CITY OF FOLEY
PLANNING COMMISSION

WORK SESSION
July 12, 2023
City Hall
Council Chambers
At 5:30 p.m.

&

MEETING
July 19, 2023
City Hall
Council Chambers
At 5:30 p.m.
The City of Foley Planning Commission will hold a work session on July 12, 2023 at 5:30 p.m. and a meeting on July 19, 2023 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

MINUTES:
Approval of the June 14, 2023 and June 21, 2023 meeting minutes.

AGENDA ITEMS:

1. Uhaul- Request for 1 year Preliminary Extension
   The City of Foley Planning Commission has received a 1 year site plan extension request for UHaul. Property is located S. of Brinks Willis Rd. and E. of State Hwy. 59. Applicant is Goodwyn Mills Cawood.
   Planning Commission Action:

2. Tony Loveless Duplex- Site Plan Review
   The City of Foley Planning Commission has received a request for a site plan review for a duplex. Property is located at the NE corner of N. Alstor St. and W. Walnut Ave. Applicant is Tony Loveless.
   Planning Commission Action:

3. Phillip Long Duplex- Site Plan Review
   The City of Foley Planning Commission has received a request for a site plan review for a duplex. Property is located W. of N. McKenzie St. and S. of W. Birch Ave. Applicant is Phillip Long.
   Planning Commission Action:

4. Collins Aerospace- Site Plan Review
   The City of Foley Planning Commission has received a request for a site plan review for Collins Aerospace. Property is located at 1300 W. Fern Ave. Applicant is Barton & Shumer Engineering, LLC.
   Planning Commission Action:

5. Empower Rental Group- Site Plan Review
   The City of Foley Planning Commission has received a request for a site plan review for Empower Rental Group. Property is located E. of the Foley Beach Express and S. of the Industrial Pkwy. Applicant is Jade Consulting.
   Planning Commission Action:

Note: *Denotes property located in the Planning Jurisdiction
6. **DSDL Homes (Gulf Coast) LLC- Request for PUD Modification**
The City of Foley Planning Commission has received a request for a PUD Modification for Lakeview Gardens Phase 1 lot 77. Property is located at the SW corner of Putter Ln. and Chipper Ln. Applicant is DSDL Homes (Gulf Coast) LLC.

**Planning Commission Action:**

7. **Foley BTR- Request for Minor/Exempt**
The City of Foley Planning Commission has received a request for approval of the Foley BTR a minor/exempt subdivision which consists of 18.19 acres and 1 lot. Property is located at the SE corner of S. Hickory St. and County Rd. 20. Applicant is Jade Consulting.

**Planning Commission Action:**

8. **Freemans Subdivision- Request for Minor/Exempt**
The City of Foley Planning Commission has received a request for approval of the Freemans Subdivision a minor/exempt subdivision which consists of 1.2 acres and 1 lot. Property is located N. of Waverly Ln. and S. of Simmons Dr. Applicant is Weygand Wilson Surveyors, LLC.

**Planning Commission Action:**

9. **Creekside International Subdivision- Request for Minor**
The City of Foley Planning Commission has received a request for approval of the Creekside International a minor subdivision which consists of 2.9 +/- acres and 1 lot. Property is S. of County Rd. 20 and W. of James Rd. Applicant is Creekside International Speedway, LLC.

**Public Hearing:**

**Planning Commission Action:**

10. **Creekside International Speedway- Site Plan Review**
The City of Foley Planning Commission has received a request for a site plan review for Creekside International Speedway. Property is located S. of County Rd. 20 and W. of James Rd. Applicant is Creekside International Speedway, LLC.

**Planning Commission Action:**

11. **Underwood- Request for Rezoning**
The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 19 +/- acres. Property is currently zoned AO (Agricultural Open Space). Proposed zoning is B-1A (Extended Business District). Property is located at the NW corner of Springsteen Ln. and US Hwy. 98. Applicant is Gary Underwood.

Note: *Denotes property located in the Planning Jurisdiction
Public Hearing:

Planning Commission Action:

12. Sherwood- Request for Rezoning
The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 8.71 +/- acres. Property is currently zoned B2 (Neighborhood Business District). Proposed zoning is R-1C (Residential Single Family). Property is located W. of S. Hickory St. on Ocala Dr. Applicant is the City of Foley.

Public Hearing:

Planning Commission Action:

13. Proposed Mill Community Park - Request for Minor
The City of Foley Planning Commission has received a request for approval of the proposed Mill Community Park a minor subdivision which consists of 33 +/- acres and 2 lot. Property is located at 17625 Breckner Rd. Applicant is the City of Foley.

Public Hearing:

Planning Commission Action:

WORK SESSION ONLY:
14. Presentation- Wayne Dress

ADJOURN:
The City of Foley Planning Commission held a work session on June 14, 2023 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present: Deborah Mixon, Larry Engel, Vera Quaites, Ralph Hellmich, Wes Abrams, Calvin Hare, Bill Swanson and Tommy Gebhart. Absent member was Phillip Hinesley. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Angie Eckman, Environmental Manager; Wayne Dyess, Executive Director of Infrastructure and Development; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

AGENDA ITEMS:

1. *Paxton Farms Phase 1- Request for 1 year Preliminary Extension
   The City of Foley Planning Commission has received a 1 year preliminary extension request for Paxton Farms Phase 1. Property is located at the SW corner of County Rd. 12 and County Rd. 65. Applicant is Jade Consulting.

   Mrs. Miriam Boone explained this is the first extension request for Phase 1 and staff is recommending approval.

2. Jon Stricklin/Paul Lartigue III Duplex Lot 5- Site Plan Review
   The City of Foley Planning Commission has received a request for a site plan review for a duplex. Property is located S. of E. Michigan Ave. and E. of S. Poplar St. Applicant is New Era Construction.

   Mrs. Boone explained agenda items 1 & 2 are the same duplex plans on two individual lots. She stated both items are meeting zoning requirements and staff is recommending approval.

3. Jon Stricklin/Paul Lartigue III Duplex Lot 6- Site Plan Review
   The City of Foley Planning Commission has received a request for a site plan review for a duplex. Property is located S. of E. Michigan Ave. and E. of S. Poplar St. Applicant is New Era Construction.

   Discussed with agenda item 1.

4. Tyler Higginbotham- Request to Rezone
   The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 3 +/- acres. Property is currently zoned B-3 (Local Business District). Proposed zoning is R-1R (Restricted Residential Single Family). Property is located N. of US Hwy. 98 and W. of Bender Rd. Applicant is Tyler Higginbotham.

