

The City of Foley Board of Adjustment & Appeals held a meeting on May 13, 2024 at 5:30 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Gregg Knight, Luanne McCarley, Keith Jiskra, Steve Bailey and alternate member Tyler Higginbotham. Absent members were: Gary Hellmich and alternate member Brandon Nelson. Staff present were: Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

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

MINUTES:

Approval of the minutes for the April 8, 2024 meeting minutes.

Gregg Knight made a motion to approve the April 8, 2024 meeting minutes. Luanne McCarley seconded the motion. All members voted aye.

Motion to approve the April 8, 2024 meeting minutes passes.

NEW BUSINESS & PUBLIC HEARINGS:

1. South Baldwin Literacy Council-Variance

The City of Foley Board of Adjustments and Appeals has received a request for a variance for Article 18.1.2, D rear yard setback in a B-1A zone. Property is located at 21441 US Hwy. 98. Applicant is South Baldwin Literacy Council.

Mr. David Lee the president of the South Baldwin Literacy Council explained the property is zoned commercially. He stated the South Baldwin Literacy Council works with students and adults. He stated they currently have 7 full time employees, 700 students and provide over 20,000 hours of teaching. He explained the South Baldwin Literacy Council is an asset to the community and works closely with the local school system to provide tutoring, after school programs and summer reading programs. He stated they are in need of more teaching space. He explained over the last few years they have added onto the existing building and built an additional building on the site. He stated due to needed parking in the front of the property the only available buildable area is in the rear of the property. He explained they would like to build a two story building to be used for teaching and need roughly a 10' rear yard variance. He explained there is currently a buffer of 25' tall bushes between the adjoining property and the rear property line.

Steve Bailey asked if the tree in the rear of the property would be removed. He stated they may want to consider removing the tree to prevent possible future damage to the structures on the property.

Mr. Lee stated they are hoping to preserve the tree. He explained preserving the tree will depend on not damaging the roots during constructions and if field lines will be needed for the septic system.

A representative stated the tree in the rear of the property is a non-producing pecan tree and the tree in the front of the property is an oak.

Luanne McCarley made a motion to approve the requested variance. Gregg Knight seconded the motion. Roll call vote: Gregg Knight, aye; Luanne McCarley, aye; Keith Jiskra, aye and Tyler Higginbotham, aye.

Motion to approve the requested variance passes.

ADJOURN

Chairman Jiskra stated he would like it on record that there are concerns and want to know what action and repercussions will be taken in regards to the expired approval for the food truck. He explained he has concerns on this violation affecting future requests for similar approvals.

Gregg Knight made a motion to adjourn at 5:43 p.m. Luanne McCarley seconded the motion. All members voted aye.

Motion to adjourn at 5:43 p.m. passes.