

**PLANNING COMMISSION
MEETING MINUTES AUGUST 20, 2025
(Council Chambers of City Hall)
Immediately following Work Session**

The City of Foley Planning Commission held a meeting on August 20, 2025 immediately following the work session in Council Chambers of City Hall located at 407 Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Vera Quaites, Ralph Hellmich, Calvin Hare, Phillip Hinesley and Bill Swanson. Absent members was Wes Abrams. Staff present was: Wayne Dyess, Director of Infrastructure and Development; Nelson Bauer, Infrastructure and Development Program Manager; Shawn Mitchell, Planning Manager; Taylor Davis, Deputy City Engineer; Reese Newton, Environmental Inspector; Miriam Boone, City Planner; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

Acting Chairman Calvin Hare called the meeting to order at 4:36 p.m.

MEETING MINUTES:

Approval of the July 16, 2025 work session and meeting minutes.

Commissioner Hinesley made a motion to approve the July 16, 2025 work session and meeting minutes. Commissioner Hellmich seconded the motion. All Commissioners voted aye.

Motion to approve the July 16, 2025 work session and meeting minutes passes.

AGENDA ITEMS:

1. Muscadine Place- 1 year Preliminary Extension

The City of Foley Planning Commission has received a request for a 1 year preliminary extension for Muscadine Place which consists of 38.24 +/- acres and 182 lots. Property is located N. of County Rd. 20 and E. of S. Hickory St. Applicant is Khaled Ghorab.

Mrs. Miriam Boone explained the request has been withdrawn per the applicant's request.

Planning Commission Action:

2. Orange Beach Water Authority Water Treatment Plant- Site Plan

The City of Foley Planning Commission has received a request for approval of the Orange Beach Water Authority Water Treatment Plant site plan. Property is located at 8484 Roscoe Rd. Applicant is Goodwyn, Mills, Cawood, LLC.

Mrs. Boone explained staff is recommending approval of the requested site plan.

Planning Commission Action:

Commissioner Hellmich 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.

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3. Tanger Outlet- Site Plan

The City of Foley Planning Commission has received a request for approval of the Tanger Outlet site plan. Property is located at 2601 S. McKenzie St. Applicant is Progressive Companies.

Mrs. Boone stated staff is recommending approval of the requested site plan.

Planning Commission Action:

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

Motion to approve the requested site plan passes.

4. Live Oak Village- PUD Modification

The City of Foley Planning Commission has received a request for the PUD modification for Live Oak Village. Property is located S. of Underwood Rd. and W. of Live Oak Blvd. Applicant is S.E. Civil, LLC.

Mrs. Boone stated staff is recommending approval of the request PUD modification.

Planning Commission Action:

Commissioner Hellmich made a motion to approve the PUD modification with the condition that left and right turn lanes be added on Underwood Rd. as long as Baldwin County is in agreement.

Commissioner Hinesley seconded the motion.

Commissioner Engel asked about the reason for the decrease in lots.

Ms. Chloe Kelley stated the area was originally proposed for town homes. She explained they hosted a community meeting and based on the communities request they have changed the town homes to single family residential lots.

Mr. Michael Wallbrown stated they are proposing changes to the existing entrance gate. He explained it will be moved further south approximately 24' to provide space for a turn lane and stacking.

All commissioners voted aye.

Motion to approve the PUD modification with the condition that left and right turn lanes be added on Underwood Rd. as long as Baldwin County is in agreement passes.

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5. East Fern Avenue Subdivision- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of East Fern Avenue Extension which consists of 22.81 +/- acres and 1 lots. Property is located S. of Pastoral Ln. and E. of the Foley Beach Express. Applicant is Jade Consulting, LLC.

Public Hearing:

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

Mrs. Boone stated staff is recommending approval of the requested preliminary.

Planning Commission Action:

Commissioner Hellmich made a motion to approve the requested preliminary. Commissioner Gebhart seconded the motion.

Commissioner Engel asked if there would be turn lanes added.

Mr. Jinright stated it will be designed according to the Foley Beach Express access plan. He explained ALDOT has been involved and is aware of the request.

All Commissioners voted aye.

Motion to approve the requested preliminary passes.

6. Cresswind Sandy Creek Phase 1- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Cresswind Sandy Creek Phase 1 which consists of 136.27 +/- acres and 185 lots. Property is located S. of Pastoral Ln. and E. of the Foley Beach Express. Applicant is Jade Consulting, LLC.

Public Hearing:

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

Mrs. Boone stated staff is recommending approval of the preliminary.

Planning Commission Action:

Commissioner Quaites made a motion to approve the requested preliminary. Commissioner Swanson seconded the motion.

Commissioner Hellmich stated each lot contains open space so that no two lots will back up to each other. He explained the development will be a retirement community. He stated the tradeoff for the smaller lots

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is the amount of open space. He explained the open space will include green space, pickle ball courts, trails and encourage social interaction.

Mr. Dyess explained the development will be gated. He stated they are donating a portion of property for a future fire station.

Commissioner Engel stated he likes the concept of the common areas. He explained they need to ensure the development does not have impacts on Sandy Creek.

Mr. Jinright stated the storm water design is pretty significant and the ponds will be built up front. He explained there will not be a transfer of ownership the developer will stay with the project from start to finish.

Commissioner Engel voted nay. All other Commissioners voted aye.

Motion to approve the requested preliminary passes.

7. Keystone Phase 2- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of Keystone Phase 2 which consists of 23.97 +/- acres and 87 lots. Property is located S. of US Hwy. 98 and W. of Venice Blvd. Applicant is Jade Consulting, LLC.

Public Hearing:

Vice Chairman Hare 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 Mixon seconded the motion. All Commissioners voted aye.

Motion to approve the requested preliminary passes.

8. Zoning Ordinance Amendments

Public Hearing:

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

Planning Commission Action:

Mrs. Boone explained the item has been withdrawn from the agenda.

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9. Subdivision Regulation Amendments:

Public Hearing:

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

Mr. Zan Blue resident of 3922 Bella Ln. requested a copy of the regulations.

Ms. Chloe Kelley stated they just received the copy of the regulations today. She asked that the public respectfully be given the time to review the revisions and provide comments.

Ms. Judy Smith with DR Horton also requested more time for review and feedback.

Mrs. Shawn Mitchell requested suggestions and comments be submitted in writing by September 10 in order to give staff adequate time to review.

Planning Commission Action:

Commissioner Hinesley made a motion to carry over the item to the September meeting. Commissioner Engel seconded the motion. All Commissioners voted aye.

Motion to carry over the item to the September meeting passes.

ADJOURN:

Vice Chairman Hare adjourned the meeting at 5:10 p.m.