

**PLANNING COMMISSION
MEETING MINUTES MARCH 18, 2026
(Council Chambers of City Hall)
Immediately Following Work Session**

The City of Foley Planning Commission will held a meeting on March 18, 2026 i mmediately following the work session in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Vera Quaites, Wes Abrams, Calvin Hare, Phillip Hinesley and Bill Swanson. Absent members were: Tommy Gebhart, Ralph Hellmich and Larry Engel. Staff present were: Shawn Mitchell, Planning Manager; Nelson Bauer, Infrastructure and Development Manager; Wayne Dyess, Director of Infrastructure and Development; Taylor Davis, City Engineer; Raven Roberts, Deputy City Engineer; Jackie McGonigal, Environmental Manager; Miriam Boone, City Planner; Eden Lapham, Planner 1; Amanda Cole, Planning and Zoning Assistant and Melissa Ringler, Recording Secretary.

Chairman Wes Abrams called the meeting to order at 4:18 p.m.

MEETING MINUTES:

Approval of the February 18, 2026 work session and meeting minutes.

Commissioner Hare made a motion to approve the February 18, 2026 work session and meeting minutes. Commissioner Swanson seconded the motion. All members voted aye.

Motion to approve the February 18, 2026 work session and meeting minute's passes.

AGENDA ITEMS:

1. Hidden Meadows- 1 Year Preliminary Extension

The City of Foley Planning Commission has received a request for approval of a 1 year preliminary extension for Hidden Meadows. Property is located S. of County Rd. 20 and W. of the Foley Beach Express. Applicant is Lieb Engineering Company.

Planning Commission Action:

Mrs. Miriam Boone stated staff is recommending denial due to lack of progress since the preliminary approval in 2024.

Commissioner Hinesley made a motion to deny the requested preliminary extension. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to deny the requested preliminary extension passes.

2. Rivi Apartments- Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 9.35+/- acres. Property is currently zoned B-1A (Extended Business District) Proposed zoning is R-3 (Residential Multi-Family). Property is located at 458 E. Riviera Blvd. Applicant is Thompson Engineering.

Public Hearing:

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

Mr. Mark Taupeka stated he is representing the applicant. He explained the site was conforming when it was built. He stated due to regulation changes the site is considered legal non-conforming. He explained

**PLANNING COMMISSION
MEETING MINUTES MARCH 18, 2026
(Council Chambers of City Hall)
Immediately Following Work Session**

the legal non-conforming status causes issues with the mortgage and insurance companies. He stated a variance has been approved with the condition that we apply to have the property rezoned within 30 days from the date the variance was approved. He explained they will comply with the current R-3 signage requirements.

Mrs. Boone stated the existing signage must be brought to current code.

Planning Commission Action:

Commissioner Hinesley made a motion to recommend the requested rezoning which shall not include the current non-conforming signage. Commissioner Swanson seconded the motion. All Commissioners voted aye.

Motion to recommend the requested rezoning which shall not include the current non-conforming signage passes.

3. Jarvis & Deborah Sester- Rezoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 3+/- acres. Property is currently zoned R-2 (Residential Single Family and Duplex). Proposed zoning is PO (Preferred Office District). Property is located at 1510 S. Juniper St. Applicant is Burkco, LLC.

Public Hearing:

Mr. Wesley Cowan resident of 1410 S. Juniper St. stated he lives north of the property. He explained he is present to hear more about the proposed use of the property.

A representative from Gulf Coast Therapy stated she has been operating in the City of Foley for 12 years and is wanting to open an office in the existing building. She explained there would be no operating of the business on holidays or weekends. She stated they provide one on one therapy and they will have approximately two therapists. She explained it will be a very low key professional office. She stated they are working on making the rear of the building the main entrance. She explained she would be willing to discuss with the neighbor possibly adding fencing.

Mr. Cowan stated he has no opposition regarding the requested rezoning.

Mrs. Boone explained staff is recommending approval. She stated the staff report noted prior to any development of the property a wetland delineation would be required.

Planning Commission Action:

Commissioner Hare made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Hinesley seconded the motion. All Commissioners voted aye.

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

4. The Waters at OWA- Minor

The City of Foley Planning Commission has received a request for approval of the Waters at OWA a minor subdivision which consists of 150 +/- acres and 2 lots. Property is located N. of OWA Blvd. and W. of Foley Beach Express. Applicant is Stoa Group.