   Mrs. Boone explained the request is to rezone the property from B-3 to R-1R. She stated the requested zoning is matching the zoning of the neighboring property.

   Mr. Tyler Higginbotham stated he is requesting the rezoning to build a residential home on the property.

Note: *Denotes property located in the Planning Jurisdiction
5. Next to Last, LLC - Request to Rezone
The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 6 +/- acres. Property is currently zoned B-3 (Local Business District) and RV (Recreation Vehicle Park). Proposed zoning is RV (Recreational Vehicle Park). Property is located S. of County Rd. 20 and E. of James Rd. Applicant is Next to Last, LLC.

Mrs. Boone explained the RV Park had already received approval. She stated additional property was purchased and is being added to the development. She explained the total number of lots for the park is increasing from 38 lots to 44 lots.

Mr. Jim Brown stated he is making some adjustments to the previously approved layout which include relocating the clubhouse closer to County Rd. 20. He explained the park is going to be a very nice development.

6. Last Resort - Request for Preliminary
The City of Foley Planning Commission has received a request for preliminary approval of Last Resort which consists of 6.28 +/- acres and 44 lots. Property is located S. of County Rd. 20 and E. of James Rd. Applicant is Next to Last, LLC.

Mrs. Boone explained the subdivision is for the RV lots for agenda item #5.

7. Foley Professional Park Developer, Inc. - Request for Rezoning
The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 7 +/- acres. Property is currently zoned R-1A (Residential Single Family), B-1A (Extended Business District) and M-1 (Light Industrial District). Proposed zoning is PO (Preferred Office District). Property is located E. of N. McKenzie St. and S. of E. Peachtree Ave. Applicant is Foley Professional Park Developer, Inc.

Mrs. Boone explained the property is currently zoned R-1A, B-1A and M-1. She explained she requested zoning is PO.

Mr. Wayne Dyess stated he has been working with the applicant. He explained his understanding is there is interest in locating medical offices on the property.

Commissioner Hellmich stated he would like to make a recommendation that a portion of the current trees and vegetation be left in place on the property that is abutting the existing residential homes.

Mr. Dyess stated he has worked with the potential buyers on projects and does not feel they will have an issue with leaving a vegetated buffer. He explained the potential offices would be a fairly quiet use and operating between the hours of 8am to 5pm.

Commissioner Hellmich asked Mr. Dyess to reach out to the potential buyers regarding the requested vegetated buffer.

Note: *Denotes property located in the Planning Jurisdiction
Commissioner Engel stated he would like to see more than a 10’ buffer even if the current residents have existing fences.

8. **Old Town II, LLC- Request for Rezoning**
   The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 11 +/- acres. Property is currently zoned B-2 (Neighborhood Business District). Proposed zoning is R-1C (Residential Single Family). Property is located W. of S. Hickory St. and S. of Michigan Ave. Applicant is Old Town II, LLC.

   Mrs. Boone stated the applicant is requesting to rezone from B-2 to R-1C. She explained the area is a part of Sherwood Subdivision. She stated the requested zone matches Sherwood and Pebble Creek Subdivision. She explained there are lots in the existing Sherwood Subdivision with residential homes that are zoned B-2. She stated at the time the homes were built residential use was allowed in a B-2 zone. She explained the Zoning Ordinance has changed and the residential use in the B-2 zone is now considered legal non-conforming. She explained the owners of the homes could potentially have issues if they decide to add onto their homes or sell the homes.

   Commissioner Hellmich explained he feels the city could initiate the rezoning of the parcels. He stated he hopes there will be no issues with the road connectivity between the next phase and the existing portion of Sherwood.

   Mr. Joe Rector stated the plan is to connect the roads in the new phase to the existing roads. He explained he understands there are repairs and culvert issues that are necessary and will be included in the plan for the next phase.

   Mr. Dyess stated he feels the city can initiate a legislative amendment to the zoning map for the parcels that need to be rezoned from B-2 to R-1C.

9. **OWA- PDD Modification**
   The City of Foley Planning Commission has received a request for a PDD modification to allow Helicopter Rides and a Helicopter Pad. Applicant is Brock Beall.

   Mrs. Boone stated staff has been working with the applicant on the location of the helicopter pad. She explained due to the Navy and staff’s request the pad was moved and will be located on the south side of the parcel.

   Chairman Abrams stated he is concerned over the noise the helicopter may create for the residents in the area.

   Commissioner Hellmich stated his understanding is they will be offering 2 flights a day each flight lasting 1 hour and operating after 10 am.

   Mr. Dyess stated there can be some restriction placed on the approval to include the allowable noise level.

   Applicant was not present at the meeting. Commissioners asked staff to reach out to the applicant regarding their questions and concerns.

   Note: *Denotes property located in the Planning Jurisdiction
10. Zoning Ordinance- Amendments
   The City of Foley Planning Commission has received a request to recommend Zoning
   Ordinance Amendments to the Mayor and Council.

   Mr. Wayne Dyess went over the proposed Foley Medical Overlay District (FMOD) with the
   Commissioners.

WORK SESSION ONLY:
11. Planning Jurisdiction Agreement- Discuss
   Commissioner Hellmich stated the Planning Jurisdiction agreement will be expiring in July. He
   explained they are proposing a 6 month extension to allow time for more discussion. He stated
   there needs to be extensive discussion to work out some items before the city renews the
   agreement.

12. Presentation- Wayne Dyess
   Mr. Dyess presented a training series.

ADJOURN:
Meeting adjourned at 6:30 p.m.
The City of Foley Planning Commission held a meeting on June 21, 2023 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Wes Abrams, Calvin Hare, Phillip Hinesley, Bill Swanson and Tommy Gebhart. Absent members were: Vera Qualies, Ralph Hellmich and Larry Engel. Staff present were: Miriam Boone, City Planner; Chad Christian, City Engineer; Angie Eckman, Environmental Manager; Wayne Dyes, Executive Director of Infrastructure and Development; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

MINUTES:
Approval of the May 10, 2023 and May 17, 2023 meeting minutes.
Commissioner Hinesley made a motion to approve the May 10, 2023 and May 17, 2023 meeting minutes. Commissioner Mixon seconded the motion. All members voted aye.

Motion to approve the May 10, 2023 and May 17, 2023 meeting minutes passes.

