

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

The City of Foley Planning Commission held a meeting on February 18, 2026 immediately following the work session in the Council Chambers of City Hall located at 407 E. Laurel Avenue. Members present were: Deborah Mixon, Larry Engel, Ralph Hellmich, Wes Abrams, Bill Swanson and Tommy Gebhart. Absent members were: Vera Quaites, Calvin Hare and Phillip Hinesley. Staff present were: Shawn Mitchell, Planning Manager; 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 4:12 p.m.

MEETING MINUTES:

Approval of the January 21, 2026 work session and meeting minutes.

Commissioner Engel made a motion to approve the January 21, 2026 work session and meeting minutes. Commissioner Gebhart seconded the motion. All members voted aye.

Motion to approve the January 21, 2026 work session and meeting minute's passes.

AGENDA ITEMS:

1. Roberts Cove- 1 Year Preliminary Extension

The City of Foley Planning Commission has received a request for approval of a 1 year preliminary extension for Roberts Cove. Property is located S. of County Rd. 12 S. and E. of the Foley Beach Express. Applicant is Engineering Design Group.

Planning Commission Action:

Commissioner Hellmich made a motion to approve the requested 1 year preliminary extension. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to approve the requested 1 year extension passes.

2. Re-Subdivision of Foley Professional Park- Minor

The City of Foley Planning Commission has received a request for approval of the Re-subdivision of Foley Professional Park a minor subdivision which consists of 9.14 +/- acres and 3 lots. Property is located S. of E. Peachtree Ave. and E. of N. McKenzie St. Applicant is Lieb Engineering Company.

Public Hearing:

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

Planning Commission Action:

Mrs. Boone stated staff is recommending a conditional approval. Staff report conditions state the applicant will need to connect a minimal distance of street to the existing end of Professional

PLANNING COMMISSION
MEETING MINUTES February 18, 2026
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Park Drive. Landscape plan needed: 10 trees/acre disturbed is the minimum requirement. Preserved trees on site can count to offset this requirement, applicant has stated no existing trees will be removed, and a site specific landscape plan will be submitted as lots enter into the development stage of the project. The shared storm water pond facility needs to have a written maintenance agreement in place among all of the property owners, or one owner needs to retain ownership and hold responsibility for the continued maintenance and functionality. Applicant states an agreement is being drafted and will be submitted with the final plat.

Commissioner Gebhart made a motion to approve the requested minor subdivision with the conditions that all staff comments are addressed. Commissioner Swanson seconded the motion. All members voted aye.

Motion to approve the requested minor subdivision with the conditions that all staff comments are addressed passes.

3. Foley Urology Associates- Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for Foley Urology Associates. Property is located S. of E. Peachtree Ave. and E. of N. McKenzie St. Applicant is Lieb Engineering Company.

Planning Commission Action:

Mrs. Boone stated staff is recommending a conditional approval. Staff report conditions state the approval is contingent upon the applicant providing landscaping along the right of way of Professional Park Drive, which is a city street. The landscape plan for Professional Park Drive will need to include appropriate landscaping given the existence of underground utilities, meeting the intent of the street tree section of the Subdivision Regulations. This plan will be required to be submitted along with the Land Development Permit application for the initial lot of development. There is one storm water facility for multiple lots/businesses. Ownership should be retained by commercial covenants or a single owner. This should be submitted prior to terminating the LDP. Landscape plan will be required, with ten (10) trees per disturbed acre required to be planted. These tree requirements can be offset by preserving trees on-site. Fire flow requirements for buildings or portions of buildings shall be determined by an approved method (507.3 & Appendix B). An automatic sprinkler system may be required based on the occupancy classification of the building. If a system is installed, the fire department connection must be installed in an approved remote location away from the building.

Commissioner Hellmich made a motion to approve the requested site plan with the conditions that all staff comments are addressed. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

Motion to approve the requested site plan with the condition that all staff comments are addressed passes.

**PLANNING COMMISSION
MEETING MINUTES February 18, 2026
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Immediately Following Work Session**

4. Foley Cardiology- Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for Foley Cardiology. Property is located S. of E. Peachtree Ave. and E. of N. McKenzie St. Applicant is Lieb Engineering Company.

Planning Commission Action:

Mrs. Boone stated staff is recommending a conditional approval. Staff report conditions state the approval is contingent upon the landscape island immediately southwest of the dumpster pad location needing to be reduced in size to better accommodate sanitation vehicle turning movements. There is one storm water facility for multiple lots/businesses. Ownership should be retained by a commercial covenants or a single owner. This should be submitted prior to terminating the LDP. Landscape plan will be required, with ten (10) trees per disturbed acre required to be planted. These tree requirements can be offset by preserving trees on-site. An automatic sprinkler system may be required based on the occupancy classification of the building. If a system is installed, the fire department connection must be installed in an approved remote location away from the building. Fire flow requirements for buildings or portions of buildings shall be determined by an approved method (507.3 & Appendix B)

Commissioner Engel made a motion to approve the requested site plan with the condition that all staff comments are addressed. Commissioner Gebhart seconded the motion. All Commissioners voted aye.

Motion to approve the requested site plan with the conditions that all staff comments are addressed passes.

5. Circle K- Site Plan

The City of Foley Planning Commission has received a request for approval of the site plan for Circle K. Property is located at the SE corner of the Foley Beach Express and Progress Way. Applicant is MDM Services, Inc.

Planning Commission Action:

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

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

Motion to approve the requested site plan passes.

6. Live Oak Village- PUD Modification

The City of Foley Planning Commission has received a request for approval of the Live Oak Village PUD modification. Property is located S. of Underwood Rd. and W. of N. Cedar St. Applicant is S. E. Civil Engineering and Surveying.

**PLANNING COMMISSION
MEETING MINUTES February 18, 2026
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Planning Commission Action:

Chairman Abrams stated the item has been withdrawn per the applicant's request.

7. Zoning Ordinance Amendments

Public Hearing:

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

Planning Commission Action:

Commissioner Engel made a motion to recommend the Zoning Ordinance amendments to the Mayor and Council. Commissioner Mixon seconded the motion. All Commissioners voted aye.

Motion to recommend the Zoning Ordinance amendments to the Mayor and Council passes.

ADJOURN:

Chairman Abrams adjourned the meeting at 4:18 p.m.

Meeting adjourned at 4:18 p.m.

Planning Commission Chairman

Date

Recording Secretary

Date