

PLANNING COMMISSION MEETING MINUTES
May 17, 2017 (Council Chambers) 5:30 P.M.

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The City of Foley Planning Commission held a regular scheduled meeting on May 17, 2017 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Chad Watkins, Ralph Hellmich, Jeff Rouzie, Phillip Hinesley, Roderick Burkle, Wes Abrams, Calvin Hare, and Sue Steigerwald. Staff present were: Miriam Boutwell, City Planner; Chad Christian, City Engineer; Leslie Gahagan, Environmental Manager; and Melissa Ringler, Recording Secretary.

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

MINUTES:

Approval of the April 12, 2017 and April 19, 2017 meeting minutes.

Commissioner Hellmich made a motion to approve the April 12, 2017 and April 19, 2017 meeting minutes. Vice-Chairman Hinelsey seconded the motion. All Commissioners voted aye.

Motion to approve the April 12, 2017 and April 19, 2017 meeting minutes passes.

PUBLIC HEARING:

1. GCOP Arborwalk, LLC/The Villages at Arbor Walk –Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 16.66 +/- acres. Property is currently zoned R-2 (Residential Single Family Duplex) proposed zoning is R-1D (Residential Single Family). Property is located north of County Rd. 12S, east of County Rd. 65. Applicant is GCOP Arborwalk, LLC.

Chairman Burkle moved this item to last on the agenda.

Chairman Burkle asked if there were any members of the public to speak on this item. There were none.

2. Resubdivision of The Villages at Arbor Walk-Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval for the Re-subdivision of The Villages at Arbor Walk which consists of 16.66 +/- acres and 56 lots. Property is located north of County Rd. 12S, east of County Rd. 65. Applicant is GCOP Arborwalk, LLC.

Chairman Burkle asked if there were any members of the public to speak on this item. There were none.

3. Smart Living, LLC/Kensington Place- Request for rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 37.98 +/- acres. Property is currently zoned PUD (Planned Unit Development) proposed zoning is PUD (Planned Unit Development). Property is located south of County Rd. 10, west of State Hwy. 59. Applicant is Smart Living, LLC.

Chairman Burkle asked if there were any members of the public to speak on this item. There were none.

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4. Kensington Place Phases One, Two, and Three-Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Kensington Place Phase One, Two and Three which consists of 37.98 +/- acres and 116 lots. Property is located south of County Rd. 10, west of State Hwy. 59. Applicant is Smart Living, LLC.

Mr. Larry Walker resident of 102 Holmes Ave. asked if there would be a natural buffer between this development and Sea Pines.

Mr. Steve Pumphrey explained there will be a 15' natural buffer.

Mr. Walker asked about the amenities shown on the plans. He expressed concern over children coming onto their property to access their pool and asked if a fence would be added around the development.

Mr. Pumphrey explained the amenities will not be added and he had forgotten to remove them from the plans. He stated the common area will be used as a park area with benches. He explained the developer does not plan on adding a fence and he is not sure of the builder's plans.

Mr. Walker asked about the entrances and added turn lane.

Mr. Pumphrey explained there will be two entrances and a left turn lane will be added that extends slightly past Sea Pines. He explained there will be 30 lots in the first Phase with the second Phase having 45 lots and the second entrance being added with II.

5. Lafayette Place- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Lafayette Place which consists of 26.72 +/- acres and 83 lots. Property is located east of Hickory St., south of Michigan Ave. Applicant is Guidry Land Development.

Ms. Maria Long resident of 2454 Ashford Park Dr. stated she has retired to the area and would like to know if the proposed lots will be for RV's, homes, or condos.

Ms. Boutwell showed Ms. Long the plat for the proposed single family development.

Commissioners and Ms. Boutwell went over the lot sizes and buffers with Ms. Long.

Ms. Long asked about a huge hole that is currently on the property and concerns about potential drainage issues.

Mr. Robert Cummings explained all detention requirements will be met.

