

**PLANNING COMMISSION  
MEETING MINUTES SEPTEMBER 17, 2025  
(Council Chambers of City Hall)  
Immediately Following Work Session**

The City of Foley Planning Commission held a meeting on September 17, 2025 immediately following work session in the Council Chambers of City Hall located at 407 East Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Vera Quaites, Wes Abrams, Phillip Hinesley, Bill Swanson and Tommy Gebhart. Absent members were: Ralph Hellmich and Calvin Hare. Staff present were: Wayne Dyess, Director of Infrastructure and Development; Nelson Bauer, Infrastructure and Development Program Manager; Shawn Mitchell, Planning Manager; Leslie Gahagan, Sustainability and Natural Resources Director; Taylor Davis, Deputy City Engineer; Miriam Boone, Planning Director; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

Chairman Wes Abrams called the meeting to order at 4:45 p.m.

**MEETING MINUTES:**

Approval of the August 20, 2025 work session and meeting minutes.

Commissioner Gebhart made a motion to approve the August 20, 2025 work session and meeting minutes. Commissioner Swanson seconded the motion.

Commissioner Hinesley stated the minutes need to reflect that he was in attendance at the meetings.

All Commissioners voted aye.

**Motion to approve the August 20, 2025 work session and meeting minutes passes.**

**AGENDA ITEMS:**

**1. Ephraim Self Storage- Site Plan**

The City of Foley Planning Commission has received a request for approval of the Ephraim Self Storage site plan. Property is located at 11100 Foley Beach Express. Applicant is TTL.

**Planning Commission Action:**

Mrs. Miriam Boone stated staff is recommending approval with the conditions listed in the staff report with the exception of comment #1 which the Fire Department stated has been satisfied.

Commissioner Gebhart made a motion to approve the requested site plan with the condition that staff comments are met. Commissioner Engel seconded the motion.

Commissioner Hinesley asked if there are façade requirements for the site.

Mrs. Boone answered yes.

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All Commissioners voted aye.

**Motion to approve the requested site plan with the condition that staff comments are met.**

**2. Resubdivision of Lot 7 Foley Crossroads Subdivision- Minor**

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lot 7 Foley Crossroads Subdivision a minor subdivision which consists of 4 +/- acres and 2 lots. Property is located W. of the Foley Beach Express and S. of Progress Way. Applicant is Engineering Design Group.

**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. Boone stated the staff report recommended approval but since that time a revised plan was submitted before the meeting.

Mr. Michael Johnson with the Engineering Design Group requested to carry over the item to the October meeting.

**3. \*Resubdivision of Lot 3 Palmetto Place- Minor**

The City of Foley Planning Commission has received a request for approval of the Resubdivision of Lot 3 Palmetto Place a minor subdivision which consists of 4.03 +/- acres and 4 lots. Property is located N. of US Hwy. 98 and W. of Cash Ct. and is located in the City of Foley Planning Jurisdiction. Applicant is Donald Manning.

**Public Hearing:**

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

Mrs. Boone stated staff is recommending approval with conditions regarding road maintenance and lot detention.

**Planning Commission Action:**

Commissioner Gebhart made a motion with the conditions that staff comments are met.

Commissioner Quaites seconded the motion.

Commissioner Engel asked about the future plans for the property.

Mrs. Boone stated the use would be commercial and the property is located in unzoned Baldwin

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County.

All Commissioners voted aye.

**Motion to approve the requested site plan with the condition that staff comments are met passes.**

**4. The Grove Foley Apartments- Site Plan**

The City of Foley Planning Commission has received a request for approval of The Grove Foley Apartments site plan. Property is located E. of Bender Rd. and S. of Springsteen Ln. Applicant is Jade Consulting, LLC.

Mrs. Boone stated staff is recommending approval with the following conditions: applicant will include additional landscaping internal to the site to provide an enhanced landscape buffer along this section to offset the loss of on street improvements, applicant acknowledges lighting, street trees and pedestrian connectivity is required along the access road to the Foley Beach Express and also acknowledges the berm must accommodate storm water runoff from the west.

**Planning Commission Action:**

Commissioner Quaites made a motion to approve the requested site plan with the conditions that staff comments are met.

Commissioner Mixon seconded the motion.

Commissioner Engel asked if the use and proposed plan will fit in with the new Comprehensive Plan.

Mr. Dyess stated the site has direct access to an arterial road. He explained this area will likely be a village node area in the new Comprehensive Plan. He stated as the area along the Foley Beach Express develops it will fit in with future uses.

Commissioner Engel voted nay. All other Commissioners voted aye.

**Motion to approve the requested site plan with the conditions that staff comments are met passes.**

**5. South Juniper Townhomes- Preliminary**

The City of Foley Planning Commission has received a request for preliminary approval of the South Juniper Townhomes which consists of 28.96 +/- acres and 192 lots. Property is located E. of S. McKenzie St. and S. of County Rd. 20. Applicant is S.E. Civil, LLC.