AGENDA ITEMS:

1. Paxton Farms Phase 1 - Request for 1 year Preliminary Extension
   The City of Foley Planning Commission has received a 1 year preliminary extension request for Paxton Farms Phase 1. Property is located at the SW corner of County Rd. 12 and County Rd. 65. Applicant is Jade Consulting.

   Planning Commission Action:
   Mrs. Boone stated this is the first extension request and staff is recommending approval.

   Commissioner Hare made a motion to approve the requested 1 year preliminary extension. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

   Motion to approve the requested 1 year preliminary extension passes.

2. Jon Stricklin/Paul Larigase III Duplex Lot 5 - Site Plan Review
   The City of Foley Planning Commission has received a request for a site plan review for a duplex. Property is located S. of E. Michigan Ave. and E. of S. Poplar St. Applicant is New Era Construction.

   Planning Commission Action:
   Mrs. Boone stated the request is meeting the form based zoning code requirements and staff is recommending approval.

   Commissioner Hare made a motion to approve the requested site plan. Commissioner Hinesley seconded the motion.

   Commissioner Swanson asked about the façade.

Note: *Denotes property located in the Planning Jurisdiction
Staff stated their understanding is that the façade of the duplex would be hardie plank.

All Commissioners voted aye.

Motion to approve the requested site plan passes.

3. Jon Stricklin/Paul Latiarage 3I Duplex Lot 6- Site Plan Review
The City of Foley Planning Commission has received a request for a site plan review for a duplex. Property is located S. of E. Michigan Ave. and E. of S. Poplar St. Applicant is New Era Construction.

Planning Commission Action:
Mrs. Boone stated staff is recommending approval of the site plan.

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

Motion to approve the requested site plan passes.

4. Tyler Higginbotham- Request to Rezone
The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 3 +/- acres. Property is currently zoned B-3 (Local Business District). Proposed zoning is R-1R (Restricted Residential Single Family). Property is located N. of US Hwy. 98 and W. of Bender Rd. Applicant is Tyler Higginbotham.

Public Hearing:
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 recommend the requested rezoning to the Mayor and Council. Commissioner Hare seconded the motion. All Commissioners voted aye.

Motion to recommend the requested rezoning to the Mayor and Council passes.

5. Next to Last, LLC- Request to Rezone
The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 6 +/- acres. Property is currently zoned B-3 (Local Business District) and RV (Recreation Vehicle Park). Proposed zoning is RV (Recreational Vehicle Park. Property is located S. of County Rd. 20 and E. of James Rd. Applicant is Next to Last, LLC.

Public Hearing:
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
Planning Commission Action:
Mrs. Boone stated staff is recommending approval of the rezoning.

Commissioner Swanson made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to recommend the requested rezoning to the Mayor and Council passes.

6. Last Resort - Request for Preliminary
The City of Foley Planning Commission has received a request for preliminary approval of Last Resort which consists of 6.28 +/- acres and 44 lots. Property is located S. of County Rd. 20 and E. of James Rd. Applicant is Next to Last, LLC.

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

Planning Commission Action:
Commissioner Gebhart made a motion to approve the requested preliminary. Commissioner Hare seconded the motion. All members voted aye.

Motion to approve the requested preliminary passes.

7. Foley Professional Park Developer, Inc. - Request for Rezoning
The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 7 +/- acres. Property is currently zoned R-1A (Residential Single Family), B-1A (Extended Business District) and M-1 (Light Industrial District). Proposed zoning is PO (Preferred Office District). Property is located E. of N. McKenzie St. and S. of E. Peachtree Ave. Applicant is Foley Professional Park Developer, Inc.

Public Hearing:
Mr. Harry Buhm, resident of 113 Washington Blvd. stated he has concerns regarding a buffer between any potential buildings on the property and his home.

Mrs. Boone explained it is her understanding the property would be used as an extension of the current medical park in the area. She stated at the work session meeting a natural buffer requirement was discussed.

Ms. Lisa Daniels resident of 115 Washington Ave. stated she is concerned about the potential height of the buildings.

Staff stated the allowable maximum height is 50' and 3 stories in a PO zone.

Mrs. Boone stated the minutes will reflect the neighboring property owners' concerns.

Note: *Denotes property located in the Planning Jurisdiction
Planning Commission Action:
Commissioner Hare made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Mixon seconded the motion.

Commissioner Hinesley asked if a condition can be placed on the recommendation to limit the height of the buildings.

Mrs. Boone stated a height restriction cannot be placed on the recommendation due to the requested zone being PO. She explained Wayne Dyess is in communication with the owners and is making them aware of the neighboring residents' concerns.

Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to recommend the requested rezoning to the Mayor and Council passes.

8. Old Town II, LLC: Request for Rezoning
The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 11 +/- acres. Property is currently zoned B-2 (Neighborhood Business District). Proposed zoning is R-1C (Residential Single Family). Property is located W. of S. Hickory St. and S. of Michigan Ave. Applicant is Old Town II, LLC.

Public Hearing:
Mrs. Ginger Harrelson owner of Beach Ball Properties explained she operates a commercial laundry for her vacation rentals on Fielding Dr. She stated there is a lot of commercial activity currently located on Fielding Dr. She stated she is not opposed to the request but is concerned about possible complaints from future residents in the area. She asked that her concerns be noted in the record.

Mrs. Boone explained there was previously an approved preliminary plat for the area. She stated it is her understanding there are new owners of the property.

Mrs. Darrelyn Dunmore stated she lives on Ocala Dr. She explained her concern is how the new portion of the subdivision will fit into the current Sherwood Subdivision. She stated there are currently 19 properties located in Sherwood that are still zoned B2. She explained they would like the city to consider changing the existing zoning of the 19 residential properties from B-2 to R-1C.

Chairman Abrams stated the issue of the rezoning of the 19 residential lots was discussed at the work session. He explained if the rezoning is done as one unit the direction for that action will have to come from the Mayor.

Mrs. Boone explained at the time the lots were platted residential use was allowed in a B-2 zone. She stated the Zoning Ordinance has changed and does not currently allow a standalone residential use. She explained the request for the rezoning has been discussed and she will get confirmation on the path that needs to be taken.

Note: *Denotes property located in the Planning Jurisdiction
Mrs. Carolin Ridout resident of 2542 Ocala Dr. asked if there was a way to restrict the elevation of the future homes to match the existing homes. She stated several of the homes backing up to this area have pools in their backyards. She asked what is going to be done in regards to the roads and infrastructure to assist the residents with the traffic on Hickory St.

