

PLANNING COMMISSION WORK SESSION MEETING
January 12, 2022 (Council Chambers of City Hall) 5:30 P.M.

The City of Foley Planning Commission held a work session meeting on January 12, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Larry Engel, Deborah Mixon, Ralph Hellmich, Wes Abrams, Calvin Hare and Bill Swanson. Absent members were: Bill Swanson and Phillip Hinesley. Staff present were: Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

WORK SESSION:

1. Foley Beach Race Trac- Minor Subdivision

The City of Foley Planning Commission has received a request for approval of Foley Beach Race Trac a minor subdivision which consists of 21.38 +/- acres and 2 lots. Property is located at the SE corner of the Foley Beach Express and County Rd. 28 S. Applicant is SE Civil, LLC.

Mr. David Diehl with SE Civil explained they are subdividing the lot to cut out a 3 acre lot in the corner of the parcel.

2. Lots 4A & 4B, A Resub of Lot 4, A Resub of Lot 1 of Replat Woerner's Two Lots- Minor Subdivision

The City of Foley Planning Commission has received a request for approval of Lots 4A & 4B, A Resub of Lot 4, A Resub of Lot 1 of Replat Woerner's Two Lots a minor subdivision which consists of 1.46 +/- acres and 2 lots. Property is located E. of State Hwy. 59 and S. of County Rd. 20. Applicant is Smith Clark & Associates, LLC.

Mr. Hunter Smith with Smith Clark & Associates explained they are doing a simple subdivision to cut out a portion of the lot for a future restaurant.

3. Outpost Orchard- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Outpost Orchard which consists of 59.16 +/- acres and 247 lots. Property is located S. of E. Michigan Ave. and W. of S. Pecan St. Applicant is SE Civil, LLC.

Mr. David Diehl explained the plan is the same as presented when the property was zoned other than a slight change in two lots.

Commissioner Hellmich asked if they were still planning on installing the multi-use path.

Mr. Diehl stated they are still planning on installing the multi-use path and are working out the details with Chad Christian.

Commissioner Hellmich asked if the development would be built in one or multiple phases.

Mr. Diehl stated it would be built in one phase.

Commissioner Hellmich asked that they try to do the construction in a way that they do not cause dust and run off issues. He stated they need to work closely with the Environmental Department.

PLANNING COMMISSION WORK SESSION MEETING
January 12, 2022 (Council Chambers of City Hall) 5:30 P.M.

4. Mobama- Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 22.13 +/- acres. Property is currently zoned R-1A (Residential Single Family) proposed zoning is B-1A (Extended Business District). Property is located E. of State Hwy. 59 and N. of E. Peachtree Ave. Applicant is Sawgrass Consulting.

Mr. Ercil Godwin stated Mike Hood the owner of Hood's Home Center owns the property and would like to develop a commercial park with a warehouse/office type product. He stated a portion of the parcels are already zoned B-1A. He explained they would add buffering between the businesses and the current residential uses.

Commissioner Hellmich stated there are concerns since this development will surround a residential property.

Mr. Godwin showed the Commissioners a preliminary design for the commercial park. He explained all the lots would be accessed internally and there has been discussion of making a connection to State Hwy. 59. He stated the property surrounding the residence would be substantially buffered and they will work with the Commission on the required buffers. He stated the owner has mentioned he is working on trying to purchase the house.

Commissioner Hellmich asked if he could get a timeline and status regarding purchasing the home. He stated that would make a big difference and prevent a residence from being surrounded by B-1A zoning.

Mr. Godwin explained they looked at the property from a residential stand point and it was tough to get a layout that would work.

Chairman Abrams stated if the applicant is not in a terrible rush he would prefer the item be tabled in order to get feedback on the purchase of the residential lot. He explained his main concern is the house in the center of the proposed parcels.

Mr. Godwin stated he would speak with the applicant and let staff know how they want to proceed.

5. Chen Realty Co. Inc.- Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 26 +/- acres. Property is currently zoned B-1A (Extended Business District) proposed zoning is R-3 (Residential Multi-Family). Property is located W. of State Hwy. 59 and N. of County Rd. 20 S. Applicant is Chen Realty Co. Inc.

The applicant explained they are requesting to rezone the property to an R-3 zone for a residential development. He stated agenda item # 6 will also be a part of this same development.

Chairman Abrams stated the zoning request is a downgrade in zoning going from a B-1A to R-3.

Commissioner Hellmich stated the property is currently surrounded by B-1A zoning.

PLANNING COMMISSION WORK SESSION MEETING
January 12, 2022 (Council Chambers of City Hall) 5:30 P.M.

Commissioner Engel asked if there was only one entrance into the proposed development.

The applicant explained there will be an access off of County Rd. 20 and Stated Hwy. 59.

