

PLANNING COMMISSION MEETING MINUTES
October 16, 2019 (Council Chambers) 5:30 P.M.

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The City of Foley Planning Commission held a regular scheduled meeting on October 16, 2019 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Cindy Hamrick, Deborah Mixon, Calvin Hare, Wes Abrams and Sue Steigerwald. Absent members were: Ralph Hellmich, Ame Wilters, Phillip Hinesley and Bill Swanson. Staff present were: Chad Christian, City Engineer; Amanda Cole, Planning and Zoning Assistant; and Melissa Ringler, Recording Secretary.

Chairman Hare called the meeting to order at 5:31 p.m.

MINUTES:

Approval of the September 18, 2019 meeting minutes. Work session on September 11, 2019 was cancelled.

Commissioner Abrams made a motion to approve the September 18, 2019 meeting minutes. Commissioner Hamrick seconded the motion. All Commissioners voted aye.

Motion to approve the September 18, 2019 meeting minutes passes.

PUBLIC HEARING:

1. 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 16.14 +/- acres. Property is currently zoned R-1A and R-3 the proposed zoning is PUD. Property is located south of 2nd Ave., north of 9th Ave., west of Pine St., east of Oak St. Applicant is Housing Authority of the City of Foley.

Mr. Alec Barnett asked if the rezoning was for the Housing Authority property only or if it would affect the single family houses in the area. He asked if the rezoning would affect the possibility of him building a duplex on his property.

Mr. Calvin Hare stated the rezoning request is for the Housing Authority property. He explained they will be demoing the existing buildings and building a new set of units. He stated the rezoning of property for duplexes would have to come before the Commission for review and approval. He explained the rezoning of the Housing Authority property may enhance the chances of approval due to duplexes being compatible with the proposed zone.

Ms. Avery Smith explained the rezoning is vital to their application for funding. She stated they are unable to apply for funds unless the property is correctly zoned.

Mr. Jackson resident of 306 W. 9th Avenue asked why they are rezoning the property now and why he received a certified letter.

Chairman Hare explained certified letters are issued to adjacent owners when a rezoning is done to make them aware of the request.

Ms. Smith explained the zoning gives them the authority to tear down the existing units and rebuild affordable housing. She explained the current zoning allows single family residence and they will be building single family, duplexes and six plexes.

Note: *Denotes property located in the Planning Jurisdiction

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Resident asked if the zoning change would affect their property taxes.

Chairman Hare stated property taxes are based off the value of the property. He explained if the property value goes up the taxes will go up. He stated he did not feel the zoning change would put them in a higher tax bracket.

Ms. Smith explained all of the units will be affordable housing for low income residence.

Ms. Trotter resident of 301 W. 4th Ave. stated the homes in Aaronville are older. She asked if they would be any requirements to make changes to their homes to meet current standards.

Commissioner Hare stated they would not be required to make any changes due to the rezoning request.

Ms. Luverne Lymon resident of 313 2nd Ave. stated her home is in the middle of the property being rezoned. She stated she is comfortable where she is and wants to know if this request will affect her home. She asked if she would have to sell her home.

Chairman Hare stated the change would mean there would be new buildings beside her that are replacing the old ones.

Mr. Mike McGowan stated his understanding is the buildings are being modernized. He stated what the people living in the area need to know is this will not affect their property negatively.

Chairman Hare stated the existing buildings will be demolished and replaced with new buildings. He stated there should be no negative impact to the surrounding property owners.

Mr. Barnett asked if the name of the development is changing.

Commissioner Hamrick stated the name of the development will be South Oak Apartments.

2 Ledgewick Phase 2A- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Ledgewick, Phase 2A which consists of 13.73+/- acres and 17 lots. Property is located at the SE corner of Perfection Rd. and Pecan St. Applicant is Magnolia Land Company, Inc.

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

3. Parkside Subdivision Phase 2- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Parkside Subdivision, Phase 2 which consists of 27.33 +/- acres and 22 lots. Property is located N. of Cater Lee Rd, W of Hickory St. Applicant is Stephen Lambert.

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

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4. The Reserve at Foley- Request for Minor

The City of Foley Planning Commission has received a request for the Reserve at Foley a minor subdivision which consists of 43+/- acres and 2 lots. Property is located S. of County Rd. 12, W. of Foley Beach Express. Applicant is Wesscorp Communities LLC

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

5. Resubdivision of Lot 4 Little Woerner Subdivision- Request for Minor

The City of Foley Planning Commission has received a request for Resubdivision of Lot 4 Little Woerner Subdivision a minor subdivision which consists of 38+/- acres and 2 lots. Property is located S. of County Rd. 20, W. of James Rd. Applicant is Alabama Armada LLC.

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

6. Alabama Armada LLC- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 4 +/- acres. Property is currently zoned PUD the proposed zoning is B-1A. The property is located S. of Co Rd 20, W of James Rd. Applicant is Alabama Armada LLC.

Mr. Mark Pumphrey resident of 9700 James Rd. stated he is present to represent himself and several family members that live on James Rd. He stated there are plenty of commercial lots available on County Rd. 20 without having to come down James Rd. He stated his family is against the rezoning of the 4 acres and also item # 11 for a PUD modification. He stated if you start letting commercial uses down James Rd. it will open it up to other commercial uses. He stated the family feels the rezoning will devalue their property.

Commissioner Hamrick asked if the lot is currently being used for commercial use.