Mr. Chad Christian stated a full traffic study will be done which will determine if any improvements will be required.

Mr. Joe Rector with Mullins stated Baldwin County has jurisdiction over Hickory St. and are looking at doing improvements in the area.

Mr. Scott Ridout resident of 2542 Ocala Dr. stated he has concerns over construction vehicles using the current roads.

Mr. Joe Rector stated there will be a construction entrance which will not affect the existing roads within the subdivision.

A resident asked when the construction would start.

Mr. Rector stated the rezoning is the first step in the process. He explained construction plans will have to be done and approved. He stated the construction may not begin for another year.

A resident asked about the builder and size of the proposed homes.

Commissioner Abrams stated the Commission has no control over the builder or size of homes.

Mr. Rector stated the proposed lot sizes are consistent with the current lots within Sherwood.

Ms. Michelle Waldrop resident of 2566 Ocala Dr. stated there is currently a lot of wildlife in the area. She stated the deer, raccoon, rabbits and owl will have nothing and these animals need somewhere to go.

A resident asked if there would be a buffer left between the existing homes and the property being rezoned when it is developed.

Mrs. Boone stated there is currently a common area behind the current homes.

**Planning Commission Action:**
Commissioner Hare made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Swanson seconded the motion. All Commissioners voted aye.

**Motion to recommend the requested rezoning to the Mayor and Council passes.**

Note: *Denotes property located in the Planning Jurisdiction*
9. **OWA- PDD Modification**

The City of Foley Planning Commission has received a request for a PDD modification to allow Helicopter Rides and a Helicopter Pad. Applicant is Brock Beall.

**Planning Commission Action:**

Mrs. Boone stated Commissioner had questioned at a previous meeting how many flights will be offered a day.

Mr. Brock Beall stated he anticipates anywhere from 25 to 30 flights a day. He explained they will be offering several flight options which will include a 3 minute flight as well as a flight to Fort Morgan, Perdido Beach and to the Pirates Cove area. He stated they are flexible with the paths and have worked with the Navy on the proposed flight path plans. He explained they currently are operating out of the Foley Airport.

Commissioners expressed concern over noise possibly interfering with the church and subdivisions located in the area and discussed a possible operating start and ending time.

Mr. Beall explained an EMS helicopter is approximately 125 decibel and the helicopter he will be using is approximately 79 decibel. He stated the helicopter he flies will be much quieter than an EMS helicopter. He explained there will be no noise heard on land once the Helicopter is at 500’ and the noise decreases when the speed is lowered as the helicopter approaches the landing area.

Commissioner Hare made a motion to approve the requested PDD modification with the restriction that flight operating hours will be no earlier than 10:00 a.m. and no later than sunset Monday-Saturday and no flights will operate before 12:30 p.m. and not later than sunset on Sundays. Commissioner Gebhart seconded the motion.

Mr. Beall stated they will be offering use of the helipad to emergency services as a landing zone.

All Commissioners voted aye.

**Motion to approve the requested PDD modification with the restriction that flight operating hours will be no earlier than 10:00 a.m. and no later than sunset Monday-Saturday and no flights will operate before 12:30 p.m. and not later than sunset on Sundays.**

10. **Zoning Ordinance - Amendments**

The City of Foley Planning Commission has received a request to recommend Zoning Ordinance Amendments to the Mayor and Council.

**Public Hearing:**

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

**Planning Commission Action:**

Note: *Denotes property located in the Planning Jurisdiction*
Commissioner Gebhart made a motion to recommend the requested zoning ordinance amendments to the Mayor and Council. Commissioner Swanson seconded the motion. All Commissioners voted aye.

**Motion to approve the requested zoning ordinance amendments to the Mayor and Council passes.**

11. **Planning Jurisdiction Agreement**

**Planning Commission Action:**
Chairman Abrams made a motion to approve a 6 month extension for the Planning Jurisdiction Agreement. Commissioner Mixon seconded the motion. All Commissioners voted aye.

**Motion to approve a 6 month extension for the Planning Jurisdiction Agreement passes.**

**ADJOURN:**
Chairman Abrams adjourned the meeting at 6:23 p.m.
STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: U-Haul

REQUEST:
Site Plan Extension

OWNER / APPLICANT:
U-Haul/ Goodwyn Mills
Cawood

ACREAGE: 3.81 ac

PIN#(s):
10012 & 20917

LOCATION:
S of Brinks Willis Rd,
E of State Hwy 59

PROJECT DESCRIPTION:
Site Plan Extension -
The land disturbance package will be submitted this week.

CURRENT ZONING:
B-1A

REQUESTED ZONING:
N/A

ADJACENT ZONING:
B-1A on all sides

FUTURE LAND USE:
RCC, Retail/Commercial Concentration

EXISTING LAND USE:
U-Haul parking
ZONING:
Miriam Boone - The request is for a 1-year extension to their site plan. The LDP will be submitted this week.

ENGINEERING:
Chad Christian - Engineering is not opposed.

ENVIRONMENTAL:
Angie Eckman - Not opposed.

FIRE:
Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:
Chuck Lay - Not opposed.
June 22, 2023

City of Foley Planning Commission

RE: U-Haul Site Plan

Please accept this letter as a formal request for an extension of the site plan application due to expire on July 20, 2023. Said extension will be for one year from the current date of expiration. Also please note the Land Disturbance Package will be submitted this week. Thank you for your help on this matter.

Sincerely,

GOODWYN MILLS CAWOOD, LLC

Amanda Thompson, P.E.
Project Manager
DATE: June 20, 2022

PROPERTY OWNER: AMERCO Real Estate Company

APPLICANT: U-Haul of Southern Alabama – Chad Rome

PROJECT NAME: U-Haul Moving and Storage Store, Foley, AL

CASE NUMBER: 

REQUEST: Site Plan Approval

PROJECT ADDRESS: 8220 Highway 59, Foley, AL 36535

DESCRIPTION OF REQUEST:

GMC and AMERCO Real Estate Company (AREC) seek City of Foley Planning Commission Site Plan Approval for the property located at 8220 Highway 59, Foley, AL 36535. The approval of the application will allow U-Haul to build a Moving and Self-Storage Store, to better serve the storage needs of the community. AREC is the wholly owned real estate subsidiary of the U-Haul System.

