CITY OF FOLEY
PLANNING COMMISSION

WORK SESSION
August 10, 2022
City Hall
Conference Room
At 5:30 p.m.

&

MEETING
August 17, 2022
City Hall
Council Chambers
At 5:30 p.m.
The City of Foley Planning Commission will hold a work session August 10, 2022 at 5:30 p.m. and a meeting August 17, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

MINUTES:
Approval of the July 13, 2022 and July 20, 2022 meeting minutes.

AGENDA ITEMS:
1. Public Projects - North Pecan Street Extension
   The City of Foley Planning Commission has received a public projects request for the North Pecan Street Extension.
   
   Planning Commission Action:

2. Public Projects - Farmers Market Pickleball Park
   The City of Foley Planning Commission has received a public projects request for a Farmers Market Pickleball Park.
   
   Planning Commission Action:

3. AAM Equipment Rentals - Request for Site Plan
   The City of Foley Planning Commission has received a request for a site plan for AAM Equipment Rentals. Property is located E of the Foley Beach Express and S of Doc McDuffie Rd. Applicant is OTK Architecture/Kipp Trewick.
   
   Planning Commission Action:

4. Las Colinas Townhomes - Request for Site Plan
   The City of Foley Planning Commission has received a request for a site plan for Las Colinas Townhomes. Property is located S of CR 20 and W of James Rd. Applicant is Lieb Engineering.
   
   Planning Commission Action:

5. Scooter's Addition to South McKenzie Street - Request for Minor
   The City of Foley Planning Commission has received a request for Scooter's Addition to South McKenzie Street, a minor subdivision which consists of 5.9+- acres and 2 lots. Property is located W of S McKenzie St and N of W Michigan Ave. Applicant is Carter Engineering Consultants, Inc.
   
   Public Hearing:
   Planning Commission Action:

Note: *Denotes property located in the Planning Jurisdiction
6. **Swindle Subdivision - Request for Minor**
The City of Foley Planning Commission has received a request for Swindle Subdivision, a minor subdivision which consists of 2.08+/acre and 2 lots. Property is located at 710 W Michigan Ave. Applicant is Engineering Design Group.

**Public Hearing:**
Planning Commission Action:

7. **Beach Express RV and Self Storage - A Resubdivision of Lot 6 Providence - Request for Minor**
The City of Foley Planning Commission has received a request for Beach Express RV and Self Storage - A Resubdivision of Lot 6 Providence, a minor subdivision which consists of 26.55+/acre and 4 lots. Property is located S of CR 20 and W of the Foley Beach Express. Applicant is S.E. Civil.

**Public Hearing:**
Planning Commission Action:

8. **Powers Investments, LLC - Request for Rezoning**
The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 9.12+/acre. Property is currently zoned RV Park (Recreational Vehicle Park District). Proposed zoning is B-1A (Extended Business District). Property is located S of CR 20 and W of the Foley Beach Express. Applicant is S.E. Civil.

**Public Hearing:**
Planning Commission Action:

9. **The Reserve of Foley, LLC and The Reserve West of Foley, LLC - Request for Rezoning**
The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 43.2+/acre. Property is currently zoned B-1A (Extended Business District). Proposed zoning is R-3 (Residential Multi Family). Property is located S of Co Rd 12 and W of the Foley Beach Express. Applicant is Phil Noonan.

**Public Hearing:**
Planning Commission Action:

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Note: *Denotes property located in the Planning Jurisdiction
10. *Daniel Ray Pugh, Sandra Pugh Norwood, Vickie Wilkinson, John Ricky Pugh and Rebecca Rapier - Request for Pre-Zoning*
   The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the pre-zoning of 35.27+/- acres. Proposed zoning is PUD (Planned Unit Development). Property is located on the E of State Hwy 59 and S of Hadley Rd. Applicant is S.E. Civil.

   Public Hearing:
   Planning Commission Action:

11. **A Resubdivision of Parcel 1 Wilson Pecan Property Subdivision - Request for Preliminary**
   The City of Foley Planning Commission has received a request for A Resubdivision of Parcel 1 Wilson Pecan Property Subdivision, a preliminary subdivision which consists of 16.2+/- acres and 7 lots. Property is located between Kenny Stabler Ave and CR 20. Applicant is Engineering Design Group.

   Public Hearing:
   Planning Commission Action:

12. **Eastgate Subdivision - Request for Preliminary**
   The City of Foley Planning Commission has received a request for Eastgate Subdivision, a preliminary subdivision which consists of 30+/- acres and 101 lots. Property is located NW corner of Bender Rd and Springsteen Ln. Applicant is Dewberry.

