

**CITY OF FOLEY
PLANNING COMMISSION
WORK SESSION
&
MEETING**

January 21, 2026

**City Hall
Council Chambers
At 4:00 p.m.**

**PLANNING COMMISSION
WORK SESSION AGENDA
JANUARY 21, 2026
(Council Chambers of City Hall) 4:00 P.M.**

The City of Foley Planning Commission will hold a work session on January 21, 2026 at 4:00 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

WORK SESSION:

- 1. Public Project- Iberville Square Turn Lane Project Conceptual**

**PLANNING COMMISSION
MEETING AGENDA January 21, 2026
(Council Chambers of City Hall)
Immediately Following Work Session**

The City of Foley Planning Commission will hold a meeting on January 21, 2026 immediately following the work session in the Council Chambers of City Hall located at 407 E. Laurel Avenue.

MEETING MINUTES:

Approval of the December 10, 2025 work session and meeting minutes.

AGENDA ITEMS:

1. Public Project- Iberville Square Turn Lane Project Conceptual

Planning Commission Action:

ADJOURN:

**PLANNING COMMISSION
WORK SESSION MINUTES DECEMBER 10, 2025
(Council Chambers of City Hall) 4:00 P.M.**

The City of Foley Planning Commission held a work session on December 10, 2025 at 4:00 p.m. in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Ralph Hellmich, Deborah Mixon, Larry Engel, Bill Swanson, Wes Abrams and Calvin Hare. Absent members were: Phillip Hinesley, Vera Quaites and Tommy Gebhart. Staff present were: Wayne Dyess, Director of Infrastructure and Development, Nelson Bauer, Infrastructure and Development Program Manager; Shawn Mitchell, Planning Manager; Jackie McGonigal, Environmental Manager; Taylor Davis, City Engineer; Miriam Boone, City Planner; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

WORK SESSION:

1. Replat Foley Beach Express West Industrial Park, Phase 2- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of the Replat Foley Beach Express West Industrial Park, Phase 2 which consists of 114 +/- acres and 2 lots. Property is located N. of Doc McDuffie and W of Foley Beach Express. Applicant is City of Foley- Taylor Davis.

Mr. Taylor Davis stated the request is to separate the infrastructure from the existing lot. He explained this plat will create a right of way which will include a roundabout.

2. Zoning Ordinance Amendments

Mrs. Shawn Mitchell explained staff would like to hold off on the amendments until the Comprehensive Plan is completed. She stated no action will be needed on this item.

3. Comprehensive Plan

Mrs. Mitchell asked if anyone had any questions regarding the proposed Comprehensive plan.

Mr. Abrams stated there was a typo on Page 137 referencing Interstate 69.

Mrs. Mitchell stated she would get the error corrected. She explained she would be sharing a presentation of the plan during the regular meeting.

Chairman Abrams adjourned the meeting at 4:05 p.m.

**PLANNING COMMISSION
MEETING MINUTES DECEMBER 10, 2025
(Council Chambers of City Hall)
Immediately Following Work Session**

The City of Foley Planning Commission held a meeting on December 10, 2025 immediately following the work session in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Ralph Hellmich, Deborah Mixon, Larry Engel, Calvin Hare, Wes Abrams and Bill Swanson. Absent members were: Tommy Gebhart, Vera Quaites and Phillip Hinesley. Staff present were: Wayne Dyess, Director of Infrastructure and Development; Nelson Bauer, Infrastructure and Development Program Manager; Shawn Mitchell, Planning Manager; Jackie McGonigal, Environmental Manager; Taylor Davis, City Engineer; Miriam Boone, City Planner; Eden Lapham, Planner1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

Chairman Abrams called the meeting to order at 4:06 p.m.

MEETING MINUTES:

Approval of the November 12, 2025 work session and meeting minutes.

Commissioner Engel made a motion to approve the November 12, 2025 work session and meeting minutes. Commissioner Swanson seconded the motion. All Commissioners voted aye.

Motion to approve the November 12, 2025 work session and meeting minutes passes.

AGENDA ITEMS:

1. Replat Foley Beach Express West Industrial Park, Phase 2- Preliminary

The City of Foley Planning Commission has received a request for preliminary approval of the Replat Foley Beach Express West Industrial Park, Phase 2 which consists of 114 +/- acres and 2 lots. Property is located N. of Doc McDuffie and W of Foley Beach Express. Applicant is City of Foley- Taylor Davis.

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

Commissioner Engel made a motion to approve the requested preliminary. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to approve the requested preliminary passes.

2. Zoning Ordinance Amendments

Public Hearing:

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

Planning Commission Action:

Staff would like to postpone the amendments until the Comprehensive Plan is completed. No action was taken on the item.

3. Comprehensive Plan

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. Shawn Mitchell presented the proposed Comprehensive Plan.

Commissioners and staff discussed the proposed plan.

Commissioner Hare made a motion to approve the Comprehensive Plan. Commissioner Swanson seconded the motion. All Commissioners voted aye.

Motion to approve the proposed Comprehensive Plan passes.

