

PLANNING COMMISSION MEETING MINUTES
February 20, 2019 (City Hall Conference Room) 5:30 P.M.

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The City of Foley Planning Commission held a meeting on February 20, 2019 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Ralph Hellmich, Phillip Hinesley, Calvin Hare, Chad Watkins, Wes Abrams, Cindy Hamrick and Amy Wilters. Absent member was Sue Steigerwald. 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 January 9, 2019 and January 16, 2019 meeting minutes.

Commissioner Abrams made a motion to approve the January 9, 2019 and January 16, 2019 meeting minutes. All Commissioners voted aye.

Motion to approve the January 9, 2019 and January 16, 2019 meeting minutes passes.

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

PUBLIC HEARING:

1. Majestic Manor- Request for Initial Zoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the initial zoning of 34 +/- acres being annexed into the corporate limits. Proposed zoning is R-1D (Residential Single Family). Property is located at the SW corner of County Rd. 20 and S. of Hickory St. Applicant is Majestic Manor, LLC.

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

2. Alabama Armada LLC/Stacey Ryals- Request for Initial Zoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the initial zoning of 41 +/- acres being annexed into the corporate limits. Proposed zoning is PUD (Planned Unit Development). Property is located south of County Rd. 20 west of James Rd. Applicant is Alabama Armada, LLC/Stacey Ryals.

Chairman Hinesley asked if there were any members of the public to speak on the item.

Mr. Mark Pumphrey stated he and several family members live adjacent to the property being zoned. He explained if the RV lots are rented it will decrease his property value. He explained there is already an RV park developed recently next to this one and OWA is also proposing an RV park. He stated he feels the reduction in his property value should be a concern to the Commission members.

3. Primland Subdivision Phase 2- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Primland Subdivision Phase 2 which consists of 19.05 +/- acres and 57 lots. Property is located S. of County Rd. 12 and E. of Wolf Bay Dr. Applicant is Primland 2017, LLC.

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

4. Comprehensive Plan- Update to the Southeast Quad Comprehensive Plan

Mr. David Vosloh stated there is a group of citizens who have worked hard in trying to insure the plan indicates their biggest concern is connectivity. He stated there are three projects in the area that should be top priority and those are an extension of Wolf Bay Dr. to Brinks Wills Rd., the widening of County Rd. 12, and the widening of County Rd. 20. He stated the projects need to be reflected in the plan because it is what the citizens want.

Commissioner Hellmich stated the plan has been updated and does reflect transportation, connectivity and widening projects. He stated there are some right of way, utility and drainage challenges with County Road 12. He explained County Road 12 will be widened but will not be three lanes.

Mr. Vosloh stated he realizes the County Road 12 widening is a multi-million dollar project and asks that the plan reflect the citizens request and understands their priorities.

Chairman Hinesley closed the public hearing.

NEW BUSINESS:

1. Majestic Manor- Request for Initial Zoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the initial zoning of 34 +/- acres being annexed into the corporate limits. Proposed zoning is R-1D (Residential Single Family). Property is located at the SW corner of County Rd. 20 and S. of Hickory St. Applicant is Majestic Manor, LLC.

Commissioner Hellmich recommended the requested initial zoning to Mayor and Council. Vice-Chairman Hare seconded the motion. Commissioner Watkins abstained. All other Commissioners voted aye.

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

2. Alabama Armada LLC/Stacey Ryals- Request for Initial Zoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the initial zoning of 41 +/- acres being annexed into the corporate limits. Proposed zoning is PUD (Planned Unit Development). Property is located south of County Rd. 20 west of James Rd. Applicant is Alabama Armada, LLC/Stacey Ryals.

Commissioner Watkins recused himself from the item.

Commissioner Abrams made a motion to recommend the requested initial zoning to Mayor and Council. Commissioner Hamrick seconded the motion.

Commissioner Hellmich stated there will not be a public entrance off of James Rd. He stated the submitted plan is preliminary and will more than likely be modified once they get into the

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designing portion of the development. He stated the zoning is for a PUD any modifications will have to be brought back before the Commission.

Mr. Watkins stated there will be a gated entrance on James Rd. to be used for emergency vehicles.

Mr. Pumphrey asked if there were buffer requirements.

Ms. Boutwell stated there will be buffer requirements and they vary depending on the abutting uses.

Mr. Chad Watkins stated there would be a 30' buffer around the perimeter of the development.

Chairman Hinelsey stated currently the property is located in Baldwin County. He explained his opinion is if the property is annexed the city will have better control over the development to ensure requirements are being met.

Commissioner Watkins abstained. All other Commissioners voted aye.

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

3. Primland Subdivision Phase 2- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Primland Subdivision Phase 2 which consists of 19.05 +/- acres and 57 lots. Property is located S. of County Rd. 12 and E. of Wolf Bay Dr. Applicant is Primland 2017, LLC.

Commissioner Hellmich made a motion to approve the requested preliminary. Commissioner Abrams seconded the motion. Commissioner Watkins abstained, all other Commissioners voted aye.

Motion to approve the requested preliminary passes.

4. OWA- Request for Approval of Temporary Signage

Commissioner Abrams made a motion to approve the request for temporary signage to be located at Juniper St. and Pride Dr. Commissioner Hamrick seconded the motion. Commissioner Hellmich abstained, all other Commissioners voted aye.

Motion to approve the request for temporary signage to be located at Juniper St. and Pride Dr. passes.

5. Victoria Place- PUD modification

The City of Foley Planning Commission has received a request for approval of a PUD modification for Victoria Place. Property is located at 2651 S. Juniper St. Applicant is Victoria Place COA.

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

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Motion to approve the requested PUD modification passes.

6. Comprehensive Plan- Update to Southeast Quad Comprehensive Plan

Commissioner Abrams made a motion to approve the update to the Southeast Quad Comprehensive plan as presented. Commissioner Watkins seconded the motion.

Commissioner Hellmich stated after the meeting today between David Vosloh, Mike Thompson and Miriam Boutwell there were changes in the wording summary portion of the plan.

Miriam stated next month the Downtown portion of the Comprehensive plan will come before the Commission for approval.

Commissioner Hellmich stated Chad Christian is working on an update to the Transportation Plan and there will be public input.

Ms. Boutwell thanked the advisory board for their participation.

Chairman Hinelsey stated the plans can be amended at any time. He explained he does have concern over the Wolf Bay Drive extension since it is in close proximity to the Preserve and possibly wetlands.

All Commissioners voted aye.

Motion to approve the update to the Southeast Quad Comprehensive plan as presented passes.

7. John McClure Snook Youth Club- Public Project Update

Commissioner Hellmich made a motion to remove the previously approved public project for a gymnasium from the list. He stated if Snook Youth Club & the City wish to do any future public projects, they can come back to Planning Commission for a recommendation. Commissioner Abrams seconded the motion. All Commissioners voted aye.

Motion to remove the previously approved public project for a gymnasium from the list passes.

ADJOURN

Chairman Hinelsey adjourned the meeting at 5:55 p.m.