

**PLANNING COMMISSION
MEETING MINUTES FEBRUARY 21, 2024
(Council Chambers of City Hall) 5:30 P.M.**

Page 1 of 6

The City of Foley Planning Commission held a meeting on February 21, 2024 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 and Bill Swanson. Absent members were: Tommy Gebhart and Phillip Hinesley. Staff present were: Chad Christian, City Engineer; Angie Eckman, Environmental Manager; Wayne Dyess, Executive Director of Infrastructure and Design; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

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

MINUTES:

Approval of the January 10, 2024 and January 17, 2024 meeting minutes.

Commissioner Hellmich made a motion to approve the January 10, 2024 and January 17, 2024 meeting minutes. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to approve the January 10, 2024 and January 17, 2024 meeting minutes passes.

AGENDA ITEMS:

1. Southwood at Arbor Walk Phases 1-3- Preliminary 8 Month Extension

The City of Foley Planning Commission has received a 8 month preliminary extension request for Southwood at Arbor Walk Phases 1-3. Property is located at the N. of County Rd. 12 S. and E. of County Rd. 65. Applicant is Dewberry Engineers Inc.

Planning Commission Action:

Mrs. Lapham explained preliminary approval was issued on 4/21/21. She stated a one year extension was granted on 3/15/23. She explained they are under construction and staff is recommending approval.

Commissioner Hellmich made a motion to approve the 8 month requested preliminary extension. Commissioner Swanson seconded the motion. All Commissioners voted aye.

Commissioner Mixon asked if more guidelines could be set on extensions.

Mr. Dyess stated he will be glad to bring some suggestions regarding criteria and guidelines to the next meeting.

Motion to approve the 8 month requested preliminary extension passes.

2. Roberts Cove - Preliminary 2 Year Extension

The City of Foley Planning Commission has received a 2 year preliminary extension request for Roberts Cove. Property is located S. of County Rd. 12 S. and E. of the Foley Beach Express. Applicant is Engineering Design Group, LLC.

Planning Commission Action:

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**PLANNING COMMISSION
MEETING MINUTES FEBRUARY 21, 2024
(Council Chambers of City Hall) 5:30 P.M.**

Page 2 of 6

Mrs. Lapham stated when the preliminary was issued the applicant stated the development would take approximately 6 years to complete. She explained a one year extension was approved on 3/15/23 and phases 1 & 2 have completed.

Commissioner Hellmich made a motion to approve the requested two year extension. Commissioner Hare seconded the motion.

Mr. Craig Johnson stated they are ahead of schedule on the project.

Commissioner Hellmich stated they are meeting current regulations and setbacks were adjusted to prevent parking issues. He explained the subdivision is zoned PUD so a final design was approved.

Mr. Johnson stated all the required improvements to County Rd. 20 were completed with the first phase. He explained they are participating In the Roscoe Rd. access improvements.

Commissioner Engel voted nay. All other Commissioners voted aye.

Motion to approve the requested 2 year extension passes.

3. Re-Sub of Lot 1 Gopher Fork Subdivision- Minor

The City of Foley Planning Commission has received a request for approval of the Re-Sub of Lot 1 Gopher Fork Subdivision a minor subdivision which consists of 51.74 +/- acres and 2 lots. Property is located E. of State Hwy. 59 and S. of Keller Rd. Applicant is Smith Clark & Associates 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:

Mrs. Lapham stated they are splitting off a section of the property to make a pot handle lot to the backlot. She explained that the staff is recommending approval.

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

Motion to approve the requested minor subdivision passes.

4. Resubdivision of Lot 5 of Foley Crossroads Subdivision- Minor

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lot 5 of Foley Crossroads Subdivision, a minor subdivision which consists of 10 +/- acres and 2 lots. Property is located at the SW corner of the Foley Beach Express and County Rd. 20. Applicant is Engineering Design Group, LLC.

Public Hearing:

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
MEETING MINUTES FEBRUARY 21, 2024
(Council Chambers of City Hall) 5:30 P.M.**

Page 3 of 6

Planning Commission Action:

Mrs. Lapham explained there was previously a question about the access to the lot. She stated the lot will be deed restricted not to allow access off of the Foley Beach Express.

Commissioner Hellmich 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.

5. Crimson Land Development, LLC- Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of .55 +/- acres. Property is currently zoned B-1A (Extended Business District). Proposed zoning is R-3 (Residential Multi-Family). Property is located at 212 E. Michigan Ave. Applicant is Crimson Land Development, 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 Swanson made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Hare seconded the motion.

