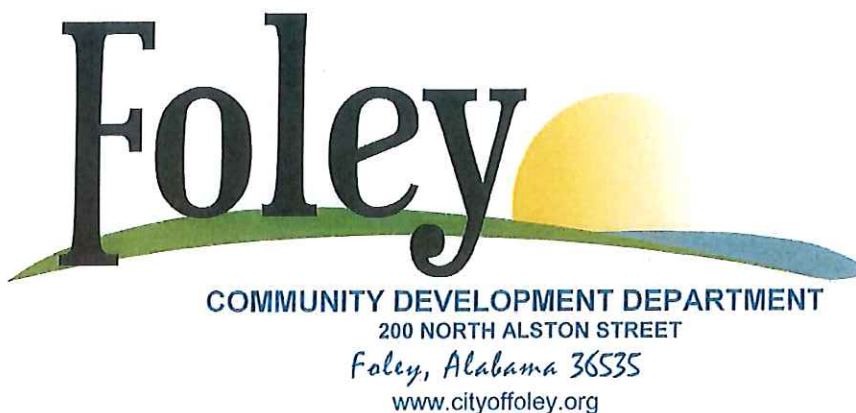




(251) 952-4011
FAX (251) 971-3442

March 16, 2017

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 March 15, 2017 and the following action was taken:

Agenda Item: Foley Farmers Market-Request for Re-Zoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the re-zoning of 34.95+/- acres. Property is currently zoned B-1A (Extended Business District) proposed zoning is PDD (Planned Development District). Property is located on the east side of Juniper St., north of County Rd. 20 (aka Mifflin Rd.) Applicant is the City of Foley.

Action Taken:

Vice-Chairman Hinesley made a motion to recommend the requested rezoning to Mayor and Council. Commissioner Hare seconded the motion. Commissioner Steigerwald and Commissioner Watkins abstained, all other 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: Vicky Southern

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



CITY OF FOLEY, ALABAMA
APPLICATION FOR
ZONING OF PROPERTY

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):
pin#s 266061, 352424, 352422, 16409, 351320
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
ATTACHED
3. APPROXIMATE SIZE OF PROPERTY: *34.95 ACRES*
4. PRESENT ZONING OF PROPERTY: *B1A*
5. REQUESTED ZONING: *PDD*
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY: *FOLEY FARMERS' AND FISHERMEN'S MARKET*
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.) *SEE ATTACHED*
8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.

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

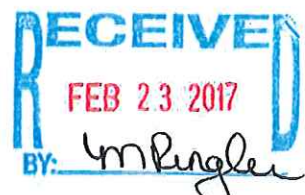
DATE: *02/20/17*

[Signature]
PROPERTY OWNER/APPLICANT

City of Foley
PROPERTY OWNER ADDRESS

PHONE NUMBER

EMAIL ADDRESS





PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the re-zoning of 34.95 +/- acres. Property is currently zoned B-1A (Extended Business District), proposed zoning is PDD (Planned Development District). Property is located on the east side of Juniper St., north of County Rd. 20 (aka Mifflin Rd.). Applicant is the City of Foley.

Anyone interested in this re-zoning request may be heard at a public hearing scheduled for March 15, 2017 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

FARMERS' MARKET REZONING DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 2, OF THE WILSON PECAN PROPERTY SUBDIVISION, AS RECORDED ON SLIDE 2497-F, IN THE OFFICE OF THE JUDGE PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN N89°54'30"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF BALDWIN COUNTY ROAD 20, 791.52 FEET TO A POINT; THENCE RUN N00°33'57"W, LEAVING SAID NORTH RIGHT-OF-WAY LINE, 586.39 FEET TO A POINT; THENCE RUN N89°43'08"W, 699.04 FEET TO A POINT; THENCE RUN N00°56'37"E, 623.90 FEET TO A POINT; THENCE RUN S89°48'19"W, 473.60 FEET TO A POINT ON THE EATS RIGHT-OF-WAY LINE OF JUNIPER STREET; THENCE RUN N00°19'26"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 60.32 FEET TO A POINT; THENCE RUN N89°50'42"E, LEAVING SAID EAST RIGHT-OF-WAY LINE, 474.25 FEET TO A POINT; THENCE RUN S89°43'08"E, 902.18 FEET TO A POINT; THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 20°02'12", A CHORD OF WHICH BEARS N80°15'46"E, 24.35 FEET, AN ARC DISTANCE OF 24.48 FEET TO A POINT; THENCE RUN N70°14'40"E, 139.53 FEET TO A POINT; THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS 130.00 FEET, A DELTA ANGLE OF 20°02'23", A CHORD OF WHICH BEARS N80°15'52"E, 45.24 FEET, AN ARC DISTANCE OF 45.47 FEET TO A POINT; THENCE RUN S89°42'57"E, 244.55 FEET TO A POINT; THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 30°17'03", A CHORD OF WHICH BEARS N75°08'32"E, 36.57 FEET, AN ARC DISTANCE OF 37.00 FEET TO A POINT; THENCE RUN N60°00'00"E, 51.81 FEET TO A POINT; THENCE RUN NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET, A DELTA ANGLE OF 59°59'54", A CHORD OF WHICH BEARS N30°00'03"E, 70.00 FEET, AN ARC DISTANCE OF 73.30 FEET TO A POINT; THENCE RUN S00°00'06"W, 136.47 FEET TO A POINT; THENCE RUN S00°05'06"W, 19.89 FEET TO A POINT; THENCE RUN S00°31'48"E, 1264.87 FEET TO THE POINT OF BEGINNING, CONTAINING 34.95 ACRES MORE OR LESS AND LYING IN SECTION 4, TOWNSHIP 8 SOUTH, RANGE 4 EAST BALDWIN COUNTY, ALABAMA.

March 6, 2017

Wolf Bay Lodge, Inc. would like to change our zoning to PDD from B-1A.

Thank you,

A handwritten signature in cursive script, reading "Charlene Haber". The signature is written in dark ink and is positioned above the printed name and title.

Charlene Haber
Owner

February 16, 2017

Dear Public Cultural and Entertainment Facilities Cooperative District Board:

I am requesting, as owner of Wolf Bay Lodge Restaurant, that I be included in the Public Cultural and Entertainment Facilities Cooperative District and assessed a 1% Fee on all sales from the restaurant. The City of Foley will collect the fee and 50% will be credited to Wolf Bay Lodge, less any administrative charges.

A handwritten signature in blue ink, reading "Charles Hahn". The signature is written in a cursive style with a large initial "C" and a long, sweeping underline.

PROPOSED PDD ZONING FOLEY FARMER'S MARKET PROPERTY

