



May 21, 2021

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

RE: Request for Rezoning

Dear Mayor Hellmich and City Council Members,

The City of Foley Planning Commission held a meeting on May 19, 2021 and the following action was taken:

MTSC Land Development- Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 13.13 +/- acres. Property is currently zoned R-3 (Residential Multi-Family) proposed zoning is PUD (Planned Unit Development). Property is located E. of S. Hickory St. and N. of County Rd. 20 S. Applicant is MTSC Land Development.

Commissioner Abrams made a motion to recommend to Mayor and Council the requested rezoning. Commissioner Hare 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

Melissa Ringler
Planning & Zoning Coordinator
mringle@cityoffoley.org



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

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):
61-03-08-0-000-008.002 (Attachment "A")
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
(Attachment "B")
3. APPROXIMATE SIZE OF PROPERTY:
12.9 Acres +/- (Attachment "C")
4. PRESENT ZONING OF PROPERTY:
R3
5. REQUESTED ZONING:
PUD
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
VACANT
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
Single Family Residential Development (Attachment "D")
8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.
\$500.00

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

DATE: 04/26/21

Stephen D Carter
Stephen D Carter (Apr 26, 2021 11:13 EDT)

Signature:

MTSC LAND DEVELOPMENT
PROPERTY OWNER/APPLICANT
23235 DUNDEE CIR, FOLEY, AL
PROPERTY OWNER ADDRESS

PHONE NUMBER
scarter@wagerusa.com
EMAIL ADDRESS

pd no bpt
#20030

RECEIVED
APR 26 2021
BY: code



Baldwin County
Revenue Commissioner

Property Appraisal Link
BALDWIN COUNTY, AL

Current Date 3/29/2021

Tax Year 2020

Valuation Date October 1, 2019

OWNER INFORMATION

PARCEL 61-03-08-0-000-008.002 PPIN 320431 TAX DIST 07
NAME MTSC LAND DEVELOPMENT L L C
ADDRESS 23235 DUNDEE CIR
FOLEY AL 36535
DEED TYPE IN BOOK 0000 PAGE 1534124
PREVIOUS OWNER FLOWERS, JOHN D ETUX BARBARA H
LAST DEED DATE 9/ 8/2015

DESCRIPTION

13.3 AC FM THE NW COR OF SEC 8 RUN S 1325.13', TH E 1331.8',
TH E 888.3' FOR THE POB, TH E 444.2', TH S 1308'(S) 1268'(D
) , TH W 441', TH N 1315'(S) 1274.9'(D) TO THE POB SEC 8-T8S-
E4E IN# 1484316 (SCRIV AFF)

PROPERTY INFORMATION

PROPERTY ADDRESS CO RD 20 S
NEIGHBORHOOD FOLEYSO
PROPERTY CLASS SUB CLASS
LOT BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION ZONING

PROPERTY VALUES

LAND: 127000 CLASS 1: TOTAL ACRES: 13.30
BUILDING: CLASS 2: TIMBER ACRES: 2.30
CLASS 3: 127000
TOTAL PARCEL VALUE: 127000
ESTIMATED TAX: \$22.67
TOTAL USE VALUE: 6815

