles Cochran, P.E. PTOE, RSP
Project Manager

Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243
205.263.2174



Location of Property (2) Lots:

LOT 106 East Azalea Avenue, Foley, AL

Size: 1.08 Acres

Owner: KAYMAC, LLC

Address: 9185 Bay Point Drive Elberta, AL 36530

PIN 67829 Parcel Number: 05-54-08-28-3-000-106.000

Legal Description: 118.5' X 400' IRR BEG AT SE COR OF SE1/4 OF THE SW1/4 SEC 28 RUN N 30', TH W 435'(S) FOR THE POB, TH CONT W 118.5', TH N 400', TH E 120.3', TH S 400' TO THE POB IN CITY OF FOLEY SE C 28-T7S-R4E (WD)

LOT 102 East Azalea Avenue, Foley, AL

Size: .946 Acres

Owner: KAYMAC, LLC

Address: 9185 Bay Point Drive Elberta, AL 36530

PIN 6874 Parcel Number: 05-54-08-28-3-000-102.000

Legal Description: 103' X 400' BEG AT THE SE COR OF THE SW1/4 OF SEC 28 RUN N 2 0' TH W 20' TH N 400' TH W 309' FOR POB IN THE CITY OF FOLEY SEC 28-T7S-R4E (WD - SURVIVORSHIP)

• MB 90114 \$2381.77

STATE OF ALABAMA

COUNTY OF BALDWIN

WARRANTY DEED

BALDWIN COUNTY, ALABAMA
JUDGE ADRIAN T. JOHNS
Filed/cert. 8/17/2009 9:01 AM
DEED TAX \$ 23.00
TOTAL \$ 42.00
3 Pages

1192967



KNOW ALL MEN BY THESE PRESENTS that, RICK T. HAMPTON, an unmarried man, and CHERYL E. HAMPTON, an unmarried woman, hereinafter called the Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, acknowledged by the said Grantors to have been paid in hand to them by KAYMAC, LLC, an Alabama limited liability company, hereinafter called the Grantee, this day bargained and sold and by these presents do, subject to the matters herein contained, hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, and to the successors and assigns of said Grantee, in fee simple, subject to the provisions hereinafter contained, all right, title and interest of the Grantors in and to that real property situated and lying in the County of Baldwin, State of Alabama, more particularly as follows, to-wit:

Commencing at the Southeast (SE) Corner of the Southwest Quarter (SW ¼) of Section 28, Township 7 South, Range 4 East, run West along section line to a point 434.5 feet; thence North 30 feet for a beginning corner; thence West 118.5 feet; thence North 403 feet; thence East 120.5 feet; thence South 405.5 feet to the point of beginning.

TOGETHER WITH ALL AND SINGULAR the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, TO HAVE AND TO HOLD the above described property unto the said Grantee, and unto the successors and assigns of Grantee, FOREVER.

The property conveyed hereby is subject to existing utility and drainage easements and rights of way, any matters shown on any survey provided to Grantee, any restrictive covenants applicable to said property, matters of zoning, any applicable set back lines, matters shown on the recorded plat, and any outstanding oil, gas and other minerals and any rights in connection therewith.

And, except as to the above and any taxes hereinafter falling due, which are assumed by the Grantee, the Grantors, for Grantors and for the heirs and assigns of Grantors, do hereby COVENANT AND WARRANT to and with the Grantee, and the successors and assigns of said Grantee, that the Grantors are lawfully seized of an indefeasible estate in fee simple in and to the said real property, and have a good and lawful right to sell and convey the same, that Grantors are in quiet and peaceable possession thereof, and that said real property is, except as recited above, free and clear of all liens and encumbrances of every kind and nature whatsoever, and that the Grantors do hereby WARRANT AND WILL FOREVER DEFEND the title to said real property unto the Grantee, and the successors and assigns of said Grantee, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have executed this deed on this 14 day of August, 2009.

GRANTORS:


RICK T. HAMPTON


CHERYL E. HAMPTON

STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that RICK T. HAMPTON, 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 such instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 14 day of August, 2009.

Darlene B. Wilson

Notary Public

My Commission Expires: My Commission Expires
3/19/2012

STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that CHERYLE E. HAMPTON, 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 such instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 14 day of August, 2009.

Darlene B. Wilson

Notary Public

My Commission Expires: My Commission Expires
3/19/2012

The Grantee's address is:

9185 Bay Point Dr
Elberta, AL 36530

Grantors:
10235 Longview Dr
Foley, AL 36535

This instrument prepared by:

Tom B. Walsh, Esq.