6. The City of Foley- Request for Rezone

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 5 +/- acres. Property is currently zoned PUD (Planned Unit Development) proposed zoning is PUD (Planned Unit Development). Property is located north of Park Ave., west of Pine St. Applicant is the City of Foley.

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Chairman Burkle asked if there were any members of the public to speak on this item. There were none.

Chairman Burkle asked what uses were currently tied to the property.

Ms. Boutwell explained the property is currently zoned PUD for open space and will be rezoned to PUD for a rehabilitation hospital.

NEW BUSINESS:

1. Greenback Recycling, LLC./Cypress Gates- PUD Modification

The City of Foley Planning Commission has received a request for a PUD modification. Property is located south of Fern Ave., between Hickory St. and Cedar St. Applicant is Greenback Recycling, LLC.

Commissioner Hellmich made a motion to approve the requested PUD modification. Commissioner Abrams seconded the motion. All Commissioners voted aye.

Motion to approve the requested PUD modification passes.

2. GCOP Arborwalk, LLC/The Villages at Arbor Walk –Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 16.66 +/- acres. Property is currently zoned R-2 (Residential Single Family Duplex) proposed zoning is R-1D (Residential Single Family). Property is located north of County Rd. 12S, east of County Rd. 65. Applicant is GCOP Arborwalk, LLC.

Commissioner Hellmich made a motion to recommend to Mayor and Council the requested rezoning. Commissioner Steigerwald seconded the motion.

Chairman Burkle explained he had asked at work session about possibly rezoning to R-1C.

Mr. Pumphrey stated the R-1D zone was chosen due to space requirements and roadways already being in place.

Commissioner Watkins abstained. All other Commissioners voted aye.

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

3. Resubdivision of The Villages at Arbor Walk-Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval for the Re-subdivision of The Villages at Arbor Walk which consists of 16.66 +/- acres and 56 lots. Property is located north of County Rd. 12S, east of County Rd. 65. Applicant is GCOP Arborwalk, LLC.

Commissioner Abrams made a motion to approve the requested preliminary approval. Commissioner Rouzie seconded the motion.

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Chairman Burkle asked if the existing infrastructure is still usable.

Mr. Pumphrey and Commissioner Abrams stated there will be some adjustments and relocations that will have to be made.

Commissioner Watkins abstained. All other Commissioners voted aye.

Motion to approve the requested preliminary approval passes.

4. Smart Living, LLC/Kensington Place- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 37.98 +/- acres. Property is currently zoned PUD (Planned Unit Development) proposed zoning is PUD (Planned Unit Development). Property is located south of County Rd. 10, west of State Hwy. 59. Applicant is Smart Living, LLC.

Commissioner Hellmich made a motion to recommend to Mayor and Council the requested rezoning. Commissioner Watkins seconded the motion.

Mr. Pumphrey stated the pool and building shown on the plans in the common area will not be built and were on the plat in error.

Chairman Burkle stated a Plan Unit Development should have amenities and they are being taken out of the plans and lot sizes are being reduced.

Chairman Burkle voted nay. All other Commissioners voted aye.

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

5. Kensington Place Phases One, Two, and Three-Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Kensington Place Phase One, Two and Three which consists of 37.98 +/- acres and 116 lots. Property is located south of County Rd. 10, west of State Hwy. 59. Applicant is Smart Living, LLC.

Commissioner Hare asked about the distance between the lots and the pond.

Mr. Pumphrey stated the ponds are 10' from the lots.

Commissioner Hellmich made a motion to approve the requested preliminary approval with the corrected plat showing no pool or building to be located in the common area. Commissioner Rouzie seconded the motion.

Mr. Pumphrey stated in the previous preliminary approval for 45 lots which has now been reduced to 30 it was requested the turn lane be added with Phase I. He explained the traffic study and Baldwin County are not requiring it until the development of Phase II.

Commissioner Hellmich stated the neighboring property owners requested the turn lane up front.