EXISTING CONDITIONS:

The proposed 3.81-acre property is located at 8220 Hwy 59 Foley AL 36535. Parcels are identified as:

05-61-05-16-3-001-012.000
05-61-05-16-3-001-013.000

The subject property is currently vacant. The combined area of the property is 3.81 acres. To the west the property fronts Highway 59. To the south is a commercial Midpoint Plaza Shopping mall with various commercial businesses. To the east is a wooded area zoned commercial, to the north is commercial property for Two Men and a Truck business, recently acquired for a storage business.

LAND USE/CURRENT ZONING AND PERMITTED USES/ REASONABLE USE OF THE LAND:

The property is currently zoned B-1A (Extended Business District). The surrounding properties are zoned B-1A. The current and future lands use of the area is retail/commercial.
Our uses consist of self-storage, U-Haul truck and trailer share, and related retail sales. The proposed use of self-storage is permitted on appeal by Board of Adjustments and Appeals approval, which has already been approved. The proposed use of truck and trailer share is permitted. The proposed uses are compatible with the surrounding uses. The proposed uses and property development are desirable for the development of the community. The proposed self-storage use will complement the existing uses and the uses permitted in the district by providing additional services to the area designed to the current standards of the B-1A zoning district. The development will contribute to improving the appearance and function of Hwy 59. This infill development will allow U-Haul to better serve the storage needs of the community and activate a property that is currently vacant.

PROPOSED SELF-STORAGE DEVELOPMENT DESCRIPTION:

U-Haul is proposing to build an interior access climate-controlled, 3 story, 108,107 GSF self-storage center with a showroom-retail space. There are also 5 proposed mini storage buildings total of 7,000 SF. Access to the property is from Hwy 59. Through a proposed full access and a shared access with property to the North per ALDOT. The development will meet the City of Foley zoning ordinance's design criteria for building design, landscaping, and infrastructure.

Custom site design for every U-Haul store assures that the facility compliments the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is a commercial type use that blends well with other retail/commercial uses. Each store serves the residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents – by our measures, those who live within a four-mile radius of the center.
SUSTAINABILITY:

Our company prides itself in our award-winning sustainable practices, which we strive to incorporate into all aspects of our business. We embrace our responsibility to act as a good corporate citizen and are continually refining our products, services, and activities to reflect that. From products such as biodegradable packing peanuts and furniture pads made from recycled denim to programs such as take-a-box, leave-a-box, we do our best to meet our customer's present needs without compromising needs of future generations. Additionally, we have partnered with the Conservation Fund's 'Go Zero' program to plant trees to help offset our carbon footprint.

THE U-HAUL STORE:

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-16 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there. When situated near public transit, approximately 90% of those families utilize alternative transportation to access U-Haul equipment and services.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.

- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.

- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and sustainable packing materials.

- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.

Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.
COMMUNITY BENEFITS:

U-Haul is committed to our obligation to the communities we serve and for many years we have focused on the endorsement of social programs by partnering with agencies and events that directly serve the most basic human needs: food, clothing, and shelter. As a veteran-founded company, U-Haul also has an established commitment to supporting many military and veterans’ organizations that benefit the community as a whole. U-Haul helps the organizations we support through in-kind donations of equipment, self-storage, and merchandise.

SIGNIFICANT POLICIES:

Hours of Operation:

- Mon. - Thurs. 7:00 a.m. to 7:00 p.m.
- Fri. 7:00 a.m. to 8:00 p.m.
- Sat. 7:00 a.m. to 7:00 p.m.
- Sun. 9:00 a.m. to 5:00 p.m.

☐ All U-Haul storage customers are issued a card-sweep style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer’s belongings and decrease the ability of unauthorized access to the facility.

☐ It is against policy for a business to be operated from a U-Haul storage room.

☐ Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee.

☐ Items that may not be stored include: chemicals, flammables, and paints.

☐ U-Haul stores are non-smoking facilities.

☐ U-Haul will provide added services and assistance to our customers with disabilities.

SECURITY FEATURES:

☐ "State-of-the-Art" Burglar/Max Alarm System, includes 24 Hour monitoring and interior motion detectors on all storage floors, stairwells and main showrooms.

☐ Hands Free Intercom System, able to communicate to all Max Stations throughout all floors of storage, specifically designed for customer use.

☐ 24 Hour Digital, HD Video Surveillance, with remote & web base viewing.

☐ Individually Alarmed Rooms, armed & disarmed by a Keypad/Card swipe.

☐ 16+ Color/HD, Day and Night Cameras, will display facilities interior, exterior and elevator.
- Multiple, Audible Sirens for Storage and Burglar Alarms.
- The Exclusive U-Haul patented latch contact used in all storage units.

**TRAFFIC STUDY:**

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing, and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

### USE COMPARISON

<table>
<thead>
<tr>
<th>Use</th>
<th>Square Feet</th>
<th>Traffic Weekly</th>
<th>Volume Weekly</th>
<th>Typical Hours</th>
<th>Days</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fast Food Restaurant</td>
<td>1,200 sq ft</td>
<td>3,161 trips</td>
<td>2,420 trips</td>
<td>18 hours - 24 hours</td>
<td>7</td>
</tr>
<tr>
<td>Gas Station w/ Convenience Store</td>
<td>2,200 sq ft</td>
<td>1,200 trips</td>
<td>2,300 trips</td>
<td>18 hours - 24 hours</td>
<td>7</td>
</tr>
<tr>
<td>Hotel</td>
<td>50,000 sq ft</td>
<td>900 trips</td>
<td>901 trips</td>
<td>24 hours</td>
<td>7</td>
</tr>
<tr>
<td>Casual Dining</td>
<td>5,000 sq ft</td>
<td>1,075 trips</td>
<td>1,298 trips</td>
<td>11 am - 11 pm</td>
<td>7</td>
</tr>
<tr>
<td>U-Haul Center</td>
<td>60,000 sq ft</td>
<td>36 trips</td>
<td>53 trips</td>
<td>7 am - 7 pm</td>
<td>7</td>
</tr>
</tbody>
</table>
STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Tony Loveless Duplex

REQUEST: Site Plan Approval

OWNER / APPLICANT: Tony Loveless

ACREAGE: 11,680 sf

PIN#(s): 33090

LOCATION: NE corner of N Alston & W Walnut

PROJECT DESCRIPTION: Duplex

CURRENT ZONING: R-2

REQUESTED ZONING: n/a

ADJACENT ZONING: R-2

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

EXISTING LAND USE: vacant
ZONING:
Miriam Boone - Staff review shows it appears to meet zoning requirements

ENGINEERING:
Chad Christian - LDP does not apply to duplexes.

