



COMMUNITY DEVELOPMENT DEPARTMENT

200 NORTH ALSTON STREET

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

FAX (251) 971 -3442

November 21, 2016

Mayor and City Council
City of Foley
407 East Laurel Avenue
Foley, Alabama 36535

RE: Request for Rezoning

Dear Mayor Koniar and City Council Members,

The City of Foley Planning Commission held a regular meeting on November 16, 2016 and the following action was taken:

Allen and Wilma Burdine- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 1.5+/- acres. Property is currently zoned R-1A (Residential Single Family), proposed zoning is PO (Preferred Office District). Property is located at 216 W. Camellia Ave. Applicant is Allen and Wilma Burdine.

Action Taken:

Commissioner Hellmich made a motion to recommend the requested rezoning to Mayor and Council. Commissioner Rouzie seconded the motion.

All Commissioners voted aye.

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

Please let me know if you have any questions or concerns.

Respectfully,

Melissa Ringler
Planning & Zoning Coordinator
mringler@cityoffoley.org

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Vickey Southern

COUNCIL MEMBERS: J. Wavne Trawick: Vera Quaites: Ralph G. Hellmich: Cecil R. Blackwell: Charles Ebert III



**CITY OF FOLEY, ALABAMA
APPLICATION FOR
PRE-ZONING OF PROPERTY**

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):
SEE ATTACHED ^{Pin} # 51821, 216 W. Camellia Ave.
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
SEE ATTACHED
3. APPROXIMATE SIZE OF PROPERTY:
1.5
4. PRESENT ZONING OF PROPERTY:
R1A
5. REQUESTED ZONING:
P0
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
SINGLE FAMILY HOME
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
OFFICE MEDICAL

I CERTIFY THAT I AM THE PROERTY OWNER AND ATTEST THAT ALL FACTS AND INFORMATION SUBMITTED ARE TRUE AND CORRECT.

DATE: 10-24-16

ALLEN & WILMA J. BURDINE
PROPERTY OWNER/APPLICANT
216 W. CAMELLIA AVE
PROPERTY OWNER ADDRESS
251 943-6001
PHONE NUMBER

EMAIL ADDRESS

Teddy J. Faust, Jr.
Revenue Commissioner
Baldwin County

P.O. Box 1549
Bay Minette, AL 36507
251-937-0245

PPIN: 051821

Tax Year: 2015
Receipt No. 2790725

Date Paid: 10/ 5/2015

Type Payment: CHECK

Paid By: BURDINE, WILMA JEAN
MWATTERS

5204

9:13 442 LRMCOLBN

Name: BURDINE, ALLEN E ETUX BURDINE, WILMA J
Address: 216 CAMELLIA AVE W
FOLEY AL 36535

Description: 54-04-20-1-000-018.000
212' X 306' KUHNS PARK ADDITIO
N SUBD SEC 20 LOT 33,34
PB3 PAGE 11 SURVIORSHIP

Assessed Value

Real: 23720

Personal:

Penalty:

Total: 23720

Exemption: H2

Taxes Paid

State:

County:

School:

Municipal:

Hospital:

Timber Tax:

Total Special:

Sub. Total Paid:

Total Tax Due:

177.84

224.64

118.60

521.08

521.08

Interest:

Collector Fee:

Probate Fee:

Advertising:

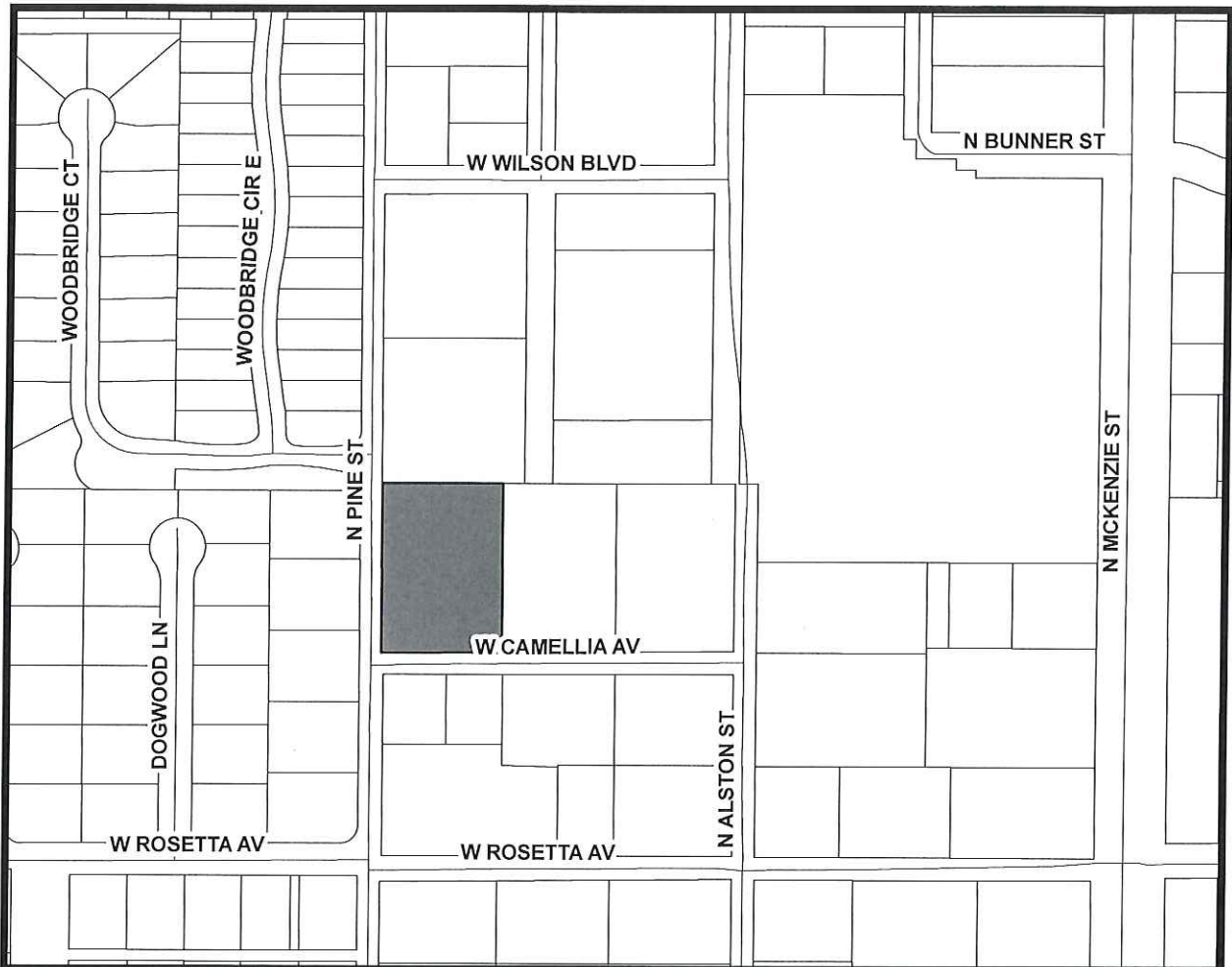
Other Fee:

