



February 18, 2022

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 February 16, 2022 and the following action was taken:

Cypress St./Crimson Land Development- Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 17 +/- acres. Property is currently zoned B-1A (Extended Business District), PO (Preferred Office District), AO (Agricultural Open Space) and R-2 (Residential Single Family and Duplex). Proposed zoning is R-3 (Residential Multi-Family). Property is located S. of Michigan Ave. between Cypress and Bay St. Applicant is Crimson Land Development LLC.

Commissioner Engel made a motion to recommend denial of the requested rezoning. Commissioner Hinesley seconded the motion.

Commissioner Engel voted aye, Commissioner Mixon voted aye, Commissioner Hellmich voted nay, Commissioner Hare voted nay and Commissioner Hinesley voted aye.

Motion to recommend denial of the requested rezoning passes.

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

Respectfully,

Melissa Ringler

Melissa Ringler
Planning & Zoning Coordinator

MAYOR: Ralph Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Richard Dayton; 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):
-See attached -Bay Street, Foley, AL 36535 -PIN # 045320

2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
-See attached

3. APPROXIMATE SIZE OF PROPERTY:
5.6 Acres

4. PRESENT ZONING OF PROPERTY:
PO

5. REQUESTED ZONING:
R3

6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
Vacant Acreage

7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)

This parcel will be part of a master planned rental community consisting of 202 total unit, 62 townhomes and 140 apartments with amenity space.

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: January 24, 2022

-Owner Authorization is provided within application

Austin V. Hynson Nick Wilmott

PROPERTY OWNER/APPLICANT
See Authorization Form

PROPERTY OWNER ADDRESS
251-604-0327 251-747-2418

PHONE NUMBER
ahynson@hotmail.com nwilmott@gmail.com

EMAIL ADDRESS

OCde

Foley
CITY OF FOLEY
AGENT AUTHORIZATION FORM

I/We authorize and permit Nick Wilmott and Austin Hynson a.k.a. Crimson Land Development, LLC
to act as My/Our representative and agent in any manner regarding this application which
relates to property described as tax parcel ID# 54-08-33-3-000-018.000 (PPIN 045320)
I/We understand that the agent representation may include but not be limited to decisions
relating to the submittal, status, conditions, or withdrawal of this application. In understanding
this, I/We release the City of Foley from any liability resulting from actions made on My/Our
behalf by the authorized agent and representative. I hereby certify that the information stated
on and submitted with this application is true and correct. I also understand that the submittal of
incorrect information will result in the revocation of this application and any work performed will
be at the risk of the applicant.

**Note: All correspondence will be sent to the authorized representative. It will be the
representative's responsibility to keep the owner(s) adequately informed as to the status of the
application.*

PROPERTY OWNER(S):

James D. Wilson I
Name(s) printed
19144-A CR 20 South
Address
Foley, AL 36535
City/State
251-213-5467
Phone
James Douglas Wilson I dotloop verified
01/21/22 11:02 AM CST
JQ7N-Q3GS-J1XL-YVEW Fax
Signature(s) Date

PROPERTY OWNER(S):

William Jeffery Wilson
Name(s) printed
10349 Longview Drive West
Address
Foley, AL 36535
City/State
251-213-5467
Phone
William Jeffery Wilson dotloop verified
01/21/22 11:06 AM
CST
7CJVJ16I-BDVP-LWTG Fax
Signature(s) Date

Crimson Land Development, LLC

FEIN: 87-2572870

Principals: Austin V. Hynson
3985 Wimbledon Park
Mobile, AL 36608
251.604.0327
ahynson@hotmail.com

Nick Wilmott
23673 3rd Street
Fairhope, AL 36532
251-747-2418
nwilmott@gmail.com

STATE OF ALABAMA
BALDWIN COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that HELA WENZEL a/k/a HELA DONALDSON WENZEL, a widow, hereinafter called the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable considerations to said Grantor in hand paid by MARGARET WILSON, hereinafter called the Grantee, receipt of which is hereby acknowledged, does hereby (subject to the matters hereinafter set out) GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, all that certain real property in Baldwin County, Alabama, described as follows, to-wit:

From the Northeast corner of the NW 1/4 of the SW 1/4 of Section 33, Township 7 South, Range 4 East, run S15°33'49"W, 31.12 feet to a point on the South line of Michigan Avenue and the Point of Beginning; thence run S89°26'08"W, along the South line of Michigan Avenue 120 feet; thence run S00°15'00"E, 200 feet; thence run S89°26'08"W, 90.4 feet; thence run S00°07'14"W, 1096.46 feet; thence run N89°18'04"E, 108 feet; thence run N00°10'11"E, 100 feet; thence run N89°18'04"E, 100 feet; thence run N00°10'11"E, 1,196 feet to the point of beginning.

All being 5.56 acres, more or less, and lying in Section 33, Township 7 South, Range 4 East, in the City of Foley, Alabama.

SUBJECT TO:

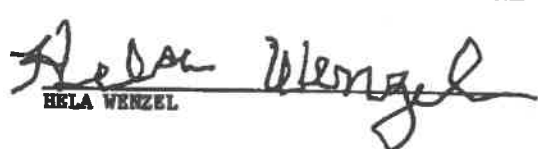
1. The retention of a life estate for the free use and enjoyment of the above described real property so long as the Grantor shall live.

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 Grantee, her heirs and assigns, in fee simple, FOREVER.

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

IN WITNESS WHEREOF, the Grantor has set her hand and seal on this 3rd day of May, 1990.


HELA WENZEL

RECORDED FOR
STATE OF ALABAMA
BALDWIN COUNTY
I CERTIFY THAT THIS INSTRUMENT WAS
FILED FOR RECORD
JAN 17 9 45 AM '95

JAN 17 9 45 AM '95

RECORDED FOR
STATE OF ALABAMA
BALDWIN COUNTY
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FILED FOR RECORD
JAN 17 9 45 AM '95

STATE OF ALABAMA
BALDWIN COUNTY

I, the undersigned notary public in and for said county and state, hereby certify that HELA WENZEL, a widow, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 3rd day of

May, 1990.

