

**PLANNING COMMISSION
WORK SESSION MINUTES OCTOBER 11, 2023
(Council Chambers of City Hall) 5:30 P.M.**

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The City of Foley Planning Commission held a work session on October 11, 2023 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Larry Engel, Tommy Gebhart, Deborah Mixon, Calvin Hare, Wes Abrams and Bill Swanson. Absent members were: Ralph Hellmich, Vera Quaites and Phillip Hinesley. Staff present were: Miriam Boone, City Planner; Eden Lapham, Planner 1; Chad Christian, City Engineer; Angie Eckman, Environmental Manager; Wayne Dyess, Executive Director of Infrastructure and Design and Amanda Cole, Acting Recording Secretary.

AGENDA ITEMS:

1. Aberdeen Place Subdivision- Preliminary Extension

The City of Foley Planning Commission has received a 6 month preliminary extension request for Aberdeen Place. Property is located S. of County Rd. 20 between S. Hickory St. and S. Pine St. Applicant is Mullins, LLC.

Mrs. Miriam Boone explained the request is for a 6 month extension and staff is recommending approval.

Chad Christian stated he rode by the property yesterday. They are working on it and engineering is good with the progress.

2. Greenbrier Subdivision- Preliminary Extension

The City of Foley Planning Commission has received a 6 month preliminary extension request for Greenbrier. Property is located S. of County Rd. 20 between S. Hickory St. and State Hwy. 59. Applicant is Mullins, LLC.

Mrs. Boone explained the request is for a 6 month extension and staff is recommending approval.

3. *Driftwood Lakes-Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Driftwood Lakes Subdivision which consists of 53.4 +/- acres and 139 lots. Property is located S. of County Rd. 26 and E. of County Rd. 65 and is located in the City of Foley Planning Jurisdiction. Applicant is Dewberry.

Mrs. Boone explained this subdivision was in unzoned Baldwin County, District 34. There is no city zoning requirements and the LDP is ready to issue by the Engineering Department. Staff recommends approval.

Commissioner Gebhart asked what the shaded area on the layout was representing.

Mr. Christian stated the layout had it labeled as an isolated wetland.

Commissioner Gebhart asked if the city was happy with the green space shown.

Angie Eckman explained the green space provided and stated she was ok with the proposed.

Commissioner Engel asked if this subdivision came in before the subdivision amendment

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stating lots in the Planning Jurisdiction must be at 30,000 sq. ft.

Mrs. Boone stated yes.

4. Wolf Creek Village- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Wolf Creek Village which consists of 4.55 +/- acres and 1 lot. Property is located E. of Foley Beach Express and N. of County Rd. 20. Applicant is SCP BPG Magnolia Holdings, LLC.

Mrs. Boone stated this request was for a 1 lot subdivision. This item came in as a Preliminary Subdivision due to the boulevard being built.

Chairman Abrams asked what the staff recommendation was.

Mrs. Boone said it was left open due to Environmental comments.

Mr. Dyess stated he didn't see from his perspective there was an issue with the subdivision request.

Mr. Christian stated they have submitted construction plans.

5. Cottages at the Creek- Site Plan

The City of Foley Planning Commission has received a request for a site plan approval for Cottages at the Creek. Property is located N. of County Rd. 20 and E. of Foley Beach Express. Applicant is SCP BPG Magnolia Holdings, LLC.

Mr. Dyess stated the Commission had received his comments that were sent to the applicant and there were a few items that he saw as issues.

There is a panhandle lot beside the lot we just spoke about with the subdivision in the last item, which needs to be addressed

There is an area shown as commercial on their approved conceptual master plan that is now residential that is in violation of what was approved.

The density is also in question as to whether or not their proposal is considered high density.

These 3 things need to be shown as an amendment to their site plan which would in turn require an amendment to their master plan.

Mr. Dyess stated the cottage concept was nice however the orientation needed to be facing the green court.