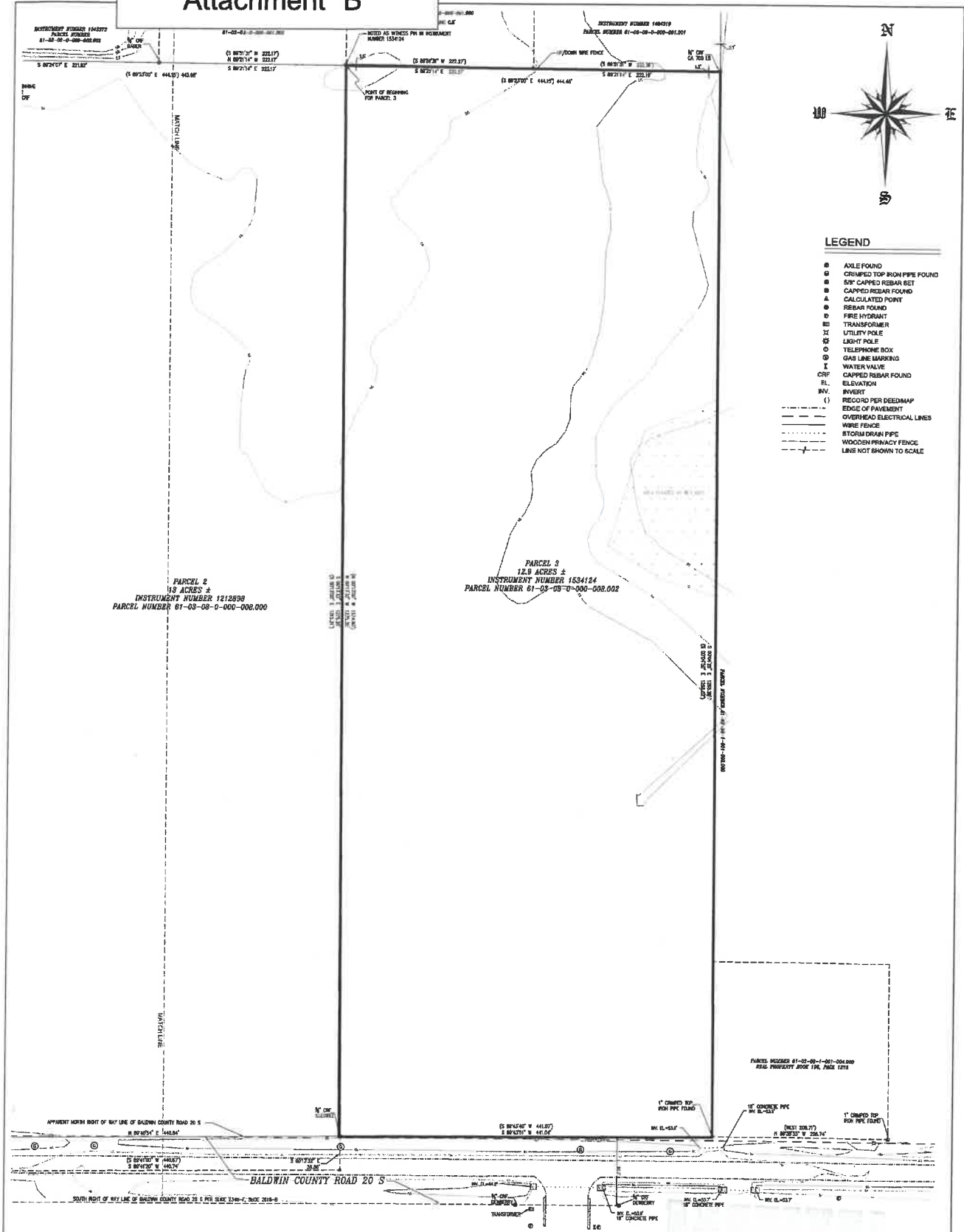
DETAIL INFORMATION

CODE	TYPE	REF	METHOD	DESCRIPTION	LAND USE	TC	Hs	Pn	MARKET	USE
						VALUE			VALUE	VALUE
M	LAND	1	ST	AC9	11.00 acres	8100-AGRICULTURAL	3	N	N	105000
M	LAND	2	ST	AC9	2.30 acres	8100-AGRICULTURAL	3	N	N	22000
U	USE	3	ST	AC9	11.00 acres	8110-CROP (GOOD A1)	3	N	N	5852
U	USE	4	ST	AC9	2.30 acres	8330-TIMBER (POOR C3)	3	N	N	963

[View Tax Record](#)

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BY: Oode 1/2

Attachment "B"