   Public Hearing:
   Planning Commission Action:

ADJOURN:

Note: *Denotes property located in the Planning Jurisdiction
The City of Foley Planning Commission held a work session on July 13, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Vera Quaite, Wes Abrams, Calvin Hare, Phillip Hinesley, Bill Swanson and Tommy Gebhart. Absent member was Ralph Hellmich. Staff present were: Miriam Boone, City Planner; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

AGENDA ITEMS:

1. **Magnolia Springs Station Phase II- Request for Preliminary**
   The City of Foley Planning Commission has received a request for preliminary approval of Magnolia Springs Station Phase 2 which consists of 18.04 +/- acres and 6 lots. Property is located between Grantham Rd. and Poser Road and S. of County Rd. 26 and is located in the City of Foley Planning Jurisdiction. Applicant is Cotton Bayou Development, LLC.

   Mrs. Miriam Boone stated a portion of the property was subdivided last month and a master plan was submitted at that time. She explained the request is for a preliminary approval. She stated the applicant will request final approval after utilities are in place.

   Commissioner Hinesley asked about the surrounding roads.

   Mr. Aaron Collins with S.E. Civil stated Poser Road is currently paved. He explained Baldwin County is working on paving Grantham Road.

   Mrs. Boones stated staff recommends approval of the requested preliminary.

2. **410 W Persimmon Subdivision- Request for Preliminary**
   The City of Foley Planning Commission has received a request for preliminary approval of 410 W Persimmon Subdivision which consists of 1.37 +/- acres and 4 lots. Property is located N. of W. Satsuma Ave. and W. of N. Oak St. Applicant is Weygand Wilson Surveying LLC.

   Mrs. Boone explained the applicant has requested to carry over the item for the Planning Commission and Board of Adjustment and Appeals. She stated staff received approximately 15 opposition letters, emails, pictures and videos regarding flooding. She explained the applicant is aware of the concerns and is getting an Engineer involved to address the drainage concerns.

   Mr. Wayne Dyess stated he received numerous calls concerning drainage. He stated the applicant has requesting a lot width variance from the Board of Adjustment and Appeals which he feels is a self-imposed hardship.

3. **Kipling Meadows Phase 2- Request for Preliminary Extension**
   The City of Foley Planning Commission has received a one year preliminary extension request for Kipling Meadows Phase 2. Property is located S. of County Rd. 16, W. of County Rd. 65 and is located in the City of Foley Planning Jurisdiction. Applicant is Dewberry

Note: *Denotes property located in the Planning Jurisdiction
PLANNING COMMISSION  
WORK SESSION MINUTES JULY 13, 2022  
(Council Chambers of City Hall) 5:30 P.M. 

Mrs. Boone stated staff recommends approval of the requested extension. She explained this is the first extension request for the subdivision.

4. U-Haul- Request for Site Plan  
The City of Foley Planning Commission has received a request for a site plan approval for U-Haul. Property is located at 8220 State Hwy. 59. Applicant is Goodwyn Mills Cawood.

Mrs. Boone explained staff are recommending approval of the site plan. She stated a pre-application meeting was held with staff in December 2021. She explained a use variance to allow storage was approved by the Board of Adjustment and Appeals on January 10, 2022. She stated the Engineering Department has noted that access modifications to Highway 59 must be permitted through ALDOT.

Mrs. Amanda Thompson with Goodwyn Mills Cawood stated they will be going through ALDOT with any access modifications.

5. 2020 Subdivision- Request for PDD Modification  
The City of Foley Planning Commission has received a request for a PDD modification. Property is located E. of S. McKenzie St. and S. of County Rd. 20. Applicant is Brookwood Development LLC.

Mrs. Boone stated staff has recommended denial of the requested PDD Modification.

The applicant explained the request is for a multi-level storage unit that will be completely enclosed with internal access. He stated the building will look more like an office than a storage facility.

Commissioner Hinesley asked if they could possibly rezone the property.

Mrs. Boone explained the proposed development would be located on two lots of a multi lot PDD. She explained all the lot owners of the PDD would have to agree upon a rezoning.

Mr. Wayne Dyess stated the approved uses for a PDD are listed in the Zoning Ordinance and does not include storage units.

The applicant explained the business would create very little noise or traffic.

Chairman Abrams stated he likes the current zoning which provides more of a mixed use. He explained the larger storage building could potentially block a smaller retail building or restaurant located on a lot behind it.

The applicant stated they are open to suggestions and willing to work with the city on the aesthetics and landscaping of the building.

Commissioner Hinesley stated as long as the building looks nice he has no issues with the request.

Note: *Denotes property located in the Planning Jurisdiction
Commissioner Gebhart stated he would be concerned if the intent of the current PDD was to create commercial uses to benefit from one another through foot traffic.

Mr. Dyess stated the PDD zone is geared more towards hotels, motels and tourist type uses. He explained the property is located on a major thoroughfare. He stated in his opinion the area is more suitable for traveling public tourist related businesses. He stated he feels the mini storages are needed but this location is not the best option.

Mrs. Boone stated the Engineering Department noted the plat references 30’ shared driveway easements and are recommended right in right out access points.

Commissioner Quaites asked about the possibility of locating the building on a lot further back off the main street.

The applicant stated a six story hotel could currently be built on the site. He explained they look for property that is on a high traffic road. He stated most of their tenants are renters and apartments are located adjacent to the property.