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Commissioner Hellmich amended the motion to approve the requested preliminary approval with the corrected plat showing no pool or building to be located in the common area and the turn lane to be added with Phase 1. Commissioner Rouzie seconded the motion.

Chairman Burkle voted nay. All other Commissioners voted aye.

Motion to approve the requested preliminary approval with the corrected plat showing no pool or building to be located in the common area and the turn lane to be added with Phase 1 passes.

6. Lafayette Place- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Lafayette Place which consists of 26.72 +/- acres and 83 lots. Property is located east of Hickory St., south of Michigan Ave. Applicant is Guidry Land Development.

Commissioner Abrams made a motion to approve the requested preliminary approval. Commissioner Hare seconded the motion.

Vice-Chairman Hinesley asked if the required common /drainage area would remain 10' as shown on the plat.

Mr. Chad Christian stated it has been changed to 15'.

All Commissioners voted aye.

Motion to approve the requested preliminary approval passes.

7. The City of Foley- Request for Rezone

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 5 +/- acres. Property is currently zoned PUD (Planned Unit Development) proposed zoning is PUD (Planned Unit Development). Property is located north of Park Ave., west of Pine St. Applicant is the City of Foley.

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

Vice-Chairman Hinesley asked where the remaining 10% open space is located. He asked if the use is defined and what would prevent another type of rehabilitation hospital from being located on the property.

Commissioner Rouzie stated the City has received a predesign drawing of the building.

Ms. Boutwell indicated where the remaining open space is located. She explained the request will have to go before Mayor and Council and at that time an agreement or other documents could be made part of the zoning.

All Commissioners voted aye.

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

8. Baldwin Trace Apartments- Site Plan Review

The City of Foley Planning Commission has received a request for site plan approval for Baldwin Trace Apartments. Property is located on County Rd. 20, at the intersection of Pine St. Applicant is Baldwin Trace Apartments.

Commissioner Hellmich made a motion to approve the site plan as proposed. Commissioner Rouzie seconded the motion.

Chairman Burkle asked if the issues with the maintenance of the drainage ditch located on the property have been resolved.

Commissioner Hellmich stated this is an unimproved area with drainage going through it and it will have to be maintained.

Mr. Lee Rambo stated they would like to ask the Commission to allow them to work through the issue of the drainage ditch with the City at the time of LDP permit. He stated the ditch is located in the wetlands and they will have to get approval to maintain.

Vice-Chairman Hinesley asked if there would be a bridge or culvert going through the wetland area.

Mr. Rambo explained there will be no bridge but a culvert will be added which the owner will maintain.

Vice-Chairman Burkle asked if the owner will be responsible for the maintenance of the ditch.

Commissioner Hellmich stated the ditch will be located on their land and someone will have to maintain it. He explained it is in the City's best interest for it to be maintained.

All Commissioners voted aye.

Motion to approve the site plan as proposed passes.

9. Sherwood- Amend Preliminary Plat

The City of Foley Planning Commission has received a request to rescind the preliminary approval of lots 52 through 79 previously approved by the Planning Commission on April 20, 2016. Sherwood Subdivision Phase II will complete this portion of the subdivision. Any future subdivision of property will start over with a new application.

Commissioner Hellmich made a motion to approve the request. Vice-Chairman Hinesley seconded the motion.

Commissioner Hellmich stated the approval of the Preliminary plat will allow Phase II to be complete.

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Mr. Christian stated the approval needs to be subject to the revised drainage calculations which reflect the removal of the remaining property.

Mr. Will Miller stated he is not sure if the revised drainage calculations address the capacity design which is for 79 lots and only 2/3 of that have been used.

All Commissioners voted aye.

Motion to approve the requested amended preliminary plat passes.

ADJOURN

Commissioner Abrams made a motion to adjourn at 6:16 p.m. All Commissioners voted aye. Commissioner Hellmich seconded the motion. All Commissioners voted aye.

Meeting adjourned at 6:16 p.m.