

PLANNING COMMISSION MEETING MINUTES
February 19, 2020 (Council Chambers) 5:30 P.M.

Page 1 of 5

The City of Foley Planning Commission held a regular scheduled meeting on February 19, 2020 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Ralph Hellmich, Calvin Hare, Deborah Mixon, Ame Wilters, Wes Abrams, Sue Steigerwald and Bill Swanson. Absent members were: Phillip Hinesley and Cindy Hamrick. Staff present were: Chad Christian, City Engineer; Amanda Cole, Planning and Zoning Assistant; and Melissa Ringler, Recording Secretary.

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

MINUTES:

Approval of the January 15, 2020 meeting minutes.

Commissioner Abrams made a motion to approve the January 15, 2020 meeting minutes. All Commissioners voted aye.

Motion to approve the January 15, 2020 meeting minutes passes.

PUBLIC HEARING:

1. Larry Engle- Request for Initial Zoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the initial zoning of 11.75+/- acres being annexed into the corporate limits. Proposed zoning is AO (Agricultural Open Space). Property is located at 11074 Barner Rd. Applicant is Larry Engle.

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

2. Michael Estep & Donna Cook- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 0.34+/- acres. Property is currently zoned B-1 (Central Business District) and R-1B (Residential Single Family). Proposed zoning is B-1 (Central Business District). Property is located at 209 W. Orange Ave. Applicant is Michael Estep and Donna Cook.

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

3. Resubdivision of Ryan's Subdivision- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Ryan's Subdivision, a minor subdivision which consists of 2.29+/- acres and 2 lots. Property is located at 2301 S. McKenzie St. Applicant is McCrory & Williams.

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

Mr. Ryan Harris with McCrory & Williams stated the property owner is asking for approval of a 2 lot subdivision. He stated he is present to answer a few questions that came up at the work session.

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PLANNING COMMISSION MEETING MINUTES
February 19, 2020 (Council Chambers) 5:30 P.M.

Page 2 of 5

He explained the new property line goes through the existing building. He stated they will start demolition on the existing building in the next 3 or 4 weeks. They understand the signature will be withheld on the plat until the building is removed. He explained there will be an ingress/egress easement agreement with Mellow Mushroom. He stated once the document is complete they will provide staff a copy. The access will be from Mellow Mushroom and go around the grocery store.

Commissioner Hellmich stated there will be restrictions on lot 2. He explained there will not be any access given off Pride Dr. or Hwy. 59 they will have to use the existing curb cut. He asked if the plat would cover the access restrictions.

Mr. Chad Christian stated the access will be shown on the Land Disturbance Permit.

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

NEW BUSINESS:

1. Peachtree Subdivision- Request for Preliminary Extension

The City of Foley Planning Commission has received a request for a preliminary extension for Peachtree Subdivision. Property is located at the NW corner of Juniper St. and Peachtree Ave. Applicant is Sawgrass Consulting, LLC.

Commissioner Hellmich made a motion to grant a 6 month extension with the condition that the drawing showing the landscaped berm and fence are on record and part of the motion.

Mr. Ercil Godwin stated he will turn the revised landscaping plan into staff.

Commissioner Wilters seconded the motion.

Commissioner Hellmich stated Mr. Chad Christian stated they will have to account for any drainage from the berm.

Motion to grant a 6 month extension with the condition that the drawing showing the landscaped berm and fence are on record and part of the motion passes.

2. Majestic Manor- Request for Preliminary Extension

The City of Foley Planning Commission has received a request for a preliminary extension for Majestic Manor. Property is located at the SW corner of County Rd. 20 and Hickory St. Applicant is Goodwyn, Mills and Cawood.

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

Motion to approve the requested preliminary extension passes.

3. Larry Engle- Request for Initial Zoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the initial zoning of 11.75+/- acres being annexed into the corporate limits. Proposed zoning is AO (Agricultural Open Space). Property is located at 11074 Barner Rd. Applicant is Larry Engle.

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PLANNING COMMISSION MEETING MINUTES
February 19, 2020 (Council Chambers) 5:30 P.M.

Page 3 of 5

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

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

4. Michael Estep & Donna Cook- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 0.34+/- acres. Property is currently zoned B-1 (Central Business District) and R-1B (Residential Single Family). Proposed zoning is B-1 (Central Business District). Property is located at 209 W. Orange Ave. Applicant is Michael Estep and Donna Cook.

Commissioner Hellmich explained the split zoning on this parcel was a mapping error and is being corrected at no charge.

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

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

5. Resubdivision of Ryan's Subdivision- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Ryan's Subdivision, a minor subdivision which consists of 2.29+/- acres and 2 lots. Property is located at 2301 S. McKenzie St. Applicant is McCrory & Williams.

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

Motion to approve the requested minor subdivision passes.

6. The Reserve of Foley- Request for Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for The Reserve at Foley. The property is located S. of County Rd. 12 and W. of the Foley Beach Express. Applicant is Goodwyn, Mills and Cawood.

Commissioner Hellmich asked if the apartments would be gated and for 55 years and older.

Mr. Doug Bailey answered yes.

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

Motion to approve the requested site plan passes.

7. Jason Olsen/Storage- Request for Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for a self-storage which will include climate controlled, enclosed boat and RV storage and

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PLANNING COMMISSION MEETING MINUTES

February 19, 2020 (Council Chambers) 5:30 P.M.

Page 4 of 5

covered spaces. The property is located N. of US 98 and E. of the Foley Beach Express. Applicant is Jason Olsen.

Commissioner Hellmich stated the applicant has provided a revised rendering which shows a required buffer.

Commissioner Hellmich made a motion to approve the requested site plan. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to approve the requested site plan passes.

8. Sweat Tire Company- Request for Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for Sweat Tires. Property is located at 21833 County Rd. 12 S. Applicant is Sweat Tire Company.

Commissioner Hellmich stated the access has been revised to be further back on County Rd. 12 away from the intersection of County Rd. 12 and the Foley Beach Express.

Commissioner Wilters made a motion to approve the requested site plan. Commissioner Abrams seconded the motion. All Commissioners voted aye.

Motion to approve the requested site plan passes.

9. Woerner PUD Modification- Request for PUD Modification

The City of Foley Planning Commission has received a request for approval of the PUD modification for the Woerner PUD. Property is located at the NE corner of the Foley Beach Express. Applicant is Ken Montgomery.

Chairman Hare stated the applicant had submitted a request to withdraw the item.

10. Zoning Ordinance Amendments-

Withdraw the proposed Zoning Ordinance Amendments from Council level for the amendments to B-2 zoning.

Commissioner Hellmich explained changes to the B-2 zoning were recommended to Mayor and Council He stated a revision to the B-3 zoning setbacks will be on the next work session agenda. He explained most applicants normally need the B-3 for the use but were steered more towards B-2 due to the setbacks.

Commissioner Hellmich made a motion to recommend to Mayor and Council to withdraw the recommendation for the proposed Zoning Ordinance Amendments regarding the B-2 zone. Commissioner Abrams seconded the motion. All Commissioners voted aye.

Motion to recommend to Mayor and Council to withdraw the recommendation for the proposed Zoning Ordinance amendments previously submitted regarding the B-2 zone passes.

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PLANNING COMMISSION MEETING MINUTES
February 19, 2020 (Council Chambers) 5:30 P.M.

Page 5 of 5

11. ADJOURN

Meeting adjourned at 5:55 p.m.