Chairman Abrams explained a hotel would bring in people and foot traffic to other potential businesses in the PDD. He stated he appreciates the concept and likes that it is close to apartments but doesn’t feel this use is what was planned for the area.

The applicant asked if the storage units were to be located on a rear parcel within the PDD if it would be an issue.

Chairman Abrams explained he would be more open to the request if it was off the main frontage. He stated he would lean more towards staying out of a PDD zoned area.

Commissioner Engel stated storage units are hard to find in the area. He likes the concept and that it would not create a lot of traffic.

Mrs. Boone stated most storage developments within the city are located in a B-1A zone.

6. **J 1 Housing/City of Foley- Request for Site Plan**
   The City of Foley Planning Commission has received a request for a site plan approval for J 1 Housing. Property is located E. of Juniper St. and S. of Stabler Way. Applicant is International Residence Hall.

Mrs. Boone explained the request is for site plan approval.

Chairman Abrams asked about the proposed fencing around the buildings.

Mr. Brad Boettcher stated the fencing will be added around the buildings as they are completed. He explained the fencing will be moved around and connected as other phases are completed. He stated the fencing will probably be a black chain link with some of the gates to be accessed through a Knox box for emergency vehicles only. He explained the dumpster will be outside the

Note: *Denotes property located in the Planning Jurisdiction
fence for the time being and will be moved inside the fencing as they progress with the development.

Mrs. Boone stated staff is recommending approval of the site plan.

Commissioner Hare asked if the development will be landscaped.

Mr. Boettcher stated the buildings will be architecturally pleasing with different colors and textures. He explained the area will be landscaped. He stated he would be happy to share pictures of a recently finished project.

Commissioner Quaities asked about the green space.

Mr. Boettcher stated he has been working with Mrs. Leslie Cahagan about creating active green spaces. He explained in other projects they have added volleyball courts and different active spaces for the residents. He stated most residence will not have vehicles and will use bikes or a shuttle as a means of transportation. He explained he has been working with the City Engineer regarding additional sidewalks, bike paths and lighting in the area.

7. Public Projects - Downtown Wayfinding Signage

The City of Foley has received a public projects request for downtown wayfinding signage.

Planning Commission Action:

Mrs. Darrel Dunmore stated they are proposing to install the wayfinding signage in the downtown area. She explained the signs will include a QR code which will open to a google map. She stated the signage material will be metal and the post will be similar to the lamp post in the area.

Mr. Dyess asked if a resin material could be used for the signage instead of metal.

Mrs. Dunmore stated she would be happy to get a quote for a different signage material.

WORK SESSION ONLY:

8. Jeff Windham - Discuss possible RV Park

The City of Foley Planning Commission has received a request to discuss the possibility of a RV Park to be located E. of the Foley Beach Express and S. of County Rd. 32. Applicant is Jeff Windham.

Mrs. Boone explained the applicant would like to get the Commission's feedback regarding a possible rezoning of the property to an RV park zone.

Commissioner Abrams stated he did not see any real issues with the possibility of a rezone of the property.

Commissioner Hinesley asked if they would be connecting to sewer or septic.

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The applicant stated he is unsure of the utility availability for the property. He explained there are a lot of things that will need to be addressed but he wanted to get the Commission’s feedback before he invested a lot of time or money.

Chairman Abrams stated there doesn’t seem to be any objections to a possibly rezoning of the property from the Commission.

9. Wayne Dyess- Discuss Green Space Location & Design

Mr. Dyess discussed green space location and design.

10. Wayne Dyess- Discuss B-1 (Central Business District)

Mr. Dyess discussed the B-1 (Central Business District) zone.

ADJOURN:
Meeting adjourned at 7:00
The City of Foley Planning Commission held a meeting on July 20, 2022 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Vera Quaites, Ralph Hellmich, Wes Abrams, Calvin Hare, Phillip Hinesley and Tommy Gebhart. Absent member was Bill Swanson. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Eden Lapham, Planner I and Melissa Ringler, Recording Secretary.

Chairman Abrams called the meeting to order at 5:01 p.m.

**MINUTES:**
Approval of the June 8, 2022 and June 15, 2022 meeting minutes.

Commissioner Gebhart made a motion to approve the June 8, 2022 and June 15, 2022 meeting minutes. Commissioner Engel seconded the motion. All Commissioners voted aye.

**Motion to approve the June 8, 2022 and June 15, 2022 meeting minutes passes.**

**AGENDA ITEMS:**

1. *Magnolia Springs Station Phase II- Request for Preliminary*
   The City of Foley Planning Commission has received a request for preliminary approval of Magnolia Springs Station Phase 2 which consists of 18.04 +/- acres and 6 lots. Property is located between Grantham Rd. and Poser Road and S. of County Rd. 26 and is located in the City of Foley Planning Jurisdiction. Applicant is Cotton Bayou Development, LLC.

**Public Hearing:**
Mr. Aaron Collins with S. E. Civil stated he was present to answer any question regarding the request.

