



PLANNING & DEVELOPMENT SERVICES  
120 S McKenzie Street  
Foley, Alabama 36535  
[www.cityoffoley.org](http://www.cityoffoley.org)  
(251) 952-4011

June 19, 2026

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

RE: Request for PDD Modification

Dear Mayor Hellmich and City Council Members,

The City of Foley Planning Commission held a meeting on June 17, 2026 and the following action was taken:

**Magnolia Walk East- PDD Modification**

The City of Foley Planning Commission has received a request for a PDD modification for Magnolia Walk. Property is located N. of County Rd. 20 and E. of Foley Beach Express. Applicant is Burton Property Group.

**Planning Commission Action:**

Commissioner Engel made a motion to recommend the requested PDD modification to the Mayor and Council with the following conditions:

- City Council approval to modify the Magnolia Walk East PDD Master Plan.
- Planning Commission and City Council approval of the rezoning application.
- The following are the “Conditions of Approval:”
  1. City Council approval to rezone a portion of the PDD to B-1A (Z26-000009)
  2. A minimum of 15% of the total PDD shall be designated as open space. Multi-family residential developments must comply with the civic open space requirements of the Zoning Ordinance and Subdivision Regulations in effect at the time of a complete application submission.
  3. The location of sign 3 in the master signage plan is subject to City Council approval allowing for placement of said sign within the ROW of Creekview Blvd. and the execution of any written agreement required by the City Council regarding the same. If the location of sign 3 is denied by the City Council, all other contents of the Master Sign Plan and Master Sign Plan Map shall remain in full force and effect and shall not affect any remaining terms of the PDD modification.

Commissioner Gebhart seconded the motion. All Commissioners voted aye.

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



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**Motion to recommend the requested PDD modification for Magnolia Walk East to the Mayor and Council with conditions passes.**

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

Respectfully,

Melissa Ringler

Melissa Ringler  
Planner I  
[mringler@cityoffoley.org](mailto:mringler@cityoffoley.org)  
251-952-4011

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