



## NOVEMBER 2025 MONTHLY REPORT

### PLANNING & DEVELOPMENT SERVICES

#### **PLANNING & ZONING DIVISION**

- 4 PreApp Meetings
- 8 Plan Reviews
- 68 Permit Reviews
- 25 Business License Reviews
- 2 Complaints

#### ***PLANNING COMMISSION AGENDA ITEMS:***

- 1 Site Plan Approvals

SP Names: Shadow Lakes

#### ***BOARD OF ADJUSTMENT & APPEALS AGENDA ITEMS:***

|   |          |          |   |        |   |                  |   |
|---|----------|----------|---|--------|---|------------------|---|
| 1 | Variance | Approved | 0 | Denied | 0 | Withdrwn/Crryovr | 1 |
|---|----------|----------|---|--------|---|------------------|---|

#### ***HISTORICAL COMMISSION AGENDA ITEMS***

- 2 COA Staff Approvals

|   |                          |          |   |        |   |                  |   |
|---|--------------------------|----------|---|--------|---|------------------|---|
| 1 | COA Commission Approvals | Approved | 1 | Denied | 0 | Withdrwn/Crryovr | 0 |
|---|--------------------------|----------|---|--------|---|------------------|---|

#### **PDS EMPLOYEE TRAINING / MEETINGS / PRESENTATIONS**

- 1 Safety & Training Meetings

*Safety Topic:* Thanksgiving Safety

- 1 P.L.A.N. (Planning Lower Alabama Now) Meeting

*PLAN Speaker* Claire Dorough

*PLAN Topic* Planning for Change - How the

- 1 EMA Meeting Attendees

- 2 Miscellaneous Training Attendees

Miriam: CRS from a Planning Perspective

- 1 Presentation

Eden & Miriam: MS Idea      Exchange      Signs

## SUBDIVISION PRELIMINARIES

| Preliminary Date                            | PIN                                     | Subdivision Name   | # of Lots    | City                 | ETJ                 |
|---|---|--|--------------|----------------------|---------------------|
| 4/21/21<br>1 year 3/15/23<br>2 year 2/21/24 | 36357, 69307                            | Roberts Cove Phase 6   | 55           | x                    |                     |
| 10/18/23<br>6 months 10/15/25               | 728, 738, 397186                        | Driftwood Lakes  | 139          |                      | x                   |
| 11/08/2023<br>1 year 10/15/2025             | 7109, 7115, 63190, 7112,<br>92453       | Keystone Phase 1   | 88           | x                    |                     |
| 3/20/2024                                   | 385622                                  | Hidden Meadows   | 58           | x                    |                     |
| 4/17/2024                                   | 69401                                   | Aster Brook  | 39           |                      | x                   |
| 6/19/24                                     | 222293                                  | Townhomes Addition to Live Oak<br>Village  | 20           | x                    |                     |
| 11/13/2024                                  | 36134                                   | Ashlyn Acres   | 11           |                      | x                   |
| 11/13/2024                                  | 66266, 201476, 201480,<br>214657        | Foley Pointe Phase 2   | 56           |                      | x                   |
| 11/13/2024                                  | 45500, 72378                            | Wolf Ridge Phase 2   | 17           | x                    |                     |
| 01/15/25                                    | 89381, 101011, 99679,<br>107978, 225367 | Haley Subdivision a Resub of Lots 3<br>& 4 Foley Professional Park and Lot<br>4 Peachtree Center Commercial<br>Center Commercial Park Unit 2 | 6            | x                    |                     |
| 03/19/25                                    | 266105                                  | Sherwood Phase 3   | 50           | x                    |                     |
| 8/20/25                                     | 75545                                   | East Fern Avenue Subdivision<br>Extension  | 1            | x                    |                     |
| 8/20/25                                     | 75544                                   | Cresswinds Sandy Creek Phase 1   | 185          | x                    |                     |
| 8/20/25                                     | 7109                                    | Keystone Phase 2   | 87           | x                    |                     |
| 9/17/2025                                   | 2608                                    | South Juniper Townhomes  | 192          | x                    |                     |
| 10/15/25                                    | 85388                                   | McAnderson Subivision  | 6            | x                    |                     |
|   |   |  | <b>Total</b> | <b>765 City Lots</b> | <b>245 ETJ Lots</b> |