Mr. Steve Mobley stated he has property directly to the north and doesn’t want water from the development coming through his property. He explained he did not see any detention shown on the plans and wants to make sure the runoff water is addressed.

Mr. Collins explained the calculations were done and showed the amount of runoff is not substantial enough to require a retention pond. He stated the lots will be large single family lots with minimal impervious service. He explained there is no anticipated growth in the water shed of the property. He stated since detention is not required anything developed on the lots will require a Civil Engineer to evaluate the site development.

Mr. Dyess stated if predevelopment and post development runoff changes at all retention would be required.

Mrs. Boone stated the property is located in district 21 which has a 3 acre minimum lot requirement.

Mr. Mobley stated the culvert currently under County Rd. 26 is undersized.

Note: *Denotes property located in the Planning Jurisdiction*
Commissioner Hellmich stated he knows Baldwin County has been working on trying to upgrade some of the culverts within the County.

Mr. Vince Emmons asked what the plans are for the property.

The applicant stated the lots are all larger and suspects that nice large homes will be built on the lots.

Mr. Collins stated they will be coming back at a later date for phase 3. He explained they have dedicated the right of way to facilitate the paving of Grantham Rd.

**Planning Commission Action:**
Commissioner Hare made a motion to approve the requested preliminary. Commissioner Hellmich seconded the motion. All Commissioners voted aye.

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

2. **410 W Persimmon Subdivision- Request for Preliminary**
   The City of Foley Planning Commission has received a request for preliminary approval of 410 W Persimmon Subdivision which consists of 1.37 +/- acres and 4 lots. Property is located N. of W. Satsuma Ave. and W. of N. Oak St. Applicant is Weygand Wilson Surveying L.L.C.

**Public Hearing:**
Chairman Abrams stated the applicant has requested to carry the item over to next month’s meeting. He asked if there were any members of the public to speak on the item. There were none.

**Planning Commission Action: no one to speak on the item**
Commissioner Gebhart made a motion to approve the request to carry over the item to next month’s meeting. Commissioner Engel seconded the motion. All Commissioners voted aye.

**Motion to approve the request to carry over the item to next month’s meeting passes.**

3. **Kipling Meadows Phase 2- Request for Preliminary Extension**
   The City of Foley Planning Commission has received a one year preliminary extension request for Kipling Meadows Phase 2. Property is located S. of County Rd. 16, W. of County Rd. 63 and is located in the City of Foley Planning Jurisdiction. Applicant is Dewberry

**Planning Commission Action:**
Commissioner Hellmich made a motion to approve the requested extension. Commissioner Mixon seconded the motion. All Commissioners voted aye.

**Motion to approve the requested extension passes.**

4. **U-Haul- Request for Site Plan**

**Note:** *Denotes property located in the Planning Jurisdiction*
PLANNING COMMISSION
MEETING AGENDA MINUTES July 20, 2022
(Council Chambers of City Hall) 5:30 P.M.

The City of Foley Planning Commission has received a request for a site plan approval for U-Haul. Property is located at 8220 State Hwy. 59. Applicant is Goodwyn Mills Cawood.

Planning Commission Action:
Mrs. Boone explained the use was approved by the Board of Adjustment and Appeals in January 2022.

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

Motion to approve the requested site plan passes.

5. **2020 Subdivision - Request for PDD Modification**
   The City of Foley Planning Commission has received a request for a PDD modification. Property is located E. of S. McKenzie St. and S. of County Rd. 20. Applicant is Brookwood Development LLC.

Planning Commission Action:
Chairman Abrams stated the applicant has requested to withdraw the item.

6. **J 1 Housing/City of Foley - Request for Site Plan**
   The City of Foley Planning Commission has received a request for a site plan approval for J 1 Housing. Property is located E. of Juniper St. and S. of Stabler Way. Applicant is International Residence Hall.

Planning Commission Action:
Commissioner Gebhart made a motion to approve the requested site plan. Commissioner Hire seconded the motion.

Mrs. Boone explained the Planning Commission approved a PDD modification for the site and use on 5/18/22.

Commissioner Hinesley asked about the landscaping plans and fencing.

Mrs. Boone stated they will have to meet the City’s landscape requirements. She stated they will have to select a style of fencing from the allowable fencing types.

Commissioner Hellmich stated staff has been on site and performed a tree survey which shows there are no live oaks located on the property.

Commissioner Hinesley stated he would like to see some of the trees on the property saved.

Mr. Dyess explained they will only be allowed to clear 25 acres at a time.

Commissioner Hellmich stated the entire site is 25 acres.

Note: *Denotes property located in the Planning Jurisdiction*
Mr. Ron Kempkers stated they are here to help the community and want to work with the community. He explained the project is not about how much money can be made or how many rooms can be developed on the lots. He stated if the City would like to see trees left on the site they will leave more trees. He explained they have no intentions of clear cutting the entire property and will begin construction and site clearing at this time only for phase 1.