ENVIRONMENTAL:
Angie Eckman - Will need an E&S Permit.

FIRE:
Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:
Chuck Lay - Not opposed.
To: The City of Foley Community Development and Planning Commission

Re: Duplex site plan approval

Please accept this letter as request for site plan approval for the attached referenced new construction duplex located at 122 W. Walnut Avenue in Foley. PPIM 33090.

Based on the City of Foley requirements the following information is provided for your review:

Survey: Attached
Site plan: Attached
Duplex occupancy: Each unit is 3 bedrooms, 2 1/2 baths
Living space: 3,672 Total SQ FT heated and cooled
Building height: 25' 8"
Setbacks: 30', 30', 56' and 10' (see attached)
Parking spaces: 3 per unit (total 6)
Total lot area: 11,680 sq ft
Landscaping: 1,200 sq ft, required 1,168 sq ft
Architectural Details: 3 different facade recesses, Porch columns with base and crown molding, 26% transparency on facade
Building facade: 3 different facade recesses
Transparency: 26% of front covered in windows exceeding the 20% requirement

Thank you for looking at my submission and let me know if anything else is required.
PRELIMINARY ONLY

SECOND FLOOR PLAN

FLOOR PLAN

EACH UNIT
FIRST FLOOR - 934 SQ FT HEATED
SECOND FLOOR - 954 SQ FT HEATED
PORCHES & STORAGE - 225 SQ FT UNHEATED

FIRST FLOOR PLAN

UNIT 1
UNIT 2

GRAND ROOM
GRAND ROOM

TOTALS
FIRST FLOOR - 1895 SQ FT HEATED
SECOND FLOOR - 1909 SQ FT HEATED
PORCHES & STORAGE - 490 SQ FT UNHEATED
STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Phillip Long W Birch Duplex

REQUEST: Site Plan Approval

OWNER / APPLICANT: L & W Properties, LLC

ACREAGE: .34 ac

PIN#(s): 102806

LOCATION: W of N McKenzie & S of W Birch

PROJECT DESCRIPTION: Duplex

CURRENT ZONING: R-2

REQUESTED ZONING: n/a

ADJACENT ZONING: B-1A to N & E, R-2 to S & W

FUTURE LAND USE: RCC, Retail/Commercial Concentration

EXISTING LAND USE: Vacant
ZONING:
Miriam Boone - Staff review shows it appears to meet zoning requirements

ENGINEERING:
Chad Christian - LDP does not apply to duplexes.

ENVIRONMENTAL:
Angie Eckman - Will need an E&S Permit.

FIRE:
Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:
Chuck Lay - Not opposed.
To: City of Foley Community Development and Planning Commission

Re: Duplex site plan approval

Please accept this letter as request for site plan approval for the attached referenced new construction duplex located on Birch Ave in Foley. The proposed duplex lot is directly behind Arrow Exterminating on Birch Ave, P91N 102806 (Request for 911 address has been made and site map is included.)

Based on City of Foley requirements the following information is provided for your review:

Site Plan – See attached
Survey – See attached
Duplex Occupancy - 10
2100 Square feet heated and cooled living space
Building Height = 22’4”

Setbacks – See attached
Parking spaces per unit (total 6)
Total lot area 14,600
Front yard landscaping requirement 10% of total lot area =1,460 sf. Proposed 2,716 sf landscaping in front yard.

Architectural Detail - Building will be cottage style with
Hardie Board and Batten with Metal roof. — Front
porch is recessed
Transparency — 22% of building width in front covered in windows exceeding the 20% requirement

Please let me know if any additional information is required.
STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Collins Aerospace
REQUEST: Site Plan Review

OWNER / APPLICANT: Rohr Industries
ACREAGE: 80 ac
PIN#(s): 1799
LOCATION: 1300 W Fern Ave
PROJECT DESCRIPTION: 95,000 sf addition on the west end of existing building
CURRENT ZONING: M-1
REQUESTED ZONING: n/a
ADJACENT ZONING: M-1, AO & Unzoned BC Dist 13
FUTURE LAND USE: IN - Industrial
EXISTING LAND USE: vacant
ZONING:
Miriam Boone - This site plan appears to meet the zoning requirements.

ENGINEERING:
Chad Christian - Engineering is not opposed to the Zoning conceptual plan.
LDP will be required for construction.

ENVIRONMENTAL:
Angie Eckman - Not opposed.

FIRE:
Brad Hall - Fire is not opposed.

BUILDING/FLOODPLAIN:
Chuck Lay - Not opposed.
PROJECT NARRATIVE

Site Conditions:
This project is located on the north side of West Fern Avenue (AKA Airport Road) west of the Foley Municipal Airport. The property is over 80 acres and is currently developed with a manufacturing/assembly use. The property is zoned M-1 (Industrial) with properties to the west zoned A-O (within the City limits) and unzoned (County). There is over 800 feet of undeveloped property to the west and over 1,200 feet of undeveloped property to the north. The site has two wet ponds along the northern limits of the existing developed area that receive the storm water runoff from the existing improvements. A 30 foot wide right-of-way bisects a portion of the property that is currently developed.

Proposed Development:
This project consists of the construction of a 95,000 square foot addition to the existing building. The proposed addition will be located within the existing limits of the current development. The existing structure slopes toward the east and the addition will create a ridgeline with a slope toward the west.

Additional parking will be provided to meet the required one (1) space for every 500 square feet for a manufacturing use. The previous project provided an excess of parking with a total of 340 spaces and the proposed addition will require 368 for a required increase of 28 spaces. Thirteen (13) spaces will be consumed by the addition and a total of 41 new spaces will be provided.

Storm water runoff from the addition will be collected and routed to the existing drainage and detention system. An analysis of the existing system will be performed to determine if the existing drainage system has the capacity for the additional impervious areas and improvements will be included in the project if the system is deficient.

The site is bisected by a 30 foot wide right-of-way east of the proposed project. A request to vacate the right-of-way will be made to eliminate any future conflicts. The location of the right-of-way does not conflict with the proposed addition.

