



COMMUNITY DEVELOPMENT DEPARTMENT

200 NORTH ALSTON STREET

Foley, Alabama 36535

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April 18, 2014

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

RE: Request for Re-zoning

Dear Mayor Koniar and City Council Members:

The City of Foley Planning Commission held a regular meeting on April 16, 2014 and the following action was taken:

Agenda Item # 2.

Woerner Land, LLC – Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the re-zoning of 29.50 +/- acres in the corporate limits. Property is currently zoned R-3 (Residential Multi Family), proposed zoning is B-1A (Extended Business District). Property is located at 3321 S. McKenzie St. Applicant is Woerner Land LLC.

Action Taken:

Commissioner DeBell made a motion to recommend the requested re-zoning to Mayor and Council. Commissioner Rouzie seconded the motion.

Motion to recommend the requested re-zoning of B-1A to Mayor and Council carries.

Respectfully,
Melissa Ringler
Planning & Zoning Coordinator
mringle@cityoffoley.org

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Vickey Southern

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaite; Ralph G. Hellmich; Cecil R. Blackwell; Charles Ebert III

LEGAL DESCRIPTION:

All that tract or parcel of land lying in Baldwin County, Alabama, Section 9, Township 8 South, Range 4 East, more particularly described as follows: Beginning at an iron pipe located at the purported Southeast corner on the Northwest Quarter of Section 9, Township 8 South, Range 4 East, Baldwin County, Alabama, said point being the POINT OF BEGINNING; thence South 89 degrees 36' 47" West, a distance of 971.57 feet to a point; thence North 00 degrees 49' 42" West, a distance 1,322.92 feet to a point; thence North 89 degrees 38' 39" East, a distance of 971.58 feet to a point; thence South 00 degrees 49' 42" East, a distance of 1,322.39 feet to the POINT OF BEGINNING. Said described parcel containing 29.50 acres, more or less.

ORDINANCE NO.

**AN ORDINANCE TO REZONE 29.50+/- ACRES FROM R3 (RESIDENTIAL MULTI-FAMILY)
TO B1A (EXTENDED BUSINESS DISTRICT)**

WHEREAS, the City of Foley, Alabama adopted Ordinance No. 387-87 on July 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 has received a request that specific property within the City be rezoned, 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 rezone the portion of property previously zoned R3 (Residential Multi-Family) to B1A (Extended Business District); said property description as follows:

WOERNER LAND LLC

A PORTION OF TAX MAP PARCEL #05-61-02-09-2-001-007.001

All that tract or parcel of land lying in Baldwin County, Alabama, Section 9, Township 8 South, Range 4 East, more particularly described as follows: Beginning at an iron pipe located at the purported Southeast corner on the Northwest Quarter of Section 9, Township 8 South, Range 4 East, Baldwin County, Alabama, said point being the POINT OF BEGINNING; thence South 89 degrees 36’ 47” West, a distance of 971.57 feet to a point; thence North 00 degrees 49’ 42” West, a distance 1,322.92 feet to a point; thence North 89 degrees 38’ 39” East, a distance of 971.58 feet to a point; thence South 00 degrees 49’ 42” East, a distance of 1,322.39 feet to the POINT OF BEGINNING. Said described parcel containing 29.50 acres, more or less.

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 day of

President’s Signature_____

Date_____

Attest by City Clerk _____

Date_____

Mayor’s Signature_____

Date_____



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Business Entity Details

Woerner Land LLC	
Entity ID Number	610 - 079
Entity Type	Foreign Limited Liability Company
Principal Address	777 S FLAGLER DR STE 1100 E W PALM BEACH, FL 33401
Principal Mailing Address	Not Provided
Status	Exists
Place of Formation	Florida
Formation Date	10-28-1999
Qualify Date	2-21-2006
Registered Agent Name	BRACKIN, JULIAN B
Registered Office Street Address	150 W SECTION AVE FOLEY, AL 36535
Registered Office Mailing Address	Not Provided
Nature of Business	COMMERCIAL REAL ESTATE DEVELOPMENT
Capital Authorized	
Capital Paid In	
Scanned Documents	
Click here to purchase copies.	
Document Date / Type / Pages	2-21-2006 Articles of Formation 1 pg.