The PDD ordinance states unless a deviation has been asked for then the standard requirements would apply. This is considered multi-family so the multi-family standards would apply.

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The City will get clarification on whether a master plan amendment needs to be approved by the City Council.

Chairman Abrams asked about garages.

Evan Geerts stated some units will have garages.

Mr. Geerts stated the change in areas in the master plan is true however it is the same amount of commercial and residential. Some of the commercial area has been moved from the back of the property and the adjacent homes and moved to the front.

Phillip Burton stated this will be a heavily amenitized apartment community that will be horizontal instead of vertical.

Mr. Burton stated the areas shown as open space will be active amenities such as grilling stations, outside tables, etc. These areas are spread out throughout the development so everyone in the community can enjoy them.

The plan has changed slightly but with a 104 acre property we couldn't identify exactly how it was going to be until we got into some of the specific design aspects.

With respect to the development not being high density Mr. Burton stated there was no definition of high density in the ordinance.

Mr. Burton stated there would be elevations that would be facing the streets and the rear.

Commissioner Gebhart asked what the people were going to be seeing when they go down the Foley Beach Express.

Mr. Burton explained they have received inquiries for other developments along the Foley Beach Express. As to this specific development, we are envisioning doing a natural barrier between the Foley Beach Express and the units.

Commissioner Gebhart asked about the emergency access coming off of the Foley Beach Express.

Mr. Christian stated the access would need to be gated.

Mr. Burton stated this development will be more expensive than your traditional apartment product but less expensive than your typical single family built to rent product.

Commissioner Gebhart asked if these would be long term rentals.

Mr. Burton replied yes.

Chairman Abrams stated he would like to see a modification of the master plan showing the changes of the locations of the uses.

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Mr. Dyess stated staff would get clarity on the modification of the master plan on whether or not the modification would need to be re-advertised and approved by the City Council.

Mr. Burton asked if a conditional approval would be possible.

Mr. Dyess stated he would have no problem with a conditional approval.

Commissioner Engel stated he wasn't sure about the conditional approval yet but he wants to make sure this development go through the correct process.

Ms. Boone wanted to make clear the Commission was aware the road from the previous subdivision needs to be built before this development is done. Infrastructure and utilities are also needed. There is time to get the conceptual plan right.

Commissioner Engel asked about the buffer to the east against Frank Cole Ln.

Ms. Boone stated there was a required 70 ft. buffer from existing single family residential. Using their scale it looks like there is 750 ft. from the east boundary line.

6. Wolf Ridge Subdivision- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Wolf Ridge Subdivision Phase 1 which consists of 5.1 +/- acres and 7 lots. Property is located N. of County Rd. 12 and W. of Clarke Ridge Rd. Applicant is Lieb Engineering.

Mrs. Boone stated the subdivision meets the PUD and staff recommends approval.

Mrs. Boone read an excerpt from the motion of the approved PUD pre-zoning which stated "recommend the requested pre-zoning and to consider the design of a rural subdivision in order to allow for open ditches and no required sidewalks to the Mayor and Council. All members voted aye."

7. Public Project- Request for Recommendation

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the East Bullard Avenue Extension.

Mrs. Boone stating staff recommends approval.

Mr. Christian stated this will an alternate to a cul-de-sac-at the end for fire truck turn around.

8.*Magnolia Pines Phases 2 & 3- Request for 1 year Preliminary Extension

The City of Foley Planning Commission has received a request for a 1 year preliminary extension for Magnolia Pines Phases 2 & 3. Property is located E. of County Rd. 55, S. of Rhodes Ln. and is located in the City of Foley Planning Jurisdiction. Applicant is Dewberry.

Mrs. Boone stated the request is for a 1 year extension.

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Mrs. Eckman stated the site was better than it was before. They are working on the site and are moving in positive direction.

WORK SESSION ONLY:

9. Presentation- Wayne Dyess

Mr. Dyess presented a training series.

ADJOURN:

Chairman Abrams adjourned the meeting at 6:55 p.m.