

**PLANNING COMMISSION MEETING MINUTES  
January 19, 2022 (Council Chambers of City Hall) 5:30 P.M.**

Page 1 of 5

The City of Foley Planning Commission held a regular scheduled meeting on January 19, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Wes Abrams, Deborah Mixon, Calvin Hare, Phillip Hinesley and Vera Quaites. Absent members were: Ralph Hellmich, Bill Swanson and Larry Engel. Staff present were: Eden Lapham, Planner 1; Chad Christian, City Engineer and Amanda Cole, Planning and Zoning Assistant/Acting Recording Secretary

**MINUTES:**

Approval of the December 1, 2021 and December 8, 2021 meeting minutes.

Commissioner Hinesley made a motion to approve the December 1, 2021 and the December 8, 2021 meeting minutes. Commissioner Mixon seconded the motion. All Commissioners voted aye.

**Motion to approve the December 1, 2021 and December 8, 2021 meeting minutes passes.**

Chairman Abrams adjourned the regular meeting and opened the public hearing.

**PUBLIC HEARING:**

**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.

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

**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.

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

**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.

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

**PLANNING COMMISSION MEETING MINUTES**  
**January 19, 2022 (Council Chambers of City Hall) 5:30 P.M.**

Page 2 of 5

**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.

Chairman Abrams stated the request for rezoning for Mobama was withdrawn per the applicant's request.

Chairman Abrams stated the Commission received a letter of opposition that would be entered for the record and asked if there were any members of the public to speak on this item.

A resident on Peachtree Ave asked what the request was for.

Chairman Abrams stated the applicant was not there to answer the question but they are wanting to rezone to expand the current business and do a small commercial park.

Virginia Bonds resident of 501 E Peachtree asked what uses were allowed in a B-1A zone.

Mrs. Amanda Cole stated the B-1A allowed uses.

David Wood resident of 106 Washington Blvd asked if this was withdrawn temporarily or permanently.

Chairman Abrams stated he believed it was temporary.

Doug Wyatt resident of 213 E Peachtree stated there were drainage issues in the area due to another development in the area. Mr. Wyatt also stated he was concerned about a detention pond because of the water issues in the area.

Chairman Abrams stated this was for rezoning the property, when they come for the subdivision they will need to have plans that are reviewed by our City Engineer.

**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.

Chairman Abrams stated the Commission received a letter of opposition for the item that would be entered for the record and asked if there were any members of the public to speak on the item. There were none.

**PLANNING COMMISSION MEETING MINUTES**  
**January 19, 2022 (Council Chambers of City Hall) 5:30 P.M.**

Page 3 of 5

**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.

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

**NEW BUSINESS:**

**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.

Commissioner Hare made a motion to approve the minor subdivision. Commissioner Mixon seconded the motion. All Commissioners voted aye.

**Motion to approve the requested minor subdivision passes.**

**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.

Commissioner Hinesley made a motion to approve the minor subdivision. Commissioner Mixon seconded the motion. All Commissioners voted aye.

**Motion to approve the requested minor subdivision passes.**

**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.

Commissioner Mixon made a motion to approve the preliminary subdivision. Commissioner Hare seconded the motion. All Commissioners voted aye.

**Motion to approve the requested preliminary subdivision passes.**

**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

Note: \*Denotes property located in the Planning Jurisdiction

**PLANNING COMMISSION MEETING MINUTES  
January 19, 2022 (Council Chambers of City Hall) 5:30 P.M.**

Page 4 of 5

Consulting.

Chairman Abrams stated the applicant has requested to withdraw the item from the agenda.

Commissioner Mixon made a motion to accept the withdrawal request. Commissioner Hare seconded the motion. All Commissioners voted aye.

**Motion to accept the withdrawal request passes.**

**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.

Commissioner Quaites made a motion to recommend to Mayor and Council the requested rezoning of R-3. Commissioner Hare seconded the motion. All Commissioners voted aye.

**Motion to recommend to Mayor and Council the requested rezoning of R-3 passes.**

**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.

Commissioner Hare made a motion to recommend to Mayor and Council the requested pre-zoning of R-3. Commissioner Mixon seconded the motion. All Commissioners voted aye.

**Motion to recommend to Mayor and Council the requested pre-zoning of R-3 passes.**

**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.

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

**Motion to approve the requested site plan passes.**

**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.

Note: \*Denotes property located in the Planning Jurisdiction

**PLANNING COMMISSION MEETING MINUTES  
January 19, 2022 (Council Chambers of City Hall) 5:30 P.M.**

Page 5 of 5

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

**Motion to approve the requested site plan passes.**

**9. Engineer Design Group, LLC- Site Plan**

The City of Foley Planning Commission has received a request for a site plan approval for a 20 residential units. The property is zoned B-1A and is located N. of US Hwy. 98 and E. of N. Beech St. Applicant is Engineer Design Group, LLC.

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

**Motion to approve the requested site plan passes.**

**ADJOURN:**

Meeting adjourned at 6:00 p.m.