

**PLANNING COMMISSION MEETING MINUTES**  
**July 17, 2018 (City Hall Council Chambers) 5:30 P.M.**

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The City of Foley Planning Commission held a meeting on July 17, 2018 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Cindy Hamrick, Chad Watkins, Ame Wilters, Ralph Hellmich, Phillip Hinesley, Wes Abrams, Calvin Hare, Sue Steigerwald, and Gary Rogers. Staff present were: Miriam Boutwell, 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 June 13, 2018 and June 20, 2018 meeting minutes.

Commissioner Abrams made a motion to approve the June 13, 2018 and June 20, 2018 meeting minutes. Commissioner Rogers seconded the motion. All Commissioners voted aye.

**Motion to approve the June 13, 2018 and June 20, 2018 meeting minutes passes.**

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

**PUBLIC HEARING:**

**1. Oscar & Kay Payne- Request for Initial Zoning**

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the initial zoning of 1.75+/- acres. Proposed Zoning is R-1D (Residential Single Family). Property is located N of County Rd. 12 and W of Hickory St. Applicants are Oscar and Kay Payne.

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

**2. \*Resubdivision of Lots 7 & 8 of Snook Farm Estates- Request for Minor Subdivision**

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lots 7 & 8 of Snook Farm Estate, a minor subdivision which consists of 6.95+/- acres and 4 lots. Property is located on W of County Rd. 55 and N of US Hwy. 98 and is located in the City of Foley Extra Territorial Jurisdiction. Applicant is Snook Farm LLC.

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

**3. The Housing Authority of the City of Foley- Request for Rezoning**

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 9.93+/- acres. Property is currently zoned R-1A (Residential Single Family) proposed zoning is R-3 (Residential Multi-Family). Property is located E of S. Oak St. between 6<sup>th</sup> and 9<sup>th</sup> Ave. Applicant is The Housing Authority of the City of Foley.

Note: \*Denotes property located in the Planning Jurisdiction

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Chairman Hinelsey stated the Commission has received four written comments regarding the requested rezoning.

Mr. Arties Roper read a letter that was given to the Chairman regarding the history of Aaronville and concern over property values. He stated the Community does not want their property rezoned to multifamily.

Chairman Hinesley explained only the three parcels owned by the Housing Authority are requesting to be rezoned.

Ms. Miriam Boutwell explained and showed those attending the location of the parcels being rezoned. She stated the rezoning is required for the proposed multi-family development. She explained phase 1 of the project will be located on the three parcels.

Commissioner Hellmich stated his understanding is the residence currently housed in the existing units will be moved into the new development once it is complete.

Commissioner Hamrick stated the development will be approximately an \$80 million project.

Ms. Myrna Claton asked if there is a breakdown of the \$80 million. She asked how they would handle the displaced individuals.

Commissioner Hellmich explained there are consultants from Auburn working on the project. He stated they will be applying for a grant which is awarded based of a point system. He explained the property has to be zoned correctly before they can apply for the grants.

Vice-Chairman Hare stated the project cannot be awarded a grant if the property is not zoned for the use and in compliance. He explained the consultants will get the information for the grant fine tuned and then there will be a better idea of the cost for funding, layout and construction period. He explained the purpose of the public hearing is to get the Community involved and give them a better understanding of the project.

Ms. Boutwell explained the plans show the project will include 16 one bedroom units which include one handicap accessible unit, 29 two bedroom units which includes 2 handicap accessible units and 1 sensory impaired unit, 33 three bedroom units which includes 2 handicap accessible units and 1 sensory impaired unit and 4 four bedroom units. She stated the plans also include a covered bus area, bike racks in front of the units, a gazebo, picnic area, grills and splash pad.

Commissioner Hamrick stated there have been community meetings which included surveys to gather feedback about the project from the community. She explained the funding will be available in the spring and they should know by June or July if they are awarded the grant.

Ms. Clayton stated she is concerned and has seen in the past that multi income dwelling projects displace families.