**Public Hearing:**

Mr. Jim Bratton resident of 353 Collinwood Loop stated he noticed the property is now listed for

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sale. He asked if they are still planning to remove the existing pine trees and if so the time frame for removal.

Mr. Greg Brown resident of 149 Meadow Run Loop stated he is interested in where the retention will drain for run off. He asked about the reasoning for the moratorium and if the request is meeting the proposed Subdivision Regulations. He stated he has concerns with the vision from the buildings into his back yard. He asked if the buildings will be three stories and if there would be a walking trail around the perimeter.

Mr. Aaron Collins with S. E. Civil stated they are developing the south half of the area which is part of an approved PUD. He explained the PUD does include two and three story buildings with the three story buildings being located along Juniper Street.

Mr. Wayne Dyess stated at the time of the PUD approval the applicant provided site projections to mitigate vision concerns. He explained the three story buildings are closer to Juniper Street. He stated they are providing a landscaped berm and pond for the portion abutting the existing residential homes.

Ms. Lynda French resident of 436 Collinwood Loop asked if the pine trees would be removed and if the detention pond and fence would be added to the area abutting Collinwood.

Mr. Eric Johansen stated nothing has changed from the original plan and approval. He explained they are in the process of finalizing the contract with the developer. He stated they do not intend to save any of the pine trees for berm purposes. He explained there will be traffic improvements coming to Juniper Street. He stated the new Subdivision Regulations were taken into account with this plan. He explained they will be reducing the existing drainage coming down the ditch.

Mrs. Boone stated staff is recommending approval with the two conditions from the staff report regarding turn lanes and building pad elevations.

**Planning Commission Action:**

Commissioner Gebhart made a motion to approve the requested preliminary with the conditions from the staff report.

Commissioner Swanson seconded the motion.

Commissioner Hinesley asked if the maximum height allowed in a PUD is two stories.

Staff stated the maximum height allowed in a PUD is three stories.

Commissioner Engel asked about the location the berm stopping on the east side. He stated it would be great to see the established trees be saved.

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Commissioner Engel and Commissioner Hinesley voted nay. All other Commissioners voted aye.

**Motion to approve the requested preliminary with the conditions from the staff report passes.**

**6. Zoning Ordinance Amendments**

**Public Hearing:**

Staff explained the proposed amendments

Mr. Zan Blug resident of 3922 Bella Ln. asked about infrastructure, schools and diversifying in terms of the value of the economy.

Mr. Dyess stated the city is working on creating connectivity. He explained schools and education are very important and are managed by the Baldwin County Board of Education.

Commissioner Quaites stated the city donates money to the Baldwin County Board of education each year.

Mr. Dyess stated diversity is important. He explained the city is working on place types which will encourage a variety of housing types.

Commissioner Engel stated he has concerns about housing diversity. He explained all the developments do not have to be PUD's with small lots.

Mr. Dyess explained we cannot stop growth but we can enhance the quality of growth.

**Planning Commission Action:**

Commissioner Quaites made a motion to recommend the requested Zoning Ordinance Amendments to the Mayor and Council. Commissioner Gebhart seconded the motion.

All Commissioners voted aye.

**Motion to recommend the requested Zoning Ordinance Amendments to the Mayor and Council passes.**

**7. Subdivision Regulation Amendments**

**Public Hearing:**

Mr. Blug stated he had read the regulations and think they are great.

Ms. Chloe Kelly commented about the percentage of open space requirements and fencing of

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storm water areas. She asked when the place type map will be available.

Mrs. Shawn Mitchell stated staff is currently working on the place type map. She explained until the map is completed there is a two page temporary table within the Subdivision Regulations that can be used as a reference.

Mr. Taylor Henseler commented about the length of time approvals are valid. He expressed concerns about affordability and suggested the potential of allowing wet ponds to count as open space. He stated the alley designs tend to increase cost.

Ms. Judy Smith stated an email was submitted with her concerns in regard to street trees and alleys. She stated these items will rise costs and Home Owner Association budgets.

Mr. Jay Boyd explained the higher the cost to develop the home affects the aesthetics and could increase more cookie cutter style homes.

Staff answered comments regarding questions and concerns.

Mr. Dyess stated value doesn't happen on its own and begins with a plan. He stated this will be done through regulation.

Mr. Blug stated we need the homes in the area to increase to give more of a balance and diversity. He stated the developers want to drive there costs down to the lowest level.

**Planning Commission Action:**

Chairman Abrams asked about the fencing of the ponds which could be used as an amenity if they are not fenced.

Mrs. Mitchell stated the fencing requirement in Section 5,G,7 can be removed and revisited at a later date if needed.

Commissioner Hinesley made a motion to approve the proposed subdivision regulations with the omission of the fencing requirement in Section 5, G, 7.

Commissioner Gebhart seconded the motion.

All Commissioners voted aye.

**Motion to approve the proposed subdivision regulations with the omission of the fencing requirement in Section 5, G, 7 passes.**

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**ADJOURN:**

Chairman Abrams adjourned the meeting at 6:11 p.m.