

NOTICE TO THE PUBLIC

The Foley City Council will hold a Public Hearing at 5:30 p.m. Monday, November 4, 2013 in Council Chambers to consider passage of an ordinance and to consider Planning Commission's recommendation for initial zoning of B-1A (Extended Business District) for 77+/- acres and R3 (Residential Multi-Family) for 313+/- acres located south and west of Foley Beach Express.

All persons wishing to be heard may speak in person at the Public Hearing, or may respond in writing to the City of Foley, P.O. Box 1750, Foley Alabama 36536 before November 4, 2013, in order to be considered.

ORDINANCE NO.

ORDINANCE APPROVING THE INITIAL ZONING OF B-1A AND R3 FOR THE SPRINGDALES STORES PROPERTY

WHEREAS, the City of Foley, Alabama, adopted Ordinance No. 387-87 on June 15, 1987, ordaining a Zoning Ordinance and Zoning Map for the City of Foley which has subsequently been amended, and

WHEREAS, the City of Foley's Comprehensive Land Use Plan establishes that all property within the City be zoned, has received a request that specific property within the City be zoned, and the City Council of the City of Foley deems it necessary, for the purpose of promoting the health, safety, morals and general welfare of the City to amend said Ordinance, and

WHEREAS, all requirements to the laws of the State of Alabama, with regard to the preparation of the report of the Foley Planning Commission and subsequent action of the City Council have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FOLEY, ALABAMA, while in regular session, as follows:

Section 1. That the official Zoning Map of the City of Foley, Alabama be amended to reflect the initial zoning of said property description as follows:

Tract 1: Zoning R3 (Residential Multi-Family)
Tax Parcel ID# 05-54-05-22-0-000-001.000

The Northeast Quarter of Section 22, Township 7 South, Range 4 East, Baldwin County, Alabama, consisting of approximately 159.5 acres and including any existing rights-of-way.

Tract 2: Zoning R3 (Residential Multi-Family)
Tax Parcel ID# 05-54-05-22-0-000-001.001

The North Half of the Southeast Quarter of Section 22, Township 7 South, Range 4 East, Baldwin County, Alabama, consisting of approximately 80 acres and including any existing rights-of-way.

Tract 3: Zoning B-1A (Extended Business District)

Tax Parcel ID# 05-54-02-09-0-000-018.001 (North Portion of Tract 3)

Commence at the Southeast corner of Section 9, Township 7 South, Range 4 East, Baldwin County, Alabama, thence run North approximately 1,230 feet to a point on the Eastern boundary of said Section 9, which is also the Point of Beginning; thence continue North approximately 1,300 feet to a point on said Eastern boundary of Section 9; thence run West approximately 2,655 feet to a point on the Eastern boundary of the West Half of said Section 9; thence run South approximately 1,300 feet to a point on said Eastern boundary of the West Half of Section 9; thence run East approximately 2,655 feet to the Point of Beginning, said tract of land containing approximately 79 acres and consisting of all existing Right-of-Ways, and intending to describe a portion of Parcel ID 05-54-02-09-0-000-018.001.

Zoning R3 (Residential Multi-Family)
(South Portion of Tract 3)

Commence at the Southeast corner of Section 9, Township 7 South, Range 4 East, Baldwin County, Alabama, which is also the Point of Beginning; thence run North approximately 1,230 feet to a point on the Eastern boundary of said Section 9; thence run West approximately 2,655 feet to a point on the Eastern boundary of the West Half of said Section 9; thence run South approximately 1,230 feet to a point which is the Southeast corner of the West Half of said Section 9; thence run East approximately 2,655 feet to the Point of Beginning, said tract of land containing approximately 75 acres and consisting of all existing Right-of-Ways, and intending to describe Parcel ID 05-54-02-09-0-000-032.000, Parcel ID 05-54-02-09-0-000-032.001, Parcel ID 05-54-02-09-0-000-032.002, and a portion of Parcel ID 05-54-02-09-0-000-018.001.

Tract 4: Zoning R3 (Residential Multi-Family)

Tax Parcel ID# 05-54-02-09-0-000-032.000

Commence at the Southeast corner of Section 9, Township 7 South, Range 4 East, Baldwin County, Alabama, which is also the Point of Beginning; thence run North approximately 2,550 feet to a point on the Eastern boundary of said Section 9; thence run South 88° 50' 38" West approximately 2,655 feet to a point on the Eastern boundary of the West Half of said Section 9; thence run South approximately 2,500 feet to a point which is the Southeast corner of the West Half of said Section 9; thence run east approximately 2,654 feet to the Point of Beginning, said tract of land containing approximately 154 acres and including all existing rights-of-way.

Tract 5: Zoning R3 (Residential Multi-Family)

Tax Parcel ID# 05-54-02-09-0-000-032.001

Commence at the Southeast corner of Section 9, Township 7 South, Range 4 East, Baldwin County, Alabama, which is also the Point of Beginning; thence run North

approximately 1,230 feet to a point on the Eastern boundary of said Section 9; thence run West approximately 2,655 feet to a point on the Eastern boundary of the West Half of said Section 9; thence run South approximately 1,230 feet to a point which is the Southeast corner of the West Half of said Section 9; thence run East approximately 2,655 feet to the Point of Beginning, said tract of land containing approximately 75 acres and consisting of all existing Right-of-Ways, and intending to describe Parcel ID 05-54-02-09-0-000-032.000, Parcel ID 05-54-02-09-0-000-032.001, Parcel ID 05-54-02-09-0-000-032.002, and a portion of Parcel ID 05-54-02-09-0-000-018.001.

Tract 6: Zoning R3 (Residential Multi-Family)

Tax Parcel ID# 05-54-02-09-0-000-032.002

Commence at the Southeast corner of Section 9, Township 7 South, Range 4 East, Baldwin County, Alabama, which is also the Point of Beginning; thence run North approximately 1,230 feet to a point on the Eastern boundary of said Section 9; thence run West approximately 2,655 feet to a point on the Eastern boundary of the West Half of said Section 9; thence run South approximately 1,230 feet to a point which is the Southeast corner of the West Half of said Section 9; thence run East approximately 2,655 feet to the Point of Beginning, said tract of land containing approximately 75 acres and consisting of all existing Right-of-Ways, and intending to describe Parcel ID 05-54-02-09-0-000-032.000, Parcel ID 05-54-02-09-0-000-032.001, Parcel ID 05-54-02-09-0-000-032.002, and a portion of Parcel ID 05-54-02-09-0-000-018.001.

Section 2: That the official Zoning Map of the City of Foley be revised to indicate this amendment and duly certified by the appropriate municipal officials.

PASSED, APPROVED AND ADOPTED this 18th day of November, 2013.

J. Wayne Trawick, President

ATTEST:

Victoria Southern, CMC
City Clerk

John E. Koniar, Mayor