

# **PLANNING COMMISSION MEETING MINUTES**

**August 18, 2021 (Civic Center of City Hall) 5:30 P.M.**

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The City of Foley Planning Commission held a regular scheduled meeting on August 18, 2021 at 5:30 p.m. in the Civic Center of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Ralph Hellmich, Phillip Hinesley, Wes Abrams, Calvin Hare, Bill Swanson, Vera Quaites and Sue Steigerwald. Absent member was Larry Engel. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

Chairman Hinesley called the meeting to order at 5:30 p.m.

## **MINUTES:**

Approval of the July 14, 2021 and July 21, 2021 meeting minutes.

Commissioner Abrams made a motion to approve the July 14, 2021 and July 21, 2021 meeting minutes. Commissioner Hellmich seconded the motion. All Commissioners voted aye.

**Motion to approve the July 14, 2021 and July 21, 2021 meeting minute's passes.**

Chairman Hinesley adjourned the regular meeting and opened the public hearing.

## **PUBLIC HEARING:**

### **1. Flowers 8, LLC- Minor**

The City of Foley Planning Commission has received a request for approval of the Flowers 8, LLC Plat #1, a minor subdivision which consists of 36.55 +/- acres and 2 lots. Property is located at the SW Corner of County Rd. 12 and State Hwy. 59 and has one lot in the City of Foley Planning Jurisdiction and one lot in Foley City Limits. Applicant is Flowers 8, LLC.

Mr. Jeremy White resident of 19739 County Road 12 S. stated his main concern is flooding. He explained there is a major drainage area behind this property and a natural creek which runs into Bon Secour River. He stated if the areas are blocked it will cause issues. He explained he wants to make sure the flood mitigation will be addressed.

Commissioner Hellmich explained the City Engineer is present tonight and hears the concerns. He explained whatever use they choose for the property they will have to take into account for drainage. He stated the property will have to be delineated and if it is determined there are wetlands they will not be able to disturb those areas.

### **2. \*Paxton Farms Parent Tract Subdivision- Minor**

The City of Foley Planning Commission has received a request for approval of the Paxton Farms Parent Tract Subdivision, a minor subdivision which consists of 38.46 +/- acres and 2 lots. Property is located at the SW Corner of County Rd. 12 S and County Rd. 65 and is located in the City of Foley Planning Jurisdiction. Applicants are DG Foley LLC, Geraldine Kopesky, Carolyn Kopesky and BOK LLC

Ms. Narissa Nelson stated she owns property across the street and asked if they are just subdividing the property.

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Mrs. Miriam Boone explained Paxton Farms subdivision was approved last month and during the review process it was discovered the property the Dollar General Store is located on was not properly subdivided. She stated this subdivision is being done to correct the issue.

### **3. South Baldwin Health Care Authority and South Baldwin Hospital Board-Rezoning**

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 3.73 +/- acres. Property is currently zoned PUD (Planned Unit Development), R-1A (Residential Single Family) and B-1A (Extended Business District). Proposed zone is PO (Preferred Office District). Property is located W. of N. McKenzie St. and S. of Peachtree Ave. Applicant is South Baldwin Healthcare Authority.

Ms. Melissa Hood stated the property they are requesting to rezone is directly across the street from two residential homes that were built in the 1960's and are a part of the original down town Foley. She explained zoning the property to PO (Preferred Office) will bring more traffic to the area.

Chairman Hinesley explained the rezoning is being done for an expansion to the hospital.

Commissioner Hellmich stated the expansion will be located where the current parking lot is located and the area being rezoned will be primarily used for parking.

Ms. Hood asked if an office could not at some point be placed on the property if it is rezoned to PO.

Commissioner Hellmich explained there is a 15 million dollar expansion being done on the hospital and the rezoning is to handle additional parking that will be needed.

Ms. Hood stated the change to a PO zone will increase the traffic on Alston St. which is a residential area.

Commissioner Hellmich stated a long term goal may be to close a portion of Alston St. to thru traffic.

