

PLANNING COMMISSION MEETING MINUTES

April 15, 2020 (Council Chambers) 5:30 P.M.

Page 1 of 5

The City of Foley Planning Commission held a regular scheduled meeting on April 15, 2020 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Due to COVID-19 we will accept email comments (mringler@cityoffoley.org or acole@cityoffoley.org). Or you may call 952-4011 and Melissa or Amanda can take your verbal comments. These will be entered into the meeting minutes. The PC members will be conducting the meeting via teleconferencing. If you wish to participate in this manner dial 1-415-966-1739 PIN 984 123 796#. If you choose to attend the meeting please follow social distancing rules.

Member present via teleconference were: Phillip Hinesley, Ralph Hellmich, Ame Wilters, Cindy Hamrick, Wes Abrams, Deborah Mixon and Sue Steigerwald. Absent members were: Bill Swanson and Calvin Hare. Staff present were: Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary; Chad Christian, City Engineer was present via teleconference.

Chairman Hinesley called the meeting to order at 5:50 p.m.

MINUTES:

Approval of the February 12, 2020, February 19, 2020 and March 11, 2020 meeting minutes.

Commissioner Hellmich made a motion to approve the February 12, 2020, February 19, 2020 and March 11, 2020 meeting minutes. Commissioner Abrams seconded the motion. All Commissioners voted aye.

Motion to approve the February 12, 2020, February 19, 2020 and March 11, 2020 meeting minutes passes.

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

PUBLIC HEARING:

1. *Re-Plat of Sheffield/Holmes Subdivision- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for approval of the Re-Plat of Sheffield/Holmes Subdivision, a minor subdivision which consists of 25.14+/- acres and 1 lot. Property is located S. of County Rd. 10, W. of State Hwy. 59 and is located in the City of Foley Planning Jurisdiction. Applicant is Broox and Williams Holmes.

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

2. Ledgewick Phase 3- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Ledgewick Phase 3 which consists of 18.74 +/- acres and 49 lots. Property is located at the SE corner of N. Pecan St. and Perfection Rd. Applicant is Magnolia Land Company, Inc.

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

PLANNING COMMISSION MEETING MINUTES

April 15, 2020 (Council Chambers) 5:30 P.M.

Page 2 of 5

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

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

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

4. FB Express, LLC- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 1,734 +/- acres. Property is currently zoned PUD (Planned Unit Development) proposed zoning is AO (Agricultural Open Space), B-2 (Neighborhood Business District) and R-1C (Residential Single Family). Property is located at the NE corner of the Foley Beach Express and County Rd. 32. Applicant is FB Express, LLC.

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

5. Zoning Ordinance Amendments- Proposed Amendments

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

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

NEW BUSINESS:

1. Greystone Village Phase 2- Request for Preliminary Extension

The City of Foley Planning Commission has received a request for a preliminary extension for Greystone Village Phase 2. Property is located W. of County Rd. 65 and N. of Charolais Rd.

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

Chairman Hinesley stated they are making progress and currently building houses in Phase 1 and he sees no reason not to grant the request.

Commissioner Hellmich asked if the lots in Phase 2 were larger lots.

Mr. Chad Christian stated the lots are 75' wide. He explained the request is for a one year extension. He stated the Engineering department will be going out for the final inspection on phase 2 in the next week.

All Commissioners voted aye.

Motion to approve the request 1 year preliminary extension passes.

Note: *Denotes property located in the Planning Jurisdiction

PLANNING COMMISSION MEETING MINUTES

April 15, 2020 (Council Chambers) 5:30 P.M.

Page 3 of 5

2. Lakeview Gardens Phase 2 & 3- Request for Preliminary Extension

The City of Foley Planning Commission has received a request for a preliminary extension for Lakeview Gardens Phase 2 & 3. Property is located S. of County Rd. 20 and E. of Fairway Dr.

Staff stated the applicant is present if the Commissioners have any questions.

Commissioner Abrams made a motion to accept the requested preliminary extension. Commissioner Hamrick seconded the motion.

Mr. Christian stated the request is for a one year extension.

All Commissioners voted aye.

Motion to approve the request 1 year preliminary extension passes.

3. *Re-Plat of Sheffield/Holmes Subdivision- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for approval of the Re-Plat of Sheffield/Holmes Subdivision, a minor subdivision which consists of 25.14+/- acres and 1 lot. Property is located S. of County Rd. 10, W. of State Hwy. 59 and is located in the City of Foley Planning Jurisdiction. Applicant is Broox and Williams Holmes.

Commissioner Hellmich made a motion to approve the requested minor subdivision. Commissioner Mixon seconded the motion.

Mr. Christian explained in error they had platted some of the property to the south that wasn't their property which caused a title issue. He stated the requested minor subdivision is to correct the error.

All Commissioners voted aye.

Motion to approve the requested minor subdivision passes.

4. Ledgewick Phase 3- Request for Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Ledgewick Phase 3 which consists of 18.74 +/- acres and 49 lots. Property is located at the SE corner of N. Pecan St. and Perfection Rd. Applicant is Magnolia Land Company, Inc.

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

Mr. Christian stated the Land Disturbance permit is ready to be issued.

Commissioner Hellmich asked if Phase 3 is the last phase of Ledgewick.

Mr. Christian answered yes Phase 3 will be the last phase.

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PLANNING COMMISSION MEETING MINUTES

April 15, 2020 (Council Chambers) 5:30 P.M.

Page 4 of 5

All Commissioners voted aye.

Motion to approve the requested preliminary passes.

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

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

Chairman Hinesley stated Chad had noted in his memo there was an error in the lot number for the 25 acre remnant and asked if the issue was corrected.

Mr. Christian stated the lot numbering issue has been corrected.

Commissioner Abrams made a motion to approve the minor subdivision. Commissioner Hamrick seconded the motion.

All Commissioners voted aye.

Motion to approve the requested minor subdivision passes.

6. FB Express, LLC- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 1,734 +/- acres. Property is currently zoned PUD (Planned Unit Development) proposed zoning is AO (Agricultural Open Space), B-2 (Neighborhood Business District) and R-1C (Residential Single Family). Property is located at the NE corner of the Foley Beach Express and County Rd. 32. Applicant is FB Express, LLC.

Staff stated the applicant is present if the Commissioners have any questions.

Chairman Hinesley stated he is disappointed the property will not be developed as a PUD. He explained the PUD was a good plan. He stated he is not opposed to moving forward with the rezoning request.

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

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

7. Zoning Ordinance Amendments- Proposed Amendments

Commissioner Hellmich made a motion to recommend the proposed zoning ordinance amendments to Mayor and Council. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to recommend the proposed zoning ordinance amendments to Mayor and Council passes.

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PLANNING COMMISSION MEETING MINUTES
April 15, 2020 (Council Chambers) 5:30 P.M.

Page 5 of 5

8. ADJOURN:

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