Commissioner Hellmich stated they are working on additional sidewalks being added in the area to assist in walkability.

Mr. Kempkers stated there will also be a shuttle pickup and drop off location. He stated he has worked with municipalities all over and the experience he has had with the City of Foley has been truly humbling.

All Commissioners voted aye.

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

7. **Public Projects- Downtown Wayfinding Signage**
   
The City of Foley has received a public projects request for downtown wayfinding signage.

**Planning Commission Action:**

Commissioner Hinesley made a motion to approve the public project for downtown wayfinding signage. Commissioner Engel seconded the motion.

Mr. Dyess stated he is working with LaDonna Hinesley and Darrel Dunmore on the material type for the signage.

All Commissioners voted aye.

**Motion to approve the requested public project for wayfinding signage passes.**

**ADJOURN:**

Chairman Abrams made a motion to adjourn the meeting at 6:05 p.m.
STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: North Pecan Street Extension

REQUEST: Public Project Approval

OWNER / APPLICANT: City of Foley

ACREAGE: ±2 ac

PIN#(s): Right of Way between 263678, 356611 & 67633

LOCATION: Between Pecan St and Fern Ave

DESCRIPTION: Pave a new section of road extending N Pecan south to E Fern within existing ROW

CURRENT ZONING: N/A

REQUESTED ZONING: N/A

ADJACENT ZONING: A/O, B-3, & unzoned BC

FUTURE LAND USE: MxU. Mixed Use
Commercial/Residential

EXISTING LAND USE: Vacant ROW
UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING:
This is a public project requiring a recommendation to Council.

ENGINEERING:
   OK - Chad Christian

ENVIRONMENTAL:
   OK - Angie Eckman

FIRE:
   OK - Brad Hall

FLOODPLAIN ADMINISTRATOR:
   OK - Chuck Lay
NORTH PECAN STREET EXTENSION
This road will benefit the citizens of Foley as another North/South connection. We will build the road internally, then contract the asphalt application. We will start ASAP.
PLANNING COMMISSION
JOINT STAFF REPORT:
August 2022

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Farmers Market Pickleball Park

REQUEST: Public Project Approval

OWNER / APPLICANT: City of Foley

ACREAGE: < 1ac

PIN#(s): 351320, 352422 (SD also in process this month)

LOCATION: South of Kenny Stabler Ave, north of CR 20

DESCRIPTION: To create a public Pickleball Park north of the existing Farmers Market building.

CURRENT ZONING: PDD

REQUESTED ZONING: N/A

ADJACENT ZONING: N/A

FUTURE LAND USE: CPB, Civic Public Benefit/Greenspace

EXISTING LAND USE: Vacant
UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING:
This item requires a recommendation to Council.

ENGINEERING:
   OK - Chad Christian

ENVIRONMENTAL:
   OK - Angie Eckman

FIRE:
   OK - Brad Hall

FLOODPLAIN ADMINISTRATOR:
   OK - Chuck Lay
The purpose of this project is to develop the former CAFFM property with additional amenities including a road north of the market, pickleball courts, and other park amenities. The road work is expected to cost about $285,000 and would be completed internally. We are hoping that addition to the park will help with the J1 workers experience, provide more foot traffic for the farmers market and surrounding retailers, and provide more use of the facility during non-market hours. The expectation is to build pickleball courts with the impact fees for $400,000 using existing impact fee cash.

David Thompson
Executive Director of Leisure Services
Foley Sports Tourism
(c) 251-970-3657
dthompson@cityoffoley.org
www.FoleySportsTourism.com

Facebook LinkedIn
STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: AAM Equipment Rentals

REQUEST: Site Plan

OWNER / APPLICANT: OTK Architecture

ACREAGE: 15.88

PIN#(s): 50087

LOCATION: East of FBE, south of Doc McDuffie Rd

DESCRIPTION: Construction Equipment Rental

CURRENT ZONING: B1A - Extended Business District

REQUESTED ZONING: NA

ADJACENT ZONING: Unzoned BC

FUTURE LAND USE: NA

EXISTING LAND USE: Vacant
UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING:
The property is zoned for this use. The building is setback 131'5" from the FBE. The building will have a fiber cement facade. The rental vehicles will be stored within a 6' chain link fence.