Commissioner Engel asked if we had approved something for the property previously.

Staff explained the parcel will be part of a multi-family development which is agenda item #6.

Commissioner Engel voted nay. All other Commissioners voted aye.

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

6. Crimson Land Development, LLC/Wenzel Farm- Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for Crimson Land Development, LLC/Wenzel Farm. Property is located S. of E. Michigan Ave. and E. of S. McKenzie St. Applicant is Crimson Land Development, LLC.

Planning Commission Action:

Mrs. Lapham explained the property is zoned R-3 which is a planned development district.

Mr. Dyess thanked the applicant for working with staff. He explained the parking was moved to be shielded from the street. He stated the townhomes are located near existing single family homes and he feels this is a good transition. He stated the development will have sidewalks and be in close perimeter to employment and the use is appropriate for the property.

Commissioner Hellmich stated at the work session it was mentioned that the developer is in negotiation with the owner of the house in the center of the development.

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**PLANNING COMMISSION
MEETING MINUTES FEBRUARY 21, 2024
(Council Chambers of City Hall) 5:30 P.M.**

Page 4 of 6

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

Motion to approve the requested site plan passes.

7. Phillip & Chris Johnson/Cottages- Site Plan

The City of Foley Planning Commission has received a request for a PUD modification. Property is located N. of E. Azalea Ave. and W. of S. Juniper St. Applicant is Engineering Design Group, LLC.

Planning Commission Action:

Mrs. Lapham explained the storm water area was larger than planned which resulted in a modification and a decrease in density.

Commissioner Hellmich stated they moved the parking area to the back and are preserving trees as asked.

Commissioner Hellmich made a motion to approve the requested PUD modification. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to approve the requested PUD modification passes.

8. Fern Medical Office Complex/Fikes Wholesale Inc. - Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 12.18 +/- acres. Property is currently zoned B-1A (Extended Business District) & M-1 (Light Industrial District). Proposed zoning is PUD (Planned Unit Development). Property is located E. of N. McKenzie St. and N. of E. Berry Ave. Applicant is Engineering Design Group, 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:

Mrs. Lapham stated the property is located in the Foley Medical Overlay District.

Mr. Dyess explained the applicant worked closely with staff. He stated a Boulevard will be used to narrow streets for a pedestrian friendly environment. He stated this development will give our citizens a larger variety of specialty doctors.

Commissioner Hellmich stated he likes that a plan is provided. He explained this development will be an asset for the hospital.

Mr. Dyess stated the architecture is nice and this will set the standards for other developers coming into the Medical Overlay District.

**PLANNING COMMISSION
MEETING MINUTES FEBRUARY 21, 2024
(Council Chambers of City Hall) 5:30 P.M.**

Page 5 of 6

All Commissioner voted aye.

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

9. Minor Subdivision of Magnolia Walk- Minor

The City of Foley Planning Commission has received a request for approval of the Minor Subdivision of Magnolia Walk a minor subdivision which consists of 103.17 +/- acres and 2 lots. Property is E. of the Foley Beach Express and N. of County Rd. 20. Applicant is SCP/BPG Magnolia Holdings, 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:

Mrs. Lapham stated the requested subdivision is consistent with the plan that was brought several months ago. She stated staff is recommending approval.

Commissioner Hellmich 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.

10. Hyatt Studios- Site Plan

The City of Foley Planning Commission has received a request for a site plan for the Hyatt Studios. Property is located E. of the Foley Beach Express and N. of County Rd. 20. Applicant is Kimley Horn.

Planning Commission Action:

Mrs. Lapham stated the Navy sent a letter recommending evaluation from the FAA. She explained they do not anticipate any issues and the evaluation is a formality. She stated staff is recommending approval of the site plan.

Commissioner Hellmich asked how many stories the hotel would be.

The applicant stated the hotel will be four stories.

Commissioner Quaites made a motion to approve the requested site plan. Commissioner Engel seconded the motion.

Commissioner Swanson asked the expected start date of construction.

The applicant stated they would like to start construction in October. He explained this product is new and one of the first to be constructed in the State. He stated they are very focused and excited to get the product out.

All Commissioners voted aye.

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**PLANNING COMMISSION
MEETING MINUTES FEBRUARY 21, 2024
(Council Chambers of City Hall) 5:30 P.M.**

Page 6 of 6

Motion to approve the requested site plan passes.

ADJOURN:

Chairman Abrams made a motion to adjourn the meeting at 6:05 p.m.

Motion to adjourn the meeting at 6:05 p.m. passes.