

PLANNING COMMISSION MEETING MINUTES
June 17, 2020 (City Hall Council Chambers) 5:30 P.M.

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The City of Foley Planning Commission held a regular scheduled meeting on June 17, 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 meeting will be conducted via teleconferencing. If you wish to participate in this manner dial 1-904-580-8525 PIN 187 985 930#. If you choose to attend the meeting please follow social distancing rules.

Members present were: Phillip Hinesley, Ralph Hellmich, Wes Abrams, Deborah Mixon, Sue Steigerwald, Bill Swanson and Cindy Hamrick. Calvin Hare and Ame Wilters joined via phone. Staff present were: Miriam Boutwell, City Planner; Amanda Cole, Planning and Zoning Assistant; and Melissa Ringler, Recording Secretary. Chad Christian, City Engineer joined via phone.

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

MINUTES:

Approval of the May 13, 2020 and May 20, 2020 meeting minutes.

Commissioner Abrams made a motion to approve the May 13, 2020 and May 20, 2020 meeting minutes. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to approve the May 13, 2020 and May 20, 2020 meeting minute's passes.

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

PUBLIC HEARING

1. *Flowers Property Subdivision- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for approval of Flowers Property Subdivision, a minor subdivision which consists of 38+/- acres and 2 lots. Property is located S. of County Rd. 16 and W. of County Rd. 65 and is located in the City of Foley Planning Jurisdiction. Applicant is John D. Flowers.

Ms. Casey Hill with Dewberry stated she is representing the applicant if the Commissioners had any questions.

There were no questions.

2. A Resubdivision of Lot 5 Little Woerner & Lot 7 Twenty Twenty- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for approval of a Resubdivision of Lot 5 Little Woerner Subdivision and Lot 7 Twenty-Twenty Subdivision, a minor subdivision which consists of 34.08+/- acres and 2 lots. Property is located S. of County Rd. 20 and W. of James Rd. Applicant is Alabama Armada LLC and Sevilla Place Apartments LLC.

This item has been carried over per the applicant's request.

3. Proposed Zoning Ordinance Amendments

Ms. Miriam Boutwell explained an RV Park zone is being created. She stated currently RV parks are zoned a PUD. She explained the new zone will be more specific to RV parks and will require a plan to be approved by the Commissioners. She stated the applicants will have choices regarding buffers which include fencing, berms and landscaping. She explained John Graham has provided a list of native screening which can be incorporated into the zone.

Note: *Denotes property located in the Planning Jurisdiction

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Commissioner Hellmich stated he is ok with the 50' buffer and the natural buffer. He questioned if the 30' buffer using a fence and berm would require landscaping.

Ms. Boutwell answered yes.

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

NEW BUSINESS:

1. *Flowers Property Subdivision- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for approval of Flowers Property Subdivision, a minor subdivision which consists of 38+/- acres and 2 lots. Property is located S. of County Rd. 16 and W. of County Rd. 65 and is located in the City of Foley Planning Jurisdiction. Applicant is John D. Flowers.

Commissioner Hellmich 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.

2. A Resubdivision of Lot 5 Little Woerner & Lot 7 Twenty Twenty- Request for Minor Subdivision

The City of Foley Planning Commission has received a request for approval of a Resubdivision of Lot 5 Little Woerner Subdivision and Lot 7 Twenty-Twenty Subdivision, a minor subdivision which consists of 34.08+/- acres and 2 lots. Property is located S. of County Rd. 20 and W. of James Rd. Applicant is Alabama Armada LLC and Sevilla Place Apartments LLC.

This item has been carried over per the applicant's request.

3. Proposed Zoning Ordinance Amendments

Commissioner Hellmich asked if the new requirements would only pertain to developments within the city limits.

Ms. Boutwell answered yes. She explained the only time an RV park in the ETJ would come before the Commission would be if the property is being subdivided and zoning would not apply.

Commissioner Abrams made a motion to recommend the requested Zoning Ordinance amendments to Mayor and Council. Commissioner Steigerwald seconded the motion. All Commissioners voted aye.

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

4. OWA- Temporary Signage

Chairman Hinesley explained the request is for a one year extension for the temporary signage located on Juniper St. and Pride Dr. He stated they are also requesting temporary signage to be located near the Foley Beach Express for the indoor water park until construction is complete which will take over a year.

Commissioner Abrams made a motion to approve the requested one year extension for the temporary signage located on Juniper St. and Pride Dr. and to approve the temporary signage for the indoor water park to be located near the Foley Beach express for as long as it is under construction with a maximum of 2 years.

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Commissioner Hamrick seconded the motion. Commissioner Hellmich abstained. All other Commissioners voted aye.

Motion to approve the requested one year extension for the temporary signage located on Juniper St. and Pride Dr. and to approve the temporary signage for the indoor water park to be located near the Foley Beach Express for as long as it is under construction with a maximum of 2 years passes.

5. ADJOURN

Chairman Hinesley adjourned the meeting at 5:44 p.m.