ENGINEERING:
   Not Opposed- Chad Christian

ENVIRONMENTAL:
   Ok- Angie Eckman

FIRE:
   Ok- Brad Hall

FLOODPLAIN ADMINISTRATOR:
   Ok- Chuck Lay
THE FOLLOWING PROJECT IS A PROPOSED CONSTRUCTION EQUIPMENT RENTAL FACILITY. THE FACILITY WILL CONSIST OF A METAL BUILDING PARTIALLY CLAD IN FIBER CEMENT SIDING AS NOTED ON THE SCHEMATIC FLOOR PLAN. RENTAL EQUIPMENT WILL BE STORED IN THE BACK GRAVEL PARKING AREA WHILE WAITING FOR ITS NEXT ASSIGNMENT. THE FRONT GRASS AREA WILL BE USED FOR DISPLAY OF SOME EQUIPMENT.
NOTES:
1. THE FOLLOWING PROJECT IS A PROPOSED CONSTRUCTION EQUIPMENT RENTAL FACILITY. THE FACILITY CONSIST OF A METAL BUILDING PARTIALLY CLAD IN FIBER CEMENT SIDING AS NOTED ON THE SCHEMATIC FLOOR PLAN. RENTAL EQUIPMENT WILL BE STORED IN THE BACK GRAVEL PARKING AREA WHILE WAITING FOR ITS NEXT ASSIGNMENT. THE FRONT GRASS AREA WILL BE USED FOR DISPLAY OF SOME EQUIPMENT.
2. CITY OF FOLEY ZONE: B1-A
3. TOTAL ACREAGE: 15.88 ACRES
4. BUILDING OCCUPANCY BUSINESS/STORAGE INTENDED FOR CONSTRUCTION EQUIPMENT RENTAL COMPANY.
5. BUILDING AREA: 12,800.
6. EAVE HEIGHT: 20', MRH 25'
7. W. BUILDING FACE (BF) APP 130' N. BF APP 130' FROM PROPERTY LINE.
8. ASPHALT PAVING AREA: 16,230, SF
9. CONCRETE PAVING AREA: 23,170, SF
10. TOTAL IMPERVIOUS AREA: 52,210, SF
11. GRAVEL PAVING AREA: 91,410, SF
12. TOTAL DISTURBED AREA: 88,158, SF
13. TOTAL OTHER AREA: 127,760, SF
14. TOTAL PARKING SPACES 22
15. MAX IN LINE PARKING SPACES 9
16. REQUIRED PARKING OFFICE = 11 SPACES
17. REQUIRED PARKING SHOPS = 3
18. LANDSCAPED ISLANDS WITH SHRUBS: 2 EACH GREATER THAN 1655. TOTAL 195. SF, CURBING AND SIDEWALKS TO BE RAISED 6".
19. TREES SPACED AT 30' O.C.
20. DISTANCE FROM PROPOSED F.E. 230'
21. BEACH EXPRESS ACCESS AS SHOWN TO MEET DESIGN REQUIREMENTS OF ACCESS UNIT "T" IN THE ACCESS MANAGEMENT PLAN.
22. AREA ALONG BEACH EXPRESS IS INTEND TO HAVE SECONDARY USE AS EQUIPMENT DISPLAY.
23. SEE PROPOSED SIGN
24. TOTAL NATIVE TREES TO BE 10 PER ACRE OF DISTURBED AREA. 8.75 X 10 = 88 TREES. DESIGN PENDING SURVEY OF EXISTING TREES.
PLANNING COMMISSION
JOINT STAFF REPORT:
August 2022

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Las Colinas Townhomes

REQUEST: Site Plan Approval

OWNER / APPLICANT:
Las Colinas Townhomes, LLC

ACREAGE: 8.7 acres (Total PUD = 41.51ac)

PIN(s): 385866, 386530, 386531 (6/15/22 - PC approved Minor/Exempt SD to make all one lot)

LOCATION: South of CR20, West of James Rd

DESCRIPTION: Site plan for multi-family

CURRENT ZONING:
Part of Grand Riviera PUD

ADJACENT ZONING:
N - PUD, B1A & B3
E - AO & R-1A
S&W - PUD

FUTURE LAND USE:
MxU - Mixed Use

EXISTING LAND USE:
Vacant
UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING: The PUD modification was approved by the Planning Commission on 4/20/22. The Planning Commission also approved a Minor/Exempt Subdivision to combine the 3 lots on 6/15/22. The site plan meets zoning requirements.

ENGINEERING:
  OK - LDP required. Chad Christian

ENVIRONMENTAL:
  OK - Angie Eckman

FIRE:
  OK - Brad Hall

FLOODPLAIN ADMINISTRATOR:
  OK - Chuck Lay
Las Colinas Townhomes

Las Colinas Townhomes will be a 100-unit townhome development on 8.7 acres in Foley. This complex is located off James Road. The entrance is approximately 1,500 ft south of the intersection of Miflin Road and James Road.

There will be 92 two-bedroom three-bathroom units and 8 three-bedroom three-bathroom units. Eight of the units will have a garage and all the townhomes have a front porch.

This complex will have a clubhouse. The clubhouse will have an office, a meeting room, a fitness center, restrooms, a screened-in porch, and an open back porch.

The townhome development will also have a pool, a kid’s park, a dog park and a dog wash.

200 parking spaces are required, and 205 parking spaces will be provided. There will be a mailbox kiosk provided at the entrance.
All areas disturbed by construction shall be sodded or mulched unless otherwise noted. (Typ.)