## SUBDIVISION FINALS

| Final Date | PIN  | Subdivision Name                              | Total # of Lots<br>Approved | Total # of Vacant<br>Lots | City | ETJ |
|------------|--|---|-----------------------------|---------------------------|------|-----|
| 11/15/2017 | 284365, 284366, 284367,<br>284368, 284369, 284371,<br>284372, 284373, 284374,<br>284376, 284377, 284378, | Resub Villages at Arbor Walk                  | 51                          | 13                        | x    |     |
| 3/14/2018  | 299918   | Ethos Phase II                                | 46                          | 3                         | x    |     |
| 4/8/2019   | 284391, 284392, 284393,<br>284394, 284389, 287878,<br>284395   | Resub of lots 23-28 Villages at<br>Arbor Walk | 10                          | 5                         | x    |     |
| 5/9/2019   | 299536, 333357, 77200  | Lafayette Place                               | 52                          | 11                        | x    |     |
| 7/26/2019  | 41262  | Cypress Gates Phase 2                         | 39                          | 4                         | x    |     |
| 8/2/2019   | 273226, 256344   | Greystone Village Phase 1                     | 66                          | 4                         | x    |     |
| 10/4/2019  | 377484   | Ledgewick Phase 2A                            | 17                          | 4                         | x    |     |
| 10/9/2019  | 377474   | Ledgewick Phase 2B                            | 52                          | 6                         | x    |     |
| 3/1/2020   | 35068  | Quail Landing Ph 1                            | 26                          | 2                         | x    |     |
| 7/16/2020  | 376873   | Majestic Manor                                | 110                         | 20                        | x    |     |
| 9/18/2019  | 369788   | Parkside Phase 1                              | 30                          | 1                         | x    |     |
| 3/4/2021   | 218911, 231324, 237510,<br>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,<br>50007  | Rosewood Phase 1                              | 55                          | 9                         | x    |     |
| 5/21/2021  | 37845  | Primland 1C                                   | 47                          | 17                        | x    |     |
| 7/30/2021  | 218911, 231324, 237510,<br>000739  | River Oaks Phase 1                            | 62                          | 9                         | x    |     |
| 12/16/2021 | 259514   | Marlin Place                                  | 30                          | 1                         | x    |     |
| 3/26/2022  | 35068  | Quail Landing Phase 3                         | 63                          | 2                         | x    |     |
| 5/13/2022  | 105795   | Lakeview Gardens Phase 2                      | 64                          | 10                        | x    |     |
| 6/29/2022  | 299906   | Heritage Landing                              | 115                         | 15                        | x    |     |
| 2/2/2023   | 36357, 69307   | Roberts Cove Phase 1                          | 156                         | 12                        | x    |     |

|            |                                  |   |     |     |   |   |
|------------|----------------------------------|---|-----|-----|---|---|
| 8/15/2023  | 237510, 231324, 382055           | River Oaks Phase II                                       | 100 | 17  | x |   |
| 9/28/2023  | 299690                           | Live Oak Village Phase 3B                                 | 77  | 3   | x |   |
| 10/16/2023 | 69285                            | Outpost Orchard Phase 1                                   | 87  | 34  | x |   |
| 10/18/2023 | 36357, 69307                     | Roberts Cove Phase 2                                      | 74  | 14  | x |   |
| 10/20/2023 | 66267, 378444, 378445,<br>50007  | Rosewood Subdivision Phase 2                              | 45  | 1   | x |   |
| 12/15/2023 | 232026, 228776, 232017           | Aberdeen Place  | 84  | 84  | x |   |
| 4/9/24     | 45501                            | Wolf Ridge Phase 1  | 7   | 4   | x |   |
| 6/10/2024  | 69285                            | Outpost Orchard Phase II                                  | 44  | 44  | x |   |
| 6/27/24    | 66267, 378444, 378445,<br>50007  | Rosewood Subdivision Phase 3                              | 61  | 10  | x |   |
| 7/29/24    | 54282,68039 & 93449              | Last Resort   | 44  | 44  | x |   |
| 8/8/24     | 68612                            | Paxton Farms Phase 1                                      | 50  | ETJ |   | x |
| 8/27/24    | 69228, 99180                     | Magnolia Pines Phase 2                                    | 75  | ETJ |   | x |
| 11/8/24    | 237510, 231324, 382055           | River Oaks Phase III                                      | 68  | 57  | x |   |
| 11/12/2024 | 69228 & 99180                    | Magnolia Pines Phase 3                                    | 84  | ETJ |   | x |
| 12/11/2024 | 18291                            | Eastgate  | 101 | ETJ |   | x |
| 01/06/2025 | 69285                            | Outpost Orchard Phase 3                                   | 50  | 50  | x |   |
| 01/06/2025 | 69285                            | Outpost Orchard Phase 4                                   | 66  | 66  | x |   |
| 02/27/25   | 81017                            | Bayou Ridge Estates                                       | 50  | ETJ |   | x |
| 02/28/25   | 10453                            | Southwood at Arbor Walk Phase 1A                          | 30  | 10  | x |   |
| 02/28/25   | 10453                            | Southwood at Arbor Walk Phase 1B                          | 22  | 2   | x |   |
| 02/28/25   | 10453                            | Southwood at Arbor Walk Phase 2                           | 74  | 74  | 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  | 70  | x |   |
| 06/26/25   | 66266, 201476, 201480,<br>214657 | Foley Point Phase 1 (The Cove at<br>Cotton Bayou Phase 1) | 54  | ETJ |   | x |
| 07/01/25   | 244567                           | Glenlakes Unit 1 Phase 4                                  | 116 | 88  | x |   |
| 07/18/25   | 36357, 69307                     | Roberts Cove 5  | 32  | 32  | x |   |

|          |   |   |     |   |   |  |
|----------|---|---|-----|---|---|--|
| 07/18/25 | 201478, 201477, 201479,<br>218500, 214656, 214658 | Grasslands  | 258 | 236                                     | 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<br>Crossroads Subdivision | 4   | 4                                       | x   |  |
|          |   |   |     | <b>Total # of vacant<br/>lots 1,159</b> | <b>Total # of lots<br/>approved &amp;<br/>finalized in the<br/>City 2,627</b> | <b>Total # of lots<br/>approved &amp;<br/>finalized in ETJ<br/>588</b> |