Mr. Pumphrey stated there are some commercial businesses and lots but they face County Rd 20 not James Rd.

NEW BUSINESS:

1. The Village at Hickory Street Phase 2- Preliminary Extension

The City of Foley Planning Commission has received a request for preliminary extension of the Village at Hickory Street Phase 2. Property is located east of Hickory St., south of Michigan Ave. Applicant is Barry Dees.

Commissioner Abrams made a motion to approve a one year preliminary extension request. Commissioner Steigerwald seconded the motion. All Commissioners voted aye.

Motion to approve a one year preliminary extension request passes.

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2. Primland Phase 1A & 1B- Preliminary Extension

The City of Foley Planning Commission has received request for preliminary extension of Primland Phase 1A and 1B. Property is located at the SE corner of Co Rd 12 and Wolf Bay Dr. Agent is Goodwyn Mills and Cawood, Inc

Commissioner Steigerwald made a motion to approve a one year preliminary extension request. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to approve a one year preliminary extension request passes.

3. OWA/Foley Holdings LLC- PDD Modification

The City of Foley Planning Commission has received a PDD modification for OWA. Property is located on the NW corner of FBE and Co Rd 20. Applicant is Foley Holdings LLC.

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

Motion to approve the requested PDD modification passes.

4. Cypress Gates- PUD Modification

The City of Foley Planning Commission has received a request for a PUD modification for Cypress Gates Subdivision. Property is located S of Fern Ave, E of Hickory St. Applicant is Guidry Development.

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

Motion to approve the requested PUD modification passes.

5. 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 16.14 +/- acres. Property is currently zoned R-1A and R-3 the proposed zoning is PUD. Property is located south of 2nd Ave., north of 9th Ave., west of Pine St., east of Oak St. Applicant is Housing Authority of the City of Foley.

Commissioner Abrams made a motion to recommend the requested rezoning to Mayor and Council. Commissioner Mixon seconded the motion. Commissioner Hamrick abstained. All other Commissioners voted aye.

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

6. Ledgewick Phase 2A- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Ledgewick, Phase 2A which consists of 13.73+/- acres and 17 lots. Property is located at the SE corner of Perfection Rd. and Pecan St. Applicant is Magnolia Land Company, Inc.

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

Motion to approve the requested preliminary approval passes.

7. Parkside Subdivision Phase 2- Request for Preliminary Approval

The City of Foley Planning Commission has received a request for preliminary approval of Parkside Subdivision, Phase 2 which consists of 27.33 +/- acres and 22 lots. Property is located N. of Cater Lee Rd, W of Hickory St. Applicant is Stephen Lambert.

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

Motion to approve the requested preliminary approval passes.

8. The Reserve at Foley- Request for Minor

The City of Foley Planning Commission has received a request for the Reserve at Foley a minor subdivision which consists of 43+/- acres and 2 lots. Property is located S. of County Rd. 12, W. of Foley Beach Express. Applicant is Wesscorp Communities LLC.

Commissioner Abrams 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.

9. Resubdivision of Lot 4 Little Woerner Subdivision- Request for Minor

The City of Foley Planning Commission has received a request for Resubdivision of Lot 4 Little Woerner Subdivision a minor subdivision which consists of 38+/- acres and 2 lots. Property is located S. of County Rd. 20, W. of James Rd. Applicant is Alabama Armada LLC.

Commissioner Abrams made a motion to approve the requested minor subdivision. Commissioner Steigerwald seconded the motion. All Commissioners voted aye.

Motion to approve the requested minor subdivision passes.

10. Alabama Armada LLC- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 4 +/- acres. Property is currently zoned PUD the proposed zoning is B-1A. The property is located S. of Co Rd 20, W of James Rd. Applicant is Alabama Armada LLC.

Commissioner Abrams made a motion to deny the request for rezoning to B-1A. Commissioner Hamrick seconded the motion. All Commissioners voted aye.

Motion to deny the request for rezoning to B-1A passes.

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11. Grand Riviera RV Resort/Alabama Armada-PUD Modification

The City of Foley Planning Commission has received a request for a PUD modification for Grand Riviera RV Resort. Property is located S. of Co Rd 20, W of James Rd. Applicant is Alabama Armada LLC.

Mr. Chad Watkins asked the Commissioners to consider the modification for the PUD with the conditions that lot 6 and lot 7 would be used for professional office, mixed-use, civic and institutional and removing hospitality from those lots. He stated this would be a less intense use on the lots. He stated they would like to get approval for hospitality and places of amusement for lot 5.

Commissioner Mixon asked how the business would affect James Rd. with it being a two lane road.

Mr. Watkins said the added business on James Rd. will make a difference in traffic. He explained with the zoning being a PUD the site plans will have to come back before the Commission for approval.

Mr. Pumphrey stated he is against a hotel or any type of commercial uses being allowed on James Rd. He stated the line has to be drawn somewhere. He explained he is in favor of nice homes but not turning James Rd. into a commercial area.

Mr. Watkins stated the PUD and uses are already approved they are just making a modification to the location of the uses.

Commissioner Abrams explained lots 5, 6, & 7 are currently a part of the approved PUD for an RV park.

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

Motion to approve the requested PUD modification passes.

ADJOURN

Commissioner Abrams made a motion to adjourn at 6:29 p.m. Commissioner Mixon seconded the motion. All members voted aye.

Motion to adjourn the meeting at 6:29 p.m. passes.