

# PLANNING COMMISSION MEETING MINUTES

March 21, 2018 (Council Chambers) 5:30 P.M.

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The City of Foley Planning Commission held a meeting on March 21, 2018 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E Laurel Ave. Members present were: Chad Watkins, Ame Wilters, Ralph Hellmich, Phillip Hinesley, Wes Abrams, and Sue Steigerwald. Absent members were: Calvin Hare and Cindy Hamrick. Staff present were: Miriam Boutwell, City Planner; Chad Christian, City Engineer; and Amanda Cole, Recording Secretary.

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

## **MINUTES:**

Approval of the February 14, 2018 and February 21, 2018 meeting minutes.

Commissioner Abrams made a motion to approve the February 14, 2018 and February 21, 2018 meeting minutes. Commissioner Watkins seconded the motion. All Commissioners voted aye.

**Motion to approve the February 14, 2018 and February 21, 2018 meeting minutes passes.**

## **PUBLIC HEARING:**

### **1. John Foley- Request for Rezoning**

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 17+/- acres. Property is currently zoned AO (Agricultural Open Space) proposed zoning is B-1A (Extended Business District). Property is located at the NW corner of Michigan Ave. and Bay St. Applicant is John B. Foley.

Michelle Dearborn at 1225 S Bay St. asked the request for rezoning not be approved. The neighbor stated she liked the area the way it is and would like to keep the zoning residential.

Erick Crosby, who owns the duplexes to the east of the property, stated he would like some information on what businesses would be coming in.

John Foley stated he didn't know what kind of business would be there but they would have a buffer that meets the city's requirements.

Commissioner Hellmich asked Ms. Boutwell if she would explain buffers.

Ms. Boutwell explained buffers to the public.

### **2. Emily Langley Allison- Request for Rezoning**

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of .57+/- acres. Property is currently zoned R-1A (Residential Single Family) proposed zoning is PO (Preferred Office District). Property is located at the NE corner of Alston St. and Rosetta Ave. Applicant is Emily Langley Allison.

Clark Stewart, who is on the local hospital board, stated the area has developed nicely as a medical district and is in favor of the rezoning.

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Commissioner Hellmich stated he received a call from Dr. McLeod, who has property adjacent to Ms. Allison's, and he is in favor of the rezoning request.

Vice-Chairman Hinesley adjourned the public hearing and reconvened the regular meeting.

## **NEW BUSINESS:**

### **1. Burton Property Group/Publix- Request for Site Plan Approval**

The City of Foley Planning Commission has received a request for site plan approval of Publix. Property is located south of Pride Dr. between Pine St. and State Hwy. 59. Applicant is Burton Property Group.

Vice-Chairman Hinesley asked about the access to Pine St.

Andrew Prescott showed the Commission where the entrance will be off of Pine St.

Commissioner Hellmich discussed the various ways to access the property.

Commissioner Hellmich made a motion to approve the requested site plan as presented. Commissioner Wilters seconded the motion. All Commissioners voted aye.

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

### **2. Ethos Subdivision Phase Two- Request for Final**

The City of Foley Planning Commission has received a request for final approval of Ethos Subdivision Phase Two which consists of 12.29 +/- acres and 48 lots. Property is located at the SE corner of E. Michigan Ave. and Pecan St. Applicant is DR Horton Inc-Birmingham.

Commissioner Hellmich made a motion to approve the request for final. Commissioner Abrams seconded the motion. Commissioner Watkins abstained. All other Commissioners voted aye.

**Motion to approve the request for final passes.**

### **3. John Foley- Request for Rezoning**

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 17 +/- acres. Property is currently zoned AO (Agricultural Open Space) proposed zoning is B-1A (Extended Business District). Property is located at the NW corner of Michigan Ave. and Bay St. Applicant is John B. Foley.

Commissioner Hellmich asked if conditions can be put on a business that goes in this location.

Ms. Boutwell stated there are things that could be done but it would be complex.

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Commissioner Hellmich asked if buffers would be required.

Ms. Boutwell stated yes, buffers would be required.

Commissioner Wilters asked is a sign would be allowed off of Bay St.

John Foley stated they would have a solid 40 ft buffer along Bay St.

Commissioner Hellmich made a motion to recommend the approval of the B-1A zone.  
Commissioner Watkins seconded the motion.

Commissioner Hellmich asked about the surrounding zones.

Ms. Boutwell showed the surrounding zones and gave a brief description of each.

Commissioner Hellmich asked to amend the motion to include a solid 40 ft buffer and no signs along Bay St.

Commissioner Hellmich made a motion to recommend approval of the B-1A zoning with the following restrictions” there will be a 40 ft solid buffer along Bay St (with the exception of possible Fire Department requirements for emergency access) and no signs to protect the adjacent neighborhood”. Commissioner Wilters seconded the motion.  
Commissioners Hellmich, Wilters, Watkins, and Steigerwald voted aye. Commissioners Hinesley and Abrams voted nay.

**Motion to recommend approval for the request rezoning with restrictions passes.**

**4. Emily Langley Allison- Request for Rezoning**

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of .57+/- acres. Property is currently zoned R-1A (Residential Single Family) proposed zoning is PO (Preferred Office District). Property is located at the NE corner of Alston St. and Rosetta Ave. Applicant is Emily Langley Allison.

Commissioner Hellmich made a motion to recommend approval of the PO zoning.  
Commissioner Abrams seconded the motion. All Commissioners voted aye.

**Motion to recommend approval for the requested rezoning passes.**

**5. Sawgrass Consulting LLC./Jonathan Byrd- Request for PUD Modification**

The City of Foley Planning Commission has received a request for a PUD modification. Property is located at the SW corner of County Rd. 20 (aka Mifflin Rd.) and Foley Beach Express. Applicant is Sawgrass Consulting LLC.

Commissioner Hellmich stated he encourages east/west connectivity off of Co. Rd. 20 within the development.

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Commissioner Abrams made a motion to approve the requested PUD Modification. Commissioner Wilters seconded the motion. Commissioner Watkins abstained. All other Commissioners voted aye.

**Motion to approve the requested PUD Modification passes.**

### **6. Public Project- Airport**

Construct Access Taxiways and an 8 Unit T-Hangar

Commissioner Abrams made a motion to recommend approval of the public project. Commissioner Watkins seconded the motion. All Commissioners voted aye.

**Motion to recommend approval of the airport public project passes.**

### **ADJOURN**

Commissioner Hellmich made a motion to adjourn at 6:00 p.m. Commissioner Watkins seconded the motion. All Commissioners voted aye. Meeting adjourned at 6:00 p.m.