Taxpayer Copy

TOTAL PAID: 521.08



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the re-zoning of 1.5 +/- acres. Property is currently zoned R-1A (Residential Single Family) proposed zoning is PO (Preferred Office District). Property is located at 216 W. Camellia Ave. Applicant is Allen and Wilma Burdine.

Anyone interested in the re-zoning request may be heard at a public hearing scheduled for November 16, 2016 in City Hall Council Chambers located at 407 E. Laurel Ave., at 5:30 p.m. or may respond in writing to 200 N. Alston St., Foley, AL 36535.

Roderick Burkle
Planning Commission Chairman

RECEIVED
OCT 24 2016
BY: *Acote*

STATE OF ALABAMA
BALDWIN COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that VINCENT S. DI BENEDETTO and MATTIE DI BENEDETTO, husband and wife, hereinafter called the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable considerations to said Grantors in hand paid by ALLEN E. BURDINE and WILMA JEAN BURDINE, husband and wife, hereinafter called the Grantees, receipt of which is hereby acknowledged, do hereby (subject to the matters hereinafter set out) GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, as tenants in common with equal interests during the period of their concurrent lives, and, upon the death of either of them, the remainder to the survivor of said Grantees, in fee simple, forever, all that certain real property in Baldwin County, Alabama, described as follows, to-wit:

Lots 33 and 34, Kuhn's Park Addition to the Town of Foley, according to the plat thereof recorded in the Office of the Judge of Probate of Baldwin County, Alabama, in Map Book 3 at page 11 and re-recorded in Map Book 5 at page 135.

SUBJECT TO:

1. Title to minerals within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto as recorded in Real Property Book 99 at page 1472.
2. Restrictions appearing of record in Deed Book 422 at page 264.
3. Easement for public streets or right of way, 10 feet in width along the South boundary of Lot 34 and 10 feet in width along the West boundary of Lot 33 and 34.
4. Restrictions, easements, or setback lines that may be shown on recorded plat of said subdivision.

Together with all and singular the rights, members, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantees, as tenants in common with equal interests during the period of their concurrent lives, and, upon the death of either of them, the remainder to the survivor of said Grantees, in fee simple, FOREVER.

And, except as hereinabove set out, the Grantors, for Grantors and Grantors' heirs and personal representatives, hereby covenant to and with said Grantees and Grantees' heirs and assigns, that the Grantors are seized of an indefeasible estate in fee simple in and to said property; that Grantors are in peaceful possession thereof and have a perfect right to sell and convey the same; that the same is free from all encumbrances and that Grantors will forever warrant and defend the title to and possession of said property unto the said Grantees and Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

44 IN WITNESS WHEREOF, the Grantors have set their hands and seals on this day of October, 1991.

Vincent S. Di Benedetto
VINCENT S. DI BENEDETTO

Mattie Di Benedetto
MATTIE DI BENEDETTO

STATE OF ALABAMA
BALDWIN COUNTY

I, the undersigned notary public in and for said county and state, hereby certify that VINCENT S. DI BENEDETTO and MATTIE DI BENEDETTO, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 4th day of
October, 1991.

Shirley Marie Bowen
NOTARY PUBLIC
My Commission Expires: 2-26-95

(Seal)

This instrument prepared by:
L. P. SUTLEY
MURCHISON & SUTLEY
Attorneys at Law
Post Office Drawer 1320
Foley, AL 36536

Grantors' Address: 214 W. Camellia Ave. Foley, AL 36535
Grantees' Address: 216 W. Camellia Ave. Foley, AL 36535