The construction phase for this project is anticipated to start in summer/fall of 2023.
STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Empower Rental Group

REQUEST: Site Plan Review

OWNER / APPLICANT: Jade Consulting

ACREAGE: 4 ac

PIN(#): part of 33478 (re-subdivision was executed in Feb 2023)

LOCATION: E of FBE, S of Industrial Pkwy

PROJECT DESCRIPTION: Rental facility for heavy machinery/equipment

CURRENT ZONING: PID

REQUESTED ZONING: n/a

ADJACENT ZONING: PID, M-1, & unzoned BC Dist 34

FUTURE LAND USE: IN - Industrial

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

ZONING:
Miriam Boone - The site plan appears to meet the zoning requirements.

ENGINEERING:
Chad Christian - Engineering is not opposed to the Zoning conceptual plan. LDP has been submitted and is under review.

ENVIRONMENTAL:
Angie Eckman - Not opposed

FIRE:
Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:
Chuck Lay - Not opposed.
PLANNING COMMISSION
JOINT STAFF REPORT:
July 2023

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Lakeview Gardens Ph1 Lot 77

REQUEST: PUD Modification for setback variance

OWNER / APPLICANT: DSLD Homes

ACREAGE: ±15,600 sf

PIN#: 383043

LOCATION: SW corner of Putter Ln & Chipper Ln

PROJECT DESCRIPTION: Seeking variance to reduce rear setback (SW property line) from 30 ft to 13 ft to make lot buildable.

CURRENT ZONING: PUD

REQUESTED ZONING: N/A

ADJACENT ZONING: PUD

FUTURE LAND USE: RM- Residential Medium Density

EXISTING LAND USE: vacant residential
ZONING:
Miriam Boone - The general PUD rear setback is 15'. The rear setbacks for Lakeview Gardens PI were set at 30', DSLD is requesting a 17' setback for Lot 77 only. This lot faces Putter Lane & Chipper Lane, Putter being the front yard. This would still meet the Zoning Ordinance requirements.

ENGINEERING:
Chad Christian - Engineering is not opposed.

ENVIRONMENTAL:
Angie Eckman - Not opposed.

FIRE:
Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:
Chuck Lay - Not opposed.
1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, CORPORATION OWNERSHIP INFORMATION, AND AGENT AUTHORIZATION IF REQUIRED):
   N/A - 1st 77 Lakeside Gardens, Phase 1

2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
   N/A

3. APPROXIMATE SIZE OF PROPERTY:

4. PRESENT ZONING OF PROPERTY:
   PUD

5. REQUESTED ZONING:
   PUD

6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
   Currently, there is a 30' rear setback for the property.

7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.):
   Requesting to reduce rear setback to 13' +/-

8. IF EXTENSIVE MODIFICATIONS ARE BEING REQUESTED, ENSURE ACCURACY OF THE FOLLOWING ITEMS THAT ARE REQUIRED AT THE TIME OF ZONING:
   PRELIMINARY TRAFFIC ANALYSIS, OFFICIAL UTILITY COMMITMENT LETTERS, DRAWING, AND WRITTEN NARRATIVE.

I CERTIFY THAT I AM THE PROPERTY OWNER AND ATTEST THAT ALL FACTS AND INFORMATION SUBMITTED ARE TRUE AND CORRECT.

DATE: 6/14/2023

DSLD Homes (Gulf Coast), LLC
PROPERTY OWNER/APPLICANT
29000 Hwy 98, Ste A385, Daphne, AL
PROPERTY OWNER ADDRESS
251-370-9581
PHONE NUMBER
kmann@dshomes.com
EMAIL ADDRESS
STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Foley BTR
REQUEST: Minor Exempt

OWNER / APPLICANT: Jade Consulting

ACREAGE: 18.19 ac

PIN(s): 200268 & 80852

LOCATION: SE Corner of S Hickory St & Co Rd 20

PROJECT DESCRIPTION: Combining 2 lots into 1. PUD site plan is already approved.

CURRENT ZONING: PUD

REQUESTED ZONING: N/A

ADJACENT ZONING: TH-1 to north R-1C & R-1D to east Unzoned BC to south R-1D to west

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

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

ZONING:
Miriam Boone - There are currently 2 separate parcels they wish to combine into 1 lot.

ENGINEERING:
Chad Christian - Engineering recommends approval.

ENVIRONMENTAL:
Angie Eckman - Not opposed.

FIRE:
Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:
Chuck Lay - Not opposed.
STAFF RECOMMENDATION: **Approve** / Deny / Conditional

PROJECT NAME: Freeman's Resubdivision

REQUEST: Subdivision in the Planning Jurisdiction

OWNER / APPLICANT: Kevin & Donna Freeman/ Weygand Wilson Surveyors LLC

ACREAGE: 1.2 ac

PIN(s): 7973 & 284973

LOCATION: N of Waverly Ln & S of Simmons Dr

PROJECT DESCRIPTION: Combine two lots into one. Would previously have been considered an exempt subdivision.

CURRENT ZONING: BC Dist 35, RSF-1

REQUESTED ZONING: n/a

ADJACENT ZONING: BC Dist 35, RSF-1
FUTURE LAND USE: RM, Residential Med. Density (4-7)

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

ZONING:
Miriam Boone - This is located in our Planning Jurisdiction & zoned RSF1 in the County. They are combining 2 lots into 1 lot.

ENGINEERING:
Chad Christian - No infrastructure construction is required. Engineering is not opposed.

ENVIRONMENTAL:
Angie Eckman - Not opposed.

FIRE:
Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:
Chuck Lay - Not opposed.
STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Creekside International Subdivision

REQUEST: Minor Subdivision

OWNER / APPLICANT: Creekside International Speedway, LLC/ Jim Brown

ACREAGE: 2.9

PIN#: 386528

LOCATION: S of Miflin Rd, W of James Rd

PROJECT DESCRIPTION: This lot was shown on the Resub of Lot 4A of Little Woerner Subdivision however it was not technically an approved lot with that subdivision, this is to clean that up.

CURRENT ZONING: PUD

REQUESTED ZONING: N/A

ADJACENT ZONING: PDD & B-1A to north, B-1A to east, PUD to south & west

FUTURE LAND USE: MXU, Mixed Use Com/Res

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

ZONING:
Miriam Boone - Correspondence in the file from Chad requiring this action to correct the plat.

ENGINEERING:
Chad Christian - Engineering recommends approval.

ENVIRONMENTAL:
Angie Eckman - Not opposed.

FIRE:
Brad Hall - Fire is not opposed.