Landscape: Consider the shade tree planting locations with general reference prior to utility installation. Field-adjacent trench. (Typ.)
STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Scooter’s Addition to South McKenzie Street

REQUEST: Minor Subdivision

OWNER / APPLICANT:
D.I.D. Market Development
Co/Carter Engineering Consultants

ACREAGE: 5.9 Acres

PIN(s): 60434

LOCATION: West of McKenzie St, north of Michigan Ave

DESCRIPTION: Lot 2 (.603 acres) is being split for Scooter’s Coffee

CURRENT ZONING:
B1A - Extended Business District

REQUESTED ZONING: NA

ADJACENT ZONING: NA

FUTURE LAND USE: NA

EXISTING LAND USE:
Parking Lot in front of old Trees & Trends retail area
UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING: We held a pre-app meeting with the end user on 7/5/22. They are now subdividing the lot out of the master parcel.

ENGINEERING:
    OK - Chad Christian

ENVIRONMENTAL:
    OK - Angie Eckman

FIRE:
    OK - Brad Hall

FLOODPLAIN ADMINISTRATOR:
    OK - Chuck Lay
STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Swindle SD
REQUEST: Minor SD

OWNER / APPLICANT:
Jack Swindle

ACREAGE: 2.08

PIN#(s): 35436

LOCATION: East of Hickory St, north of Michigan Ave

DESCRIPTION: The request is for a 2 lot subdivision

CURRENT ZONING:
AO - Agricultural Open Space

REQUESTED ZONING:
N/A

ADJACENT ZONING:
AO - Agricultural Open Space

FUTURE LAND USE:
RM - Residential Medium Density (4-7 Units per acre)

EXISTING LAND USE:
SFR
UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING:
The existing structure meets the AO zoning designation. The layout shows a 30' front & rear yard setback but it is 50' for each. It still meets the zoning. The shed on Lot 2 can be 10' from the lot line so it is okay too.

ENGINEERING:
   OK - Chad Christian

ENVIRONMENTAL:
   OK - Angie Eckman

FIRE:
   OK - Brad Hall

FLOODPLAIN ADMINISTRATOR:
   OK - Chuck Lay
STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Beach Express RV and Self Storage - A Re-Subdivision of Lot 6 Providence

REQUEST: Minor Subdivision

OWNER / APPLICANT: Powers Investments LLC/ SE Civil

ACREAGE: 26.55 ac

PIN#(s): 67636

LOCATION: West of FBE, south of CR 20

DESCRIPTION: 4 lots total

CURRENT ZONING: RV Park

REQUESTED ZONING: B1A rezoning request for 3 of the 4 lots is being requested of PC concurrently this month.

ADJACENT ZONING: N = PUD E & S = B-1A W = R-2

FUTURE LAND USE: MXU, Mixed Use Commercial/Residential

EXISTING LAND USE: Vacant
UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING:
The lots meet/exceed the zoning requirements.

ENGINEERING:
Single access to serve all lots from Foley Beach Express - Chad Christian

ENVIRONMENTAL:
OK - Angie Eckman

FIRE:
OK - Brad Hall

FLOODPLAIN ADMINISTRATOR:
OK - Chuck Lay
PLANNING COMMISSION
JOINT STAFF REPORT:
August 2022

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Powers Investments LLC / Beach Express RV and Self Storage Rezoning

REQUEST: Rezoning for 3 of the 4 new parcels

OWNER / APPLICANT:
Powers Investments LLC/ SE Civil

ACREAGE: 5.12 ac of the total 26.55 ac

PIN#(s): 67836

LOCATION: West of FBE, south of CR 20

DESCRIPTION:
Rezoning for 3 of the 4 new lots

CURRENT ZONING:
RV Park

REQUESTED ZONING:
B-1A

ADJACENT ZONING:
N = PUD
E & S = B-1A
W = R-2

FUTURE LAND USE:
MXU, Mixed Use
Commercial/Residential

EXISTING LAND USE:
Vacant
ZONING:
A pre-app meeting was held on 6/29/22. Proposed Lots 2, 3 & 4 are being rezoned, proposed Lot 1 is remaining RV Park. The KV Park plan would have to be resubmitted for that use. Once rezoned, the storage use will come to the Board of Adjustment & Appeals for a Use Permitted on Appeal. This is not in the FBE Overlay District.

ENGINEERING:
Not opposed - Chad Christian

ENVIRONMENTAL:
OK - Angie Eckman

FIRE:
OK - Brad Hall

FLOODPLAIN ADMINISTRATOR:
OK - Chuck Ley
STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: The Reserve of Foley LLC/The Reserve West of Foley LLC

REQUEST: Rezone to R3 - Residential Multi-Family

OWNER / APPLICANT: Phil Noonan Vice-President of Wesscorp LLC

ACREAGE: 43.2+/-

PIN#(s): 374494, 378456, 17065

LOCATION: South of CR 12, west of FBE

DESCRIPTION: Existing multi-family development

CURRENT ZONING: B1A - Extended Business District

REQUESTED ZONING: R3 - Residential Multi-Family

ADJACENT ZONING: B1A - Extended Business District, R1A - Residential Single Family, B3 - Local Business District, PUD - Planned Unit Development & R1D - Residential Single Family

FUTURE LAND USE: MxU - Mixed Use

EXISTING LAND USE: Multi-Family
ZONING:
The Reserve of Foley was built in a B1A zone. They requested a zoning verification letter & realized that stand-alone multi-family is no longer allowed in this zone. This makes the existing use Legal Non-Conforming in B1A so they would like to rezone to an appropriate zone in case of fire, hurricane, etc. This existing use has been reviewed & meets the R3 designation. There is a storage component that was approved by the Board of Adjustment & Appeals so that use could be continued as well.

