

PLANNING COMMISSION MEETING & WORK SESSION MINUTES
June 19, 2019 (Council Chambers) 5:30 P.M.

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The City of Foley Planning Commission held a regular scheduled meeting and work session on June 19, 2019 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Ame Wilters, Ralph Hellmich, Phillip Hinesley, Wes Abrams, Calvin Hare and Bill Swanson. Absent members were: Chad Watkins, Cindy Hamrick and Sue Steigerwald. Staff present were: Miriam Boutwell, City Planner; Chad Christian, City Engineer; and Melissa Ringler, Planning and Zoning Coordinator.

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

MINUTES:

Approval of the May 8, 2019 and May 15, 2019 meeting minutes.

Commissioner Abrams made a motion to approve the May 8, 2019 and May 15, 2019 meeting minutes. Commissioner Wilters seconded the motion. All Commissioners voted aye.

Motion to approve the May 8, 2019 and May 15, 2019 meeting minutes passes.

PUBLIC HEARING:

1. Brinks Willis Road Subdivision- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for approval of Brinks Willis Road Subdivision, a minor subdivision which consists of 1.00+/- acres and 2 lots. Property is located at the NW corner of Brinks Willis Rd. and James Rd. Applicant is LaDale Properties, LLC.

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

2. Glen Lakes, Unit One, Phase 3- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Glen Lakes, Unit One, Phase 3, which consists of 45.32 +/- acres and 112 lots. Property is located N. of County Rd. 12 and W. of Clarke Ridge Rd. Applicant is Breland Homes Coastal, LLC.

Mr. John Slaats resident of 9734 Clarke Ridge Rd. stated he is representing a number of residents on Clarke Ridge Rd. He explained they are not opposed to the request but would to express concerns over having a drainage buffer and no access from Clarke Ridge Rd.

Mr. Micah Jones with Mullins, LLC. stated there will not be access to the development from Clarke Ridge Rd. He explained the development will have a total of four phases.

Commissioner Hellmich stated the applicant will have to meet the low impact drainage requirements.

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3. Marlin Place- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Marlin Place, which consists of 38.82 +/- acres and 30 lots. Property is located S. of County Rd. 26 and W. of Thames Dr. Applicant is Lieb Engineering Company, LLC.

Mr. Jason Jordan resident of 18663 Cape Fear Blvd. explained currently his property drains well. He stated he would like to know something will be done to divert the water created from the development away from his property. He asked if fencing the development would be a requirement.

Mr. Chad Christian stated Mr. Jordan's property will abut a common area and a portion of another lot. He explained there will be two retention ponds and fencing is not a requirement.

Chairman Hinesley stated a portion of the property is being considered for a conservation easement.

Mr. Brian Broussard resident of 18660 Cape Fear Blvd. stated there is an old gas line that runs on the edge of the property.

Mr. Hellmich stated the gas line has been abandoned. He explained the owners of the lot would need to be made aware there is an easement and abandoned line on the property.

4. Zoning Ordinance Amendments

Ms. Miriam Boutwell explained the revisions include some modification to the definitions of self storage warehouses and how they fall in various districts.

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

NEW BUSINESS:

1. LaDale Properties, LLC.- Request for PUD Modification

The City of Foley Planning Commission has received a request for a PUD modification. Property is located at the NW corner of Brinks Willis Rd. and James Rd. Applicant is LaDale Properties, 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. Brinks Willis Road Subdivision- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for approval of Brinks Willis Road Subdivision, a minor subdivision which consists of 1.00 +/- acres and 2 lots. Property is located at the NW corner of Brinks Willis Rd. and James Rd. Applicant is LaDale Properties, LLC.

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Commissioner Abrams made a motion to approve the requested preliminary approval. Commissioner Swanson seconded the motion. All Commissioners voted aye.

Motion to approve the requested preliminary approval passes.

3. Glen Lakes, Unit One, Phase 3- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Glen Lakes, Unit One, Phase 3, which consists of 45.32 +/- acres and 112 lots. Property is located N. of County Rd. 12 and W. of Clarke Ridge Rd. Applicant is Breland Homes Coastal, LLC.