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**Planning Commission Report
By Miriam Boutwell
April 2014
Re-Zoning**

Applicant: Woerner Land LLC

Location: East of State Hwy 59, between CR 20 & CR 12

Requested Zoning: B1A – Extended Business District

Existing Zoning: R3 – Residential Multi-Family

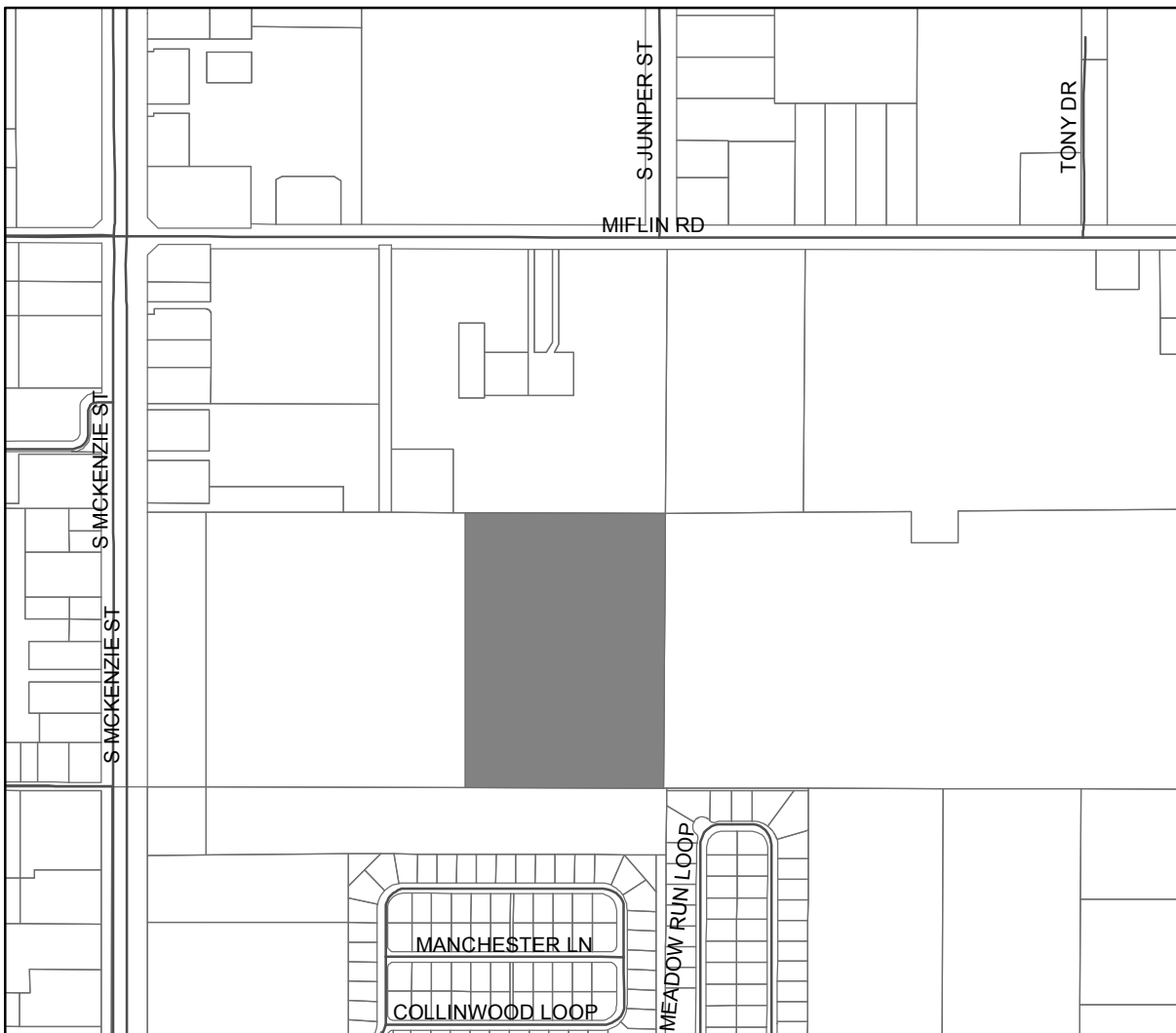
Adjacent Zoning: B1A, Extended Business District – AO,
Agricultural Open Space - Baldwin County
District 30

Future Lane Use Map: RCC – Retail / Commercial Concentration

Flood Zone: X

Comments: The other portion of the property is currently
zoned B1A, Extended Business District. The
applicant would like to have one zoning
designation for the entire property.

Public Notice



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the re-zoning of 29.50 +/- acres. Proposed zoning is B-1A (Extended Business District). Property is located at 3321 S. McKenzie St. Applicant is Woerner Land LLC.

Anyone interested in this re-zoning request may be heard at a public hearing scheduled for Wednesday, April 16, 2014 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