

**PLANNING COMMISSION
MEETING MINUTES JUNE 15, 2022
(Council Chambers of City Hall) 5:30 P.M.**

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The City of Foley Planning Commission held a meeting on June 15, 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 Bill Swanson. Absent members were Tommy Gebhart and Ralph Hellmich. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

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

MINUTES:

Approval of the May 11, 2022 and May 18, 2022 meeting minutes.

Commissioner Hinesley made a motion to approve the May 11, 2022 and May 18, 2022 meeting minutes. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to approve the May 11, 2022 and May 18, 2022 meeting minutes passes.

AGENDA ITEMS:

1. Tewell Subdivision- Request for Minor

The City of Foley Planning Commission has received a request for approval for Tewell Subdivision a minor subdivision which consists of 2 +/- acres and 3 lots. Property is located at 21311 County Rd. 12 S. Applicant is FDR Properties.

Public Hearing for Item # 1:

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

Planning Commission Action:

Commissioner Hinesley made a motion to approve the requested minor subdivision. Commissioner Hare seconded the motion. All Commissioners vote aye.

Motion to approve the requested Minor subdivision passes.

2. Las Colinas- Request for Minor/Exempt

The City of Foley Planning Commission has received a request for approval for Las Colinas a minor/exempt subdivision which consists of 8.99 +/- acres and 1 lot. Property is located S. of County Rd. 20 and W. of James Rd. Applicant is Weygand Wilson Surveying LLC.

Planning Commission Action:

Commissioner Hare made a motion to approve the requested minor/exempt subdivision. Commissioner Swanson seconded the motion. All Commissioners voted aye.

Motion to approve the requested minor/exempt subdivision passes.

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3. Liberty Church Subdivision- Request for Minor

The City of Foley Planning Commission has received a request for approval of Liberty Church Subdivision a minor subdivision which consists of 6.96 +/- acres and 2 lots. Property is located E. of State Hwy. 59 and S. of E. Riviera Blvd. Applicant is Weygand Wilson Surveying LLC.

Public Hearing for Item # 3:

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

Planning Commission Action:

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

Motion to approve the requested minor subdivision passes.

4. *Magnolia Springs Station- Request for Minor/Exempt

The City of Foley Planning Commission has received a request for approval of Magnolia Springs Station a minor/exempt subdivision which consists of 57.84 +/- acres and 5 lots. Property is located between Grantham Rd. and Poser Rd. and S. of County Rd. 26 and is located in the City of Foley Planning Jurisdiction. Applicant is Cotton Bayou Development LLC.

Planning Commission Action:

Mr. Chad Christian stated a master plan was submitted after the work session. He recommended leaving lot 1 off of the plat since they will be further subdividing.

Mr. David Diehl stated Baldwin County staff is requiring them to show all of the lots on the plat. He explained if the lot is not shown on the plat a waiver has to be issued. He stated he has been advised Baldwin County will not support a waiver unless the lots are over 20 acres. He explained Grantham Road is being paved within the next couple of months. He stated after the road is paved they will be submitting to subdivide the remaining phases. He explained the property is zoned RA which has a minimum lot area requirement of 3 acres.

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

Motion to approve the requested minor/exempt subdivision passes.

5. Buelah Heights- Request for Minor

The City of Foley Planning Commission has received a request for approval of Buelah Heights a minor subdivision which consists of .55 +/- acres and 2 lots. Property is located N. of E. Franklin Ave. and W. of S. Pecan St. Applicant is Goodwyn Mills Cawood.

Public Hearing for Item # 5:

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

Note: *Denotes property located in the Planning Jurisdiction

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Planning Commission Action:

Mrs. Miriam Boone explained the Board of Adjustment and Appeals approved a variance for the properties lot widths and area.

Commissioner Engel made a motion to approve the requested minor subdivision. Commissioner Hare seconded the motion. All commissioners voted aye.

Motion to approve the requested minor subdivision passes.

6. Shield Living Trust- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 10.50 +/- acres. Property is currently zoned AO (Agricultural Open Space). Proposed zoning is PUD (Planning Unit Development). Property is located E. of S. Hickory St. and N. of W. Azalea Ave. Applicant is Shields Living Trust.

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

Public Hearing for Item # 7:

Chairman Abrams asked if there were any members of the public to speak on the item.

Mr. James Keesee resident of 922 W. Azalea Ave. stated the area is a very nice neighborhood and not suited for commercial use. He explained there are flooding and drainage issues in the area and the development would cause more issues. He provided a document to the Commissioners regarding his research on the flooding, recent amounts of rain falls and culvert issues in the area.

Ms. Marsha Peterson resident of Summerton Drive stated the developer will raise the property two inches and bring in gravel which will flood her area.

Planning Commission Action:

Commissioner Swanson made a motion to approve the request to withdraw the item. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to approve the request to withdraw the item passes.

7. City of Foley- Request for Initial Zoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the initial zoning of 3 +/- acres. Proposed zoning is AO (Agricultural Open Space) Property is located at the SW corner of Hance Ln. and Wolf Creek Ridge. Applicant is City of Foley.

Public Hearing for Item # 8:

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

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Planning Commission Action:

Commissioner Hinesley made a motion to recommend the requested initial zoning to the Mayor and Council. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to recommend the requested initial zoning to the Mayor and Council passes.

8. Wolf Creek Development- Request for PDD Modification

The City of Foley Planning Commission has received a request for a PDD modification. Property is located W. of the Foley Beach Express and S. of Doc McDuffie Rd. Applicant is Wolf Creek Land Development.

Planning Commission Action:

Mrs. Boone explained there have been some modifications to the plan which include a change in the orientation of the buildings facing the Foley Beach Express and floodway and buffers identified on the plan. She explained a letter regarding the traffic study was received. She stated each phase of the PDD will come before the commission for a site plan review.

Commissioner Swanson made a motion to approve the PDD modification. Commissioner Hinesley seconded the motion.

Commissioner Engel asked about the 14 acres listed as potential retention area.

Mr. Christian stated the applicant is requesting a PDD modification and once it is approved they will begin the ground work. He explained after the approval they will apply for Land Disturbance and Environmental permits. He stated at that time a determination will be made as to how much water will need to be retained.

Commissioner Mixon abstained. All other Commissioners voted aye.

Motion to approve the requested PDD modification passes.

ADJOURN:

Chairman Abrams made a motion to adjourn the meeting at 6:01 p.m.

Motion to adjourn the meeting at 6:01 p.m. passes.