Mrs. Hood asked the Commissioners if any of them would like a parking lot in front of their home. She explained this is not good for the people living in the area or their property values. She asked if there would be any trees or plantings to block the parking area.

Commissioner Hellmich stated a PO zone is a transitional zone.

Commissioner Abrams stated there is currently a lot of PO zoning in the proposed area.

Mrs. Boone showed a zoning map which indicated some of the parcels beside Ms. Hood's property are zoned PO.

Ms. Hood stated she objects to the rezoning unless something can be done to ensure the traffic on Alston St. is not increased.

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## **NEW BUSINESS:**

### **1. Flowers 8, LLC- Minor**

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Commissioner Hellmich made a motion to approve the requested minor subdivision. Commissioner Swanson seconded the motion. All Commissioners voted aye.

**Motion to approve the requested minor subdivision passes.**

### **2. \*Paxton Farms Parent Tract Subdivision- Minor**

The City of Foley Planning Commission has received a request for approval of the Paxton Farms Parent Tract Subdivision, a minor subdivision which consists of 38.46 +/- acres and 2 lots. Property is located at the SW Corner of County Rd. 12 S and County Rd. 65 and is located in the City of Foley Planning Jurisdiction. Applicants are DG Foley LLC, Geraldine Kopesky, Carolyn Kopesky and BOK LLC.

Commissioner Abrams made a motion to approve the requested minor subdivision. Commissioner Mixon seconded the motion. All Commissioners voted aye.

**Motion to approve the requested minor subdivision passes.**

Ms. Nelson asked about the Paxton Farms subdivision that was approved last month.

Mrs. Boone explained staff can provide a copy of the master plan and approved preliminary to Ms. Nelson. She stated the request tonight is for the property the Dollar General store is located on which was previously not recorded.

Commissioner Hellmich stated there were a lot of drainage comments made regarding the area and those were taken into account.

Ms. Nelson asked if the roads were going to be improved to handle the added traffic.

Commissioner Hellmich stated Baldwin County is working on road improvements in that area.

### **3. South Baldwin Health Care Authority and South Baldwin Hospital Board-Rezoning**

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 3.73 +/- acres. Property is currently zoned PUD (Planned Unit Development), R-1A (Residential Single Family) and B-1A (Extended Business District). Proposed zone is PO (Preferred Office District). Property is located W. of N. McKenzie St. and S. of Peachtree Ave. Applicant is South Baldwin Healthcare Authority.

Commissioner Abrams made a motion to recommend the requested rezoning to Mayor and Council. Commissioner Hare seconded the motion.

Note: \*Denotes property located in the Planning Jurisdiction

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Chairman Hinesley stated most of the property being rezoned is on the other side of Alston St.

Commissioner Hare stated the applicant needs to do something to protect the neighborhood area.

Mrs. Boone stated there will be required landscaping.

Chairman Hinesley stated there is plenty of room for them to add landscaping.

All Commissioners voted aye.

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

**4. South Baldwin Health Care Authority and South Baldwin Hospital Board-Site Plan**

The City of Foley Planning Commission has received a request for a site plan approval for South Baldwin Hospital. Property is located W. of N. McKenzie St. and S. of Peachtree Ave. Applicant is South Baldwin Healthcare Authority.

Commissioner Abrams made a motion to approve the requested site plan. Commissioner Hellmich seconded the motion.

Chairman Hinesley encouraged the applicant to add some buffering on the portion of property abutting Alston St. and anywhere the property is near a residential area.

Mr. Kevin Crumley stated they will be adding landscaping as well as a pedestrian friendly sidewalk along Alston St. which should help with some of the concerns.

Commissioner Hellmich stated he feels with added entrance on McKenzie Street it may alleviate and reduce some of the access and traffic off of Alston St.

Mrs. Boone stated the applicant is aware of the required landscaping and buffers for the area. She stated it does appear the parking does not go all the way to Alston St.

All Commissioners voted aye.

**Motion to approve the requested site plan passes.**

**ADJOURN:**

Meeting was adjourned at 5:58 p.m.