BUILDING/FLOODPLAIN:
Chuck Lay - Not opposed.
PLANNING COMMISSION
JOINT STAFF REPORT:
July 2023

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Creekside International Speedway

REQUEST: Site Plan Review

OWNER / APPLICANT: Creekside International Speedway, LLC / Jim Brown

ACREAGE: 2.9 ac

PIN#(s): 386528

LOCATION: S of Co Rd 20, W of James Rd

PROJECT DESCRIPTION: Electric Go- Kart track

CURRENT ZONING: PUD

REQUESTED ZONING: N/A

ADJACENT ZONING: PDD & B-1A to north, B-1A to east, PUD to south & west

FUTURE LAND USE: MXU, Mixed Use Com/Res

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

ZONING:
Miriam Boone - The site plan appears to meet the zoning requirements.

ENGINEERING:
Chad Christian - Engineering is not opposed to the Zoning conceptual plan.
LDP will be required for construction.

ENVIRONMENTAL:
Angie Eckman - Not opposed.

FIRE:
Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:
Chuck Lay - Ensure ADA parking is compliant.
Creekside International Speedway Narrative

Creekside International Speedway, LLC plans to construct a recreational development complete with a Go-Kart track, batting cages, and bumper cars on approximately 2.9 acres. The site is at 20750 Miflin Road, Foley, AL which is directly West of Creekside Mini Golf.

Creekside International Speedway plans to utilize Amusements Products, LLC to supply the go-karts, bumper cars, and batting cages. Amusement Products use electric go-karts and bumper cars making the vehicles super quiet.

The site will feature a ticket booth/office and a restroom on the East side of the property where customers will enter. Creekside International Speedway, LLC will use the parking provided at Creekside Mini Golf.
STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Underwood Rezoning

REQUEST: Rezone

OWNER / APPLICANT: Gary Underwood

ACREAGE: 19 ac

PIN#(s): 43546

LOCATION: NW Corner of Springsteen Ln & Hwy 98

PROJECT DESCRIPTION: Rezone property for Boat/RV Storage

CURRENT ZONING: AO

REQUESTED ZONING: B-1A

ADJACENT ZONING: AO to the north
B-1A to the east
B-3 & M-1 to the south
B-1A & unzoned BC to the west

FUTURE LAND USE:
RCC - Retail Commercial Concentration

EXISTING LAND USE:
house & barn on pecan orchard
ZONING:
Miriam Boone - The request is for a rezoning from AO to B1A. Once rezoned, the applicant has to apply to the Planning Commission for a site plan in the FBE Overlay District & apply to the Board of Adjustment & Appeals for a storage use. We held a pre-application meeting on the project and explained the design & aesthetic requirements for the Overlay District.

ENGINEERING:
Chad Christian - Engineering is not opposed. For LDP application a turn lane warrant analysis will be required for ALDOT and City review and improvements may be required to Springsteen Lane.

ENVIRONMENTAL:
Angie Eckman - Not opposed to rezoning, owner to provide wetlands study.

FIRE:
Brad Hall - Not opposed.

BUILDING/FLOODPLAIN:
Chuck Lay - Not opposed.
JOINT STAFF REPORT:  
July 2023

STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Sherwood

REQUEST: City of Foley Rezoning

OWNER / APPLICANT: City of Foley on behalf of multiple owners

ACREAGE: ± 8.71 ac

PIN(#s): 369193, 369226, 375907, 375908, 375906, 375904, 375903, 375902, 375901, 369196, 369195, 369194, 369192, 369229, 375916, 375917, 375918, 375919, 375920, 375921, 375922

LOCATION: S of Fielding Park Dr, W of S Hickory St

PROJECT DESCRIPTION: Rezoning of a currently Legal Non Conforming residential area in a commercial zone. B-2 changed since this was built to no longer allow stand alone residential.

CURRENT ZONING: B-2

REQUESTED ZONING: R-1C

ADJACENT ZONING: B-2 to the north is currently in progress on their rezoning to
R-1C. PUD to east. R-1C to south & west.

FUTURE LAND USE: NC, Neighborhood Commercial
EXISTING LAND USE: vacant

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

ZONING:
Miriam Boone - In 2002, the property owners zoned 139.5 acres to R1C-Residential Single Family & 20.5 acres as B2-Neighborhood Business District (see Ord 742-02). A portion of Sherwood Subdivision got platted in the B2 zoning designation which was allowed at that time. The City has since amended the Zoning Ordinance to only allow residential with a commercial component (mixed use) in the B2 zone. This now creates a legal non-conforming status for these homes. We have had similar situations in other portions of town where this has happened and Title and/or Mortgage companies would not approve the sale without a correction.

The developer requested to rezone the larger unplatted portion of B2 (11.8 +/- acres) to R1C to develop the remainder of the property as single family residential. That leaves 8.7 +/- acres of the B2 platted with single family homes and a common area. A group of residents attended the June 21, 2023 Planning Commission meeting requesting the City rezone the platted portion in B2 to R1C to match the rest of the subdivision. The City is moving forward with this request.

ENGINEERING:
Chad Christian - Engineering is not opposed

ENVIRONMENTAL:
Angie Eckman - No issues are posed by rezoning.

FIRE:
Brad Hall - Fire is not opposed

BUILDING/FLOODPLAIN:
Chuck Lay - Not opposed.
STAFF RECOMMENDATION: Approve / Deny / Conditional

PROJECT NAME: Mills / City of Foley
REQUEST: Request for Minor Subdivision

OWNER / APPLICANT: Robert Breckner
Agent - City of Foley

ACREAGE: 33+/-. Acres

PIN(s): 4501

LOCATION: Northeast corner of Mills Road & Sandy Ridge Road

PROJECT DESCRIPTION: Subdivision to create lot for future City Park

CURRENT ZONING: Unzoned BC Dist 18

REQUESTED ZONING: Annexation and initial zoning will be sought in a future month

ADJACENT ZONING: R-4 to north, AO to south, Unzoned BC Dist 18 to east & west

FUTURE LAND USE: RL, Residential Low Density (2-4)
EXISTING LAND USE:  Vacant

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

ZONING:
Miriam Boone - The property is located in Unzoned BC District 18. The Park lot is a proposed 4+- acres which leaves approximately 29 acres in the larger lot. The annexation & initial zoning will follow at a later date.

ENGINEERING:
Chad Christian - Engineering is not opposed.

ENVIRONMENTAL:
Angie Eckman - Not Opposed

FIRE:
Brad Hall - Not Opposed

BUILDING/FLOODPLAIN:
Chuck Lay - The parcel is not located in a flood zone.