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

Commissioner Hellmich stated the design is meeting the requirements and the Engineering Department will make sure all drainage requirements are being met.

All commissioners voted aye.

Motion to approve the requested preliminary approval passes.

4. Marlin Place- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Marlin Place, which consists of 38.82 +/- acres and 30 lots. Property is located S. of County Rd. 26 and W. of Thames Dr. Applicant is Lieb Engineering Company, LLC.

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

Chairman Hinesley stated the applicant is working with Weeks Bay Foundation on the conservation easement. He explained a large portion of the property is in a flood zone. He stated he is happy with the results and much of the property will be left in a vacant state.

Commissioner Hellmich stated he appreciated the developer working with the city and commission on the conservation easement.

All commissioners voted aye.

Motion to approve the requested preliminary approval passes.

5. Brahman Holdings, LLC- PUD Modification

The City of Foley Planning Commission has received a request for a PUD modification, which consists of 1,767 +/- acres. The proposed uses include single family, multi-family, mixed use, institutional, commercial, parks, fire station and possible school site. The property is located at the NE corner of the FBE. Applicant is Brahman Holdings, LLC.

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Ms. Boutwell stated new renderings were received and she would like clarification that the proposed fire station and school site are still being proposed.

Mr. Rambo stated the fire station and school site are shown on the new renderings but were not labeled.

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

Motion to approve the requested PUD modification passes.

6. Zoning Ordinance Amendments

Commissioner Hellmich made a motion to recommend the Zoning Ordinance amendments to Mayor and Council. Commissioner Wilters seconded the motion. All Commissioners voted aye.

Motion to recommend to Mayor and Council the Zoning Ordinance amendments passes.

WORK SESSION:

1. Coastal RV/Boat Storage- Discussion

The City of Foley Planning Commission has received a request to discuss the possible use of the property located at the NE corner of Hwy. 98 and the Foley Beach Express for RV and boat storage. Applicant is Barry Dees.

Mr. Barry Dees showed the Commissioners renderings of the proposed storage facility. He explained it will be completely enclosed with electricity and no storage outside of the building. He stated it would be very nicely landscaped and will look similar to a shopping center.

Chairman Hinelsey stated it would need to have façade since it is located in the overlay district.

The applicant said he was using hardie board so it would not be metal facing the Foley Beach Express.

Commissioners agreed the proposed renderings looked nice and stated when the discussion previously came up they were not aware it would be an enclosed storage facility.

2. Paul Smith/RV Park- Discussion

The City of Foley Planning Commission has received a request to discuss the possible use of the property located E. of the Foley Beach Express and N. of US. Hwy 98 for an RV Park. Applicant is Paul Smith.

Mr. Paul Smith explained he has a potential buyer for lot 4 of Foley Plantation Commercial Park. He stated the sale is contingent upon the purchaser being able to have RV storage and an RV park on the parcel.

Ms. Boutwell explained the property is located in the Foley Beach Express Overlay district and would require site approval from the Planning Commission. She stated they would need to come to
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the BAA for the use of storage if it remains B-1A or they would need to rezone the entire parcel to a PUD for an RV Park.

Commissioner Hellmich explained with the PUD request a preliminary design would have to be submitted.

Mr. Smith stated that is something the potential buyer would have to submit.

Ms. Boutwell explained staff met with the potential buyer about a month ago and her understanding is he did not want to spend the money until he owns the property. She stated staff provided the potential buyer with renderings of some of the recent RV parks that have been approved.

Chief Joey Darby stated there are two things he has concerns about which are infrastructure in the way of water and a secondary access. He explained the access is based off the number of lots and a formula based on the location of the lots. He stated only 30 lots would be allowed with one entrance. He explained without a conceptual plan he cannot advise on the entrances that would be required.

Mr. Smith stated he will advise the potential buyer they need to meet with staff.

MISCELLANEOUS:

Commissioner Hellmich stated the Chamber of Commerce sent out information that the City of Foley was ranked the 6th best place to live in the state. He explained three of the top ten cities were located in Baldwin County.

ADJOURN

Meeting adjourned at 6:18 p.m.