- LEGEND
- AXLE FOUND
 - CAPPED TOP RICH PIPE FOUND
 - 5/8" CAPPED REBAR SET
 - CAPPED REBAR FOUND
 - CALCULATED POINT
 - REBAR FOUND
 - FIRE HYDRANT
 - TRANSFORMER
 - UTILITY POLE
 - LIGHT POLE
 - TELEPHONE BOX
 - GAS LINE MARKING
 - WATER VALVE
 - CAPPED REBAR FOUND
 - ELEVATION
 - INVERT
 - REDUCED PER DEEDMAP
 - EDGE OF PAVEMENT
 - OVERHEAD ELECTRICAL LINES
 - WIRE FENCE
 - BROADCASTING PIPE
 - WOODEN PRIVACY FENCE
 - LINE NOT SHOWN TO SCALE

NOTES:

1. ACTUAL BEARINGS AND NORTH ARROW REFERENCED TO REAL TIME KINEMATIC GPS OBSERVATIONS (GRID NORTH) (ALABAMA WEST DATUM 1983).
2. FIELD WORK COMPLETE: 1-25-21
3. REFERENCES USED IN THIS SURVEY: INSTRUMENT NUMBER (INS) 1484318, INS 134124, INS 1212838, INS 1206072, INS 1043312, INS 489777; REAL PROPERTY BOOK 146, PAGE 1773; REAL PROPERTY BOOK 407, PAGE 116; REAL PROPERTY BOOK 407, PAGE 108; SLIDE 2618-B; SLIDE 2346-F; SLIDE 2650-F; ALL FOUND IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA.
4. THIS PLAT IS THE PROPERTY OF TIMOTHY BRANDON BAILEY, P.L.S. IT IS SOLELY FOR THE USE OF THE CLIENT NAMED HEREON. IT IS NOT TRANSFERABLE TO ANY OTHER PARTY AND MAY NOT BE USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN CONSENT FROM TIMOTHY BRANDON BAILEY, P.L.S.
5. TIMOTHY BRANDON BAILEY, P.L.S. DID NOT PERFORM A TITLE SEARCH NOR HAS A TITLE SEARCH BEEN PROVIDED BY CLIENT THEREFORE THE SURVEY HEREON IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
6. LANDS SHOWN HEREON WHERE NOT ABSTRACTED BY TIMOTHY S. BAILEY, P.L.S. AND IS THEREFORE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS OF WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SQUARE OR USE OF THIS PROPERTY.
7. THIS SURVEY DOES NOT REFLECT, DETERMINE OR GUARANTEE OWNERSHIP.
8. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND UTILITIES, FOUNDATIONS, SEPTIC DRAIN FIELDS, UNDERGROUND FEATURE LOCATION IS BEYOND THE SCOPE OF THIS SURVEY.
9. BENCHMARK UTILIZED: ALABAMA DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE STATION (ALSDOT CORP) NETWORK DATUM 1983/1985.

Survey Prepared By:
Timothy Brandon Bailey, P.L.S.
208 Moham Street
Mobile, Alabama 36606
Telephone: 251-554-7295
tbailey@hotmail.com

Scale: 1" = 50'

GRAPHIC SCALE

TYPE OF SURVEY:
BOUNDARY & TOPOGRAPHIC

CLIENT:
MULLINS, LLC

DATE: 2-15-21

Timothy Brandon Bailey, P.L.S.
Alabama License Number 51028

SHEET 2 OF 2



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 13.13 +/- acres. Property is currently zoned R-3 (Residential Multi-Family) proposed zone is PUD (Planned Unit Development). Property is located E. of S. Hickory St. and N. of County Rd. 20 S. Applicant is MTSC Land Development.

Anyone interested in this rezoning request may be heard at a public hearing scheduled for May 19, 2021 in City Hall Council Chamber located at 407 E. Laurel Ave., at 5:30 p.m. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Phillip Hinesley
Planning Commission Chairman