ENGINEERING:
Not opposed - Chad Christian

ENVIRONMENTAL:
OK - Angie Eckman

FIRE:
OK - Brad Hall

FLOODPLAIN ADMINISTRATOR:
OK - Chuck Lay
STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Hadley Village PUD

REQUEST: Pre-Zoning of Property

OWNER / APPLICANT:
Daniel Ray Pugh, Sandra Pugh
Norwood, Vickie Wilkinson, John
Ricky Pugh, Rebecca Rapier

ACREAGE: ±35.27 ac

PIN(s): 34907

LOCATION: East of Hwy 59, south of Hadley Rd

DESCRIPTION:
Pre-Zoning Request, Annexation Petition will follow at a later date

CURRENT ZONING:
Unzoned BC

REQUESTED ZONING: PUD

ADJACENT ZONING:
N = B-1A & Unzoned BC
E = Unzoned BC
S = B-1A & M-1
W = 3-1A

FUTURE LAND USE: RM,
Residential Med. Density (4-7)

EXISTING LAND USE: Vacant
PROPOSED BUFFER: The developer is proposing a 45’ buffer with trees along the east side of the property along with a fence.

UTILITY LETTERS RECEIVED: YES / NO / NOT APPLICABLE
DEED RECEIVED: YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION: YES / NO / NOT APPLICABLE

ZONING: The City held pre-app meetings with the engineering firm on 10/11/21 & 6/2/22. The developer has agreed to constructing an 8’ sidewalk along Hadley Road. The developer will donate a 2 acre strip along the western boundary to the City for a multi-use path on the old railroad bed. The overall density is 2.35 units an acre. There will be 5’ sidewalks on both sides of the interior road. The overall open space is 15 acres with 8.5 acres open to the residents. The interior lots will be restricted to a 4’ rear yard fence.

ENGINEERING:
   OK - Chad Christian

ENVIRONMENTAL:
   OK - Angie Eckman

FIRE:
   OK - Brad Hall

FLOODPLAIN ADMINISTRATOR:
   OK - Chuck Lay
PLANNING COMMISSION
JOINT STAFF REPORT:
August 2022

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Wilson Pecan
REQUEST: Preliminary SD

OWNER / APPLICANT: City of Foley
ACREAGE: 16.2 ac
PIN(s): 351320, 352422, 352424
LOCATION: Between Kenny Stabler Ave & CR 20
DESCRIPTION: Request is for 7 lots

CURRENT ZONING: PDD

REQUESTED ZONING: N/A

ADJACENT ZONING: B-1A & PDD

FUTURE LAND USE: CPB, Civic Public Benefit/Greenspace

EXISTING LAND USE: Farmer's Market
UTILITY LETTERS RECEIVED:  YES / NO / NOT APPLICABLE
DEED RECEIVED:  YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION:  YES / NO / NOT APPLICABLE

ZONING:
This is a preliminary plat for the City of Foley property around the Farmer's Market.

ENGINEERING:
  OK - Chad Christian

ENVIRONMENTAL:
  OK - Angie Eckman

FIRE:
  OK - Brad Hall

FLOODPLAIN ADMINISTRATOR:
  OK - Chuck Lay
STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Eastgate SD

REQUEST: Preliminary Subdivision

OWNER / APPLICANT: John Foley / Foley Land Development

ACREAGE: 30 Acres

PIN#(s): 18291

LOCATION: Northwest corner of Bender Rd & Springsteen Ln

DESCRIPTION: 101 Lots

CURRENT ZONING: Unzoned BC

REQUESTED ZONING: NA

ADJACENT ZONING: Unzoned BC & R3 - Residential Multi Family

FUTURE LAND USE: MxU - Mixed Use

EXISTING LAND USE: Vacant
UTILITY LETTERS RECEIVED:  YES / NO / NOT APPLICABLE
DEED RECEIVED:  YES / NO / NOT APPLICABLE
AGENT AUTHORIZATION:  YES / NO / NOT APPLICABLE

ZONING:
This subdivision is located in Unzoned Baldwin County. The Comp Plan shows this area as Mixed Use. It is not located within the FBE Overlay District. The proposed density is 3.2 units per acre.

ENGINEERING:
   OK - Chad Christian

ENVIRONMENTAL:
   OK - Angie Eckman

FIRE:
   OK - Brad Hall

FLOODPLAIN ADMINISTRATOR:
   OK - Chuck Lay