6. *Terry Grant- Pre-zoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the pre-zoning of 22 +/- acres. Proposed zoning is R-3 (Residential Multi-Family). Property is located W. of State Hwy. 59 and N. of County Rd. 20 S. Applicant is Terry Grant.

Item was discussed with agenda item # 5.

7. A & R Townhouse Development- Site Plan

The City of Foley Planning Commission has received a request for a site plan approval for a 25 unit attached residential complex. The property is zoned B-1A and located at the NW corner of S. Cypress St. and S. Commercial Dr. Applicant is Hopkins & Associates Architects.

Mr. Gerald Hopkins explained they would like to develop a 25 unit two story residential complex. He stated they have met with staff and he is working with Chad regarding drainage. He explained there would be a 6' privacy fence and an abundance of landscaping on the site.

Chairman Abrams asked if the units will be rented or sold.

Mr. Hopkins stated the units would be rentals.

Commissioner Hellmich asked if any sidewalks would be installed.

Mr. Hopkins stated there would be sidewalks within the development by the parking section.

Chairman Abrams stated he feels this is a nice transition between the current surrounding zones.

8. Element Townhomes- Site Plan

The City of Foley Planning Commission has received a request for a site plan approval for a 420 residential attached townhome development. The property is currently zoned B-1A and is located S. of County Rd. 20 and E. of State Hwy. 59. Applicant is KTC Development, LLC.

Mr. Kent Campbell explained the proposed development is on approximately 36 acres with some wetlands.

Commissioner Hellmich stated the development is surrounded by commercial uses and apartments. He explained there will be some challenges in regards to drainage for the site.

Mr. Campbell explained they are in the process of having some testing done to determine the best approach for water management. He explained currently they are proposing a townhouse style

PLANNING COMMISSION WORK SESSION MEETING
January 12, 2022 (Council Chambers of City Hall) 5:30 P.M.

development but may look at breaking it down to include some residential single family. He stated the development would be similar to Cottages on the Greene on a smaller scale. He explained the wetlands on the property will be used to create an amenity to and enhance the development.

Commissioner Hellmich asked if they are aware of the access management plan that was done by Skipper Consulting. He stated the extension of Juniper St. will be going out for bid shortly. He asked if they had a time table on the start of construction.

Mr. Campbell stated due to the Zoning regulation requirements they are hoping to start before the year site plan approval expires. He explained the development is meeting most R-3 zoning requirements but they would like to have it approved under the current zoning.

9. Engineer Design Group, LLC- Site Plan

The City of Foley Planning Commission has received a request for site plan approval for 21 residential units. The property is zoned B-3 and is located N. of US Hwy. 98 and E. of N. Beech St. Applicant is Engineer Design Group, LLC.

Commissioner Hellmich stated the property is currently zoned B-3. He asked if there was any plan to allow access from the alley.

The applicant stated there will not be access off the alley and the plan is to provide extra screening since the property abuts residences.

Commissioner Hellmich asked about the parking.

The applicant stated there will be parking provided in front of each unit.

Commissioner Hellmich stated they will have to deal with the drainage for the development.

10. Justin Jordan- Discuss possible Rezoning

The City of Foley Planning Commission has received a request to discuss a possible rezoning of property located N. of County Rd. 12 S. and E. of James Rd. Property is currently zoned RV requested zoning is R-3. Applicant is Justin Jordan.

Mr. Justin Jordan stated he would like to get feedback from the Commission regarding possibly rezoning the property to R-3.

Mr. Paul Smith stated his wife owns the property. He explained it was recently rezoned to an RV zone. He explained he also owns 4 parcels touching James Rd. located behind Cottages on the Green in which he has someone interested in purchasing for townhomes.

Chairman Abrams asked about the 4 parcels touching James Rd. and stated it appears a portion of the back of the property is zoned B-1A.

Mr. Smith stated when the 4 lots were created they had to take a portion of another lot which was zoned B-1A in order to make the lots large enough to meet the R-4 requirements.

PLANNING COMMISSION WORK SESSION MEETING
January 12, 2022 (Council Chambers of City Hall) 5:30 P.M.

Mrs. Melissa Ringler stated there has been some discussion regarding a possible change in the ordinance regarding setback, height and buffers for multifamily developments abutting a residential use. She explained nothing has been proposed at this time but wanted to make the applicant aware there may be possible changes in the future.

Commissioners stated they did not see any issues with rezoning the property to R-3.

11. Zoning Ordinance Amendments-

Discuss proposed amendments

Commissioners discussed the proposed zoning ordinance amendments regarding fences. Commissioners were in agreement that no changes were needed at this time.

ADJOURN:

Meeting adjourned at 6:45 p.m.