4. Approval of the 2026 By-Laws

Commissioner Hellmich made a motion to approve the 2026 by-laws. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to approve the 2026 by-laws passes.

5. Select 2026 Officers

Commissioner Hellmich made a motion nominate the the current Chairman Wes Abrams and Vice Chairman Calvin Hare as the 2026 officers. Commissioner Swanson seconded the motion. All Commissioners voted aye.

Motion to nominate the current Chairman Wes Abrams and Vice Chairman Calvin hare as the 2026 officers passes.

Chairman Abrams made a motion to adjourn the meeting at 5:00 p.m.

Motion to adjourn the meeting at 5:00 p.m. passes.



PLANNING COMMISSION JOINT STAFF REPORT JANUARY 2025

STAFF RECOMMENDATION: Approval

PROJECT NAME: Iberville Square Turn Lane Project Conceptual

REQUEST: Public Projects

SUBTYPE: Public Projects

OWNER / APPLICANT: City of Foley Engineering Department - Daisha Barnes

ACREAGE:

NUMBER OF LOTS:

PIN#(s):

LOCATION:

South Juniper Street between Lawson Avenue & Beignet Drive

PROJECT DESCRIPTION:

Iberville Square Turn Lane Project Conceptual

CURRENT CITY ZONING:

ROW

OVERLAY DISTRICT:

N/A

REQUESTED ZONING:

N/A

ADJACENT ZONING:

R-2 & GPH-1

COUNTY ZONING:

N/A

COUNTY LOT SIZE:

N/A

FUTURE LAND USE:

RM, Residential Med. Density (4-7)

EXISTING LAND USE:

S Juniper St



PC JOINT STAFF REPORT

Permit #: PPJ25-000005

Reviewer: Engineering Team, 2519524021, tdavis@cityoffoley.org, Engineering**Review Status:** Approved

1. This is a capital improvement project in the FY 26 approved capital budget. The professional services contract to begin the survey and design portion of the project was approved at the 12/1/25 City Council meeting

Reviewer: Jackie McGonigal, 251-923-4267, jmcgonigal@cityoffoley.org, Environmental**Review Status:** Approved**Reviewer:** Chad Brewer, 251-943-1266, cbrewer@cityoffoley.org, Fire Department**Review Status:** Approved**Reviewer:** Jonathan Cottis, 251-952-4011, jcottis@cityoffoley.org, Building Department**Review Status:** Approved**Reviewer:** Miriam Boone, 251-952-4011, mboone@cityoffoley.org, Planning and Zoning**Review Status:** Approved

SCOPE AND PURPOSE: The scope and purpose of this analysis was to conduct a review of the plans and specifications submitted for compliance with applicable codes, regulations and ordinances for the City of Foley. Though every attempt is made to produce a thorough and complete review of the information and plans submitted, no representation is made that every aspect of the construction process has been covered. This document in no way relieves any party from being in full compliance with the legally adopted codes, standards, ordinances and regulations of the City of Foley, Alabama.

APPROVAL STATUSES EXPLANATION:**Approved**

Indicates that the application or request fully complies with the City of Foley's ordinances, regulations, and adopted plans. No further modifications are required. The applicant may proceed to the next step in the development or permitting process.

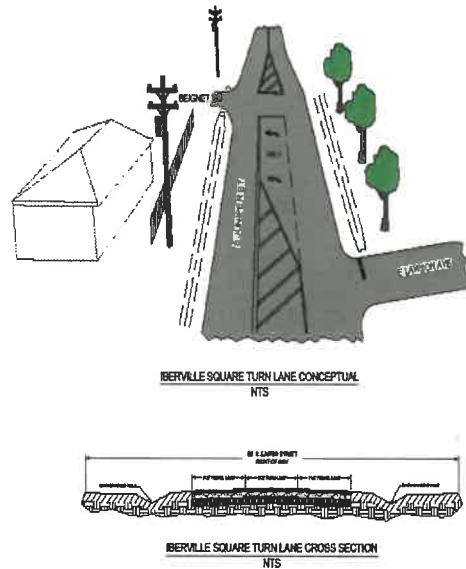
Approved with Comments

Indicates that the application is generally compliant and may move forward; however, staff have noted additional conditions, recommendations, or clarifications that the applicant must address. These comments do not prevent approval but are intended to guide the preparation of the final plan, permitting, or construction. Compliance with comments may be verified administratively before final approvals are issued.

Not Approved

Indicates that the application does not comply with applicable ordinances, regulations, or adopted plans, or that significant revisions are needed. The applicant must revise and resubmit for further review. The request cannot move forward in its current form.

IBERVILLE SQUARE LEFT TURN LANE PROJECT



- ❖ PROJECT LOCATION: SOUTH JUNIPER STREET BETWEEN LAWSON AVENUE AND BEIGNET DRIVE
- ❖ DESCRIPTION OF WORK: CONSTRUCTION LEFT TURN LANE INTO BEIGNET DRIVE ALONG SOUTH JUNIPER STREET
- ❖ PROJECT COST: ESTIMATED CONSTRUCTION COST BRACKET: \$175K - \$225K