ROCKWELL AND KAUFMAN, LLC

107 St. Francis Street, Suite 1950

Mobile, Alabama 36602

Telephone: (251) 694-1048



**STATE OF ALABAMA
COUNTY OF BALDWIN**

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 6/13/2022 1:18 PM
DEED TAX \$ 800.00
TOTAL \$ 819.00
3 Pages

2004994

DEED



KNOW ALL MEN BY THESE PRESENTS: That **STUART W. KAY** and **FRANCES C. KAY**, husband and wife, hereinafter referred to as Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration this day cash in hand paid to them by **KAYMAC, LLC**, hereinafter Grantee, receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed and by these presents do hereby GRANT, BARGAIN, SELL and CONVEY unto the Grantee, subject to any matters set out below, all their right title and interest in and to the following described real estate situated in Baldwin County, Alabama, viz:

Parcel 1. Beginning at the Southeast corner of the Southwest Quarter of Section 28, Township 7 South, Range 4 East, Baldwin County, Alabama, thence run North a distance of 20 feet; thence run West 20 feet to a point; thence run North 400 feet to a stake; thence run West 309 feet for the point of beginning; thence run South 400 feet to a point; thence run West 103 feet; thence run North 400 feet; thence run East 103 feet to the point of beginning.

Parcel 2. Lot 10, North Pine Place, as recorded on Slide 1823-B, of the Probate Records, Baldwin County, Alabama.

Parcel 3. Beginning at the Northeast Corner of Lot 40, center of County Road, in Oak view Subdivision, according to the plat thereof recorded in Map Book 40, of the records of the Judge of Probate of Baldwin County, AL, thence run West 223 feet to a point, thence run south 317 feet to a point and the place of beginning, run thence East 50 feet to a point, thence run South 212.7 feet, to a point on the north bank of Boggy Branch, thence run southwesterly along the meanderings of said north bank to a point that is due 20 feet due south of a point 20 feet west of the point of beginning, thence run North 239.7 feet more or less, to a point; thence run East 20 feet to the point of beginning. According to a survey by Robertson & Payne Inc. Dated December 6, 1977.

Parcel 4. Lot 8, William Hesse Subdivision, as per the plat thereof recorded on Slide 1391-B, in the records of the Judge of Probate of Baldwin County, Alabama.

Parcel 5. Lot 3, 98 West as recorded on Slide 1727-B, of the Probate Records, Baldwin County, Alabama.

Parcel 6. Lot 41, Quail Valley, Unit Three, as recorded on Slide 1940-A and 1940-B, of the Probate Records, Baldwin County, Alabama.

Together with, all and singular, the rights, benefits, privileges, improvements, tenements, hereditaments and appurtenances unto the same belonging or in any wise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, FOREVER.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seal on this the 8 day of JUNE, 2022.

Stuart W. Kay
STUART W. KAY

Frances C. Kay
FRANCES C. KAY

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **STUART W. KAY** and **FRANCES C. KAY**, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 8TH day of JUNE, 2022.

T. Deven Moore
Notary Public
Printed: T. Deven Moore / Commission Expires: 10/18/22



GRANTEES ADDRESS:
9185 Bay Point Drive
Elberta, AL 36530

Instrument prepared by:
The Moore Firm, PC.
P.O. box 906 / Montrose, AL 36559

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name STUART, FRANK
Mailing Address 9185 BAY POINT
ELBERTA

Grantee's Name KAY MAC LLC
Mailing Address 9185 BAY PT
ELBERTA

Property Address _____

Date of Sale 6/5/22
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 800,000

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
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6/13/22

Print T. D. MOORE

☐ Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Alabama Secretary of State



Kaymac, L.L.C.	
Entity ID Number	000 - 456 - 205
Entity Type	Domestic Limited Liability Company
Principal Address	ELBERTA, AL
Principal Mailing Address	Not Provided
Status	Exists
Place of Formation	Baldwin County
Formation Date	10/08/2004
Registered Agent Name	KAY, FRANCES C
Registered Office Street Address	9185 BAY POINT DR ELBERTA, AL 36530
Registered Office Mailing Address	Not Provided
Nature of Business	ACQUIRE/OWN REAL PROPERTY
Members	
Member Name	KAY, FRANCES C
Member Street Address	Not Provided
Member Mailing Address	Not Provided
Member Name	KAY, STUART W
Member Street Address	Not Provided
Member Mailing Address	Not Provided
Member Name	MCCONVILLE, DAVID A
Member Street Address	Not Provided
Member Mailing Address	Not Provided
Member Name	MCCONVILLE, JULIE C
Member Street Address	Not Provided
Member Mailing Address	Not Provided
Member Name	ANTONIO, FINCA DON
Member Street Address	Not Provided
Member Mailing Address	Not Provided
Scanned Documents	
Document Date / Type / Pages	10/08/2004 Certificate of Formation 4 pgs.



CITY OF FOLEY
AGENT AUTHORIZATION FORM

I/We authorize and permit PAUL & CHRIS JOHNSON
to act as My/Our representative and agent in any manner regarding this application which
relates to property described as tax parcel ID# 54-08-28-3-000-106.000

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.

& PARCEL ID# 54-08-28-3-000-102.000

**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):

KAYMAC LLC STUART & FRANCES KAY

Name(s) printed

9185 BAY POINT DRIVE

Address

ELBERTA, AL 36530

City/State

251-269 9797 fckay@gulftel.com

Phone

Email

Fax

Paul Wesley, managing member 11/3/22

Signature(s)

Date

PROPERTY OWNER(S):

Name(s) printed

Address

City/State

Phone

Email

Fax

Signature(s)

Date