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Commissioner Hamrick explained the units will be Section 8 housing and service low income families. She explained the current tenants will be relocated to phase 1 once phase 2 is complete they will have the option to move into phase 2.

Gentleman asked if the name would be changed from Aaronville.

Commission Hamrick stated she does not know what the name of the development will be at this time.

**4. Resubdivision of Lot 161 & Common Area 3 of Plantation of Magnolia River- Request for Minor Subdivision**

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lot 161 & Common Area 3 of Plantation at Magnolia River, a minor subdivision which consists of 1.23+/- acres and 2 lots. Property is located S of US Hwy. 98 and W of Venice Blvd. Applicant is Hutchison, Moore & Rauch, LLC.

Mr. Gary Mitchell resident of 1234 Monteith Drive stated he lives behind the property being subdivided. He explained he bought the home about a month ago and one of the reasons he selected the lot was due to the trees in the back yard. He stated he has no issue with a home being built on the lot but would like some of the trees to be left as a barrier.

Chairman Hinelsey stated the new owners of the lot would likely like the trees to be left if possible.

Ms. Miriam Boutwell stated the City's Environmental Department does have a tree ordinance regarding removal of specific types and sizes of trees.

Chairman Hinesley closed the public hearing and reconvened the regular meeting.

**NEW BUSINESS:**

**1. Oscar & Kay Payne- Request for Initial Zoning**

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the initial zoning of 1.75+/- acres. Proposed Zoning is R-1D (Residential Single Family). Property is located N of County Rd. 12 and W of Hickory St. Applicants are Oscar and Kay Payne.

Commissioner Hellmich made a motion to recommend the requested initial zoning to Mayor and Council. Commissioner Abrams seconded the motion. Commissioner Watkins abstained. All other Commissioners voted aye.

**Motion to recommend the requested initial zoning to Mayor and Council passes.**

**2. \*Resubdivision of Lots 7 & 8 of Snook Farm Estates- Request for Minor Subdivision**

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lots 7 & 8 of Snook Farm Estate, a minor subdivision which consists of 6.95+/- acres and 4 lots. Property is located on W of County Rd. 55 and N of US Hwy. 98

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and is located in the City of Foley Extra Territorial Jurisdiction. Applicant is Snook Farm LLC.

Commissioner Abrams made a motion to approve the requested Minor Subdivision. Commissioner Watkins seconded the motion. All Commissioners voted aye.

**Motion to approve the requested Minor Subdivision passes.**

**3. The Housing Authority of the City of Foley- Request for Rezoning**

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 9.93+/- acres. Property is currently zoned R-1A (Residential Single Family) proposed zoning is R-3 (Residential Multi-Family). Property is located E of S. Oak St. between 6<sup>th</sup> and 9<sup>th</sup> Ave. Applicant is The Housing Authority of the City of Foley.

Commissioner Hellmich made a motion to recommend the requested rezoning to Mayor and Council. Vice-Chairman Hare seconded the motion.

Commissioner Hellmich explained the project will have some challenges in making sure the Community understands the project. He stated he feels the development will help the surrounding property owner's value and will be a development he thinks the community will be proud of in the end.

Vice-Chairman Hare stated the units have served their time and the cost of maintenance is increasing.

Commissioner Hamrick abstained. All other Commissioners voted aye.

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

**4. Resubdivision of Lot 161 & Common Area 3 of Plantation of Magnolia River- Request for Minor Subdivision**

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lot 161 & Common Area 3 of Plantation at Magnolia River, a minor subdivision which consists of 1.23+/- acres and 2 lots. Property is located S of US Hwy. 98 and W of Venice Blvd. Applicant is Hutchison, Moore & Rauch, and LLC.

Commissioner Rogers made a motion to approve the requested Minor Subdivision. Commissioner Hamrick seconded the motion. All Commissioners voted aye.

**Motion to approve the requested Minor Subdivision passes.**

**ADJOURN**

Commissioner Wilters made a motion to adjourn at 6:05 p.m. Commissioner Hellmich seconded the motion. All Commissioners voted aye.