Jay Marie Bowen
NOTARY PUBLIC
My Commission Expires: 2-26-91

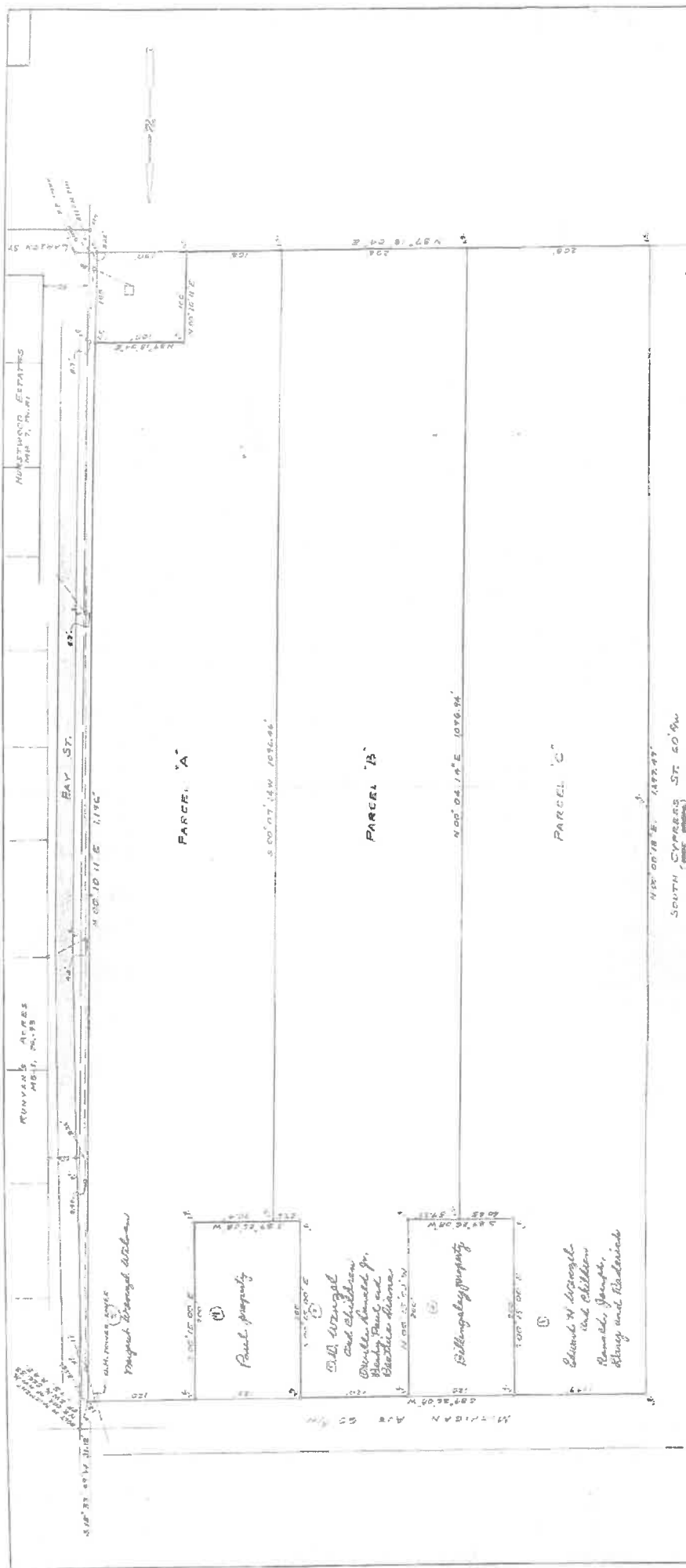
(Seal)

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

Grantor's Address: 220 E Michigan, Foley, AL 36535

Grantees' Address: 19070 County Rd 20 South, Foley, AL 36535

REC-031013 0148



LEGAL DESCRIPTIONS

[illegible]

PARCEL. "60".
FROM THE NORTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION
18, TOWNSHIP 36 NORTH, RANGE 3 EAST, IN THE CITY OF POLEY, CLATSOP
COUNTY, OREGON, THENCE RUN APPROXIMATELY ALONG THE SOUTH
LINE OF MICHIGAN AVENUE TO THE POINT OF BEGINNING, THENCE
RUN S90°15'W, 140 FEET, THENCE TO THE POINT OF BEGINNING, THENCE
RUN S70°E, 100 FEET, THENCE RUN APPROXIMATELY ALONG THE WEST
SIDE OF MICHIGAN AVENUE TO THE POINT OF BEGINNING, THENCE
RUN S90°15'W, 140 FEET TO A POINT ON THE SOUTH LINE OF MICHIGAN
AVENUE, THENCE RUN APPROXIMATELY ALONG THE SOUTH LINE OF MICHIGAN
AVENUE 230 FEET TO THE POINT OF BEGINNING.

[illegible]

STATE OF ALABAMA
COUNTY OF BALDWIN

I, ROBERT E. HIRT, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT PLAT OF THE ABOVE DESCRIBED PROPERTY.

Robert E. Shaw
ROBERT E. SHAW, JR.
A. RES. NO. 7595
JAN 10 1962
LIBRARY OF THE
U.S. AIR FORCE

SURVEY FORM		DATE OF SURVEY MAY 8 - 1960	NAME OF SURVEYOR ANDY WENZEL	PROJECT NO. 118-232
		SECTION 7-1-8-A	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-B	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-C	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-D	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-E	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-F	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-G	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-H	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-I	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-J	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-K	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-L	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-M	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-N	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-O	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-P	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-Q	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-R	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-S	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-T	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-U	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-V	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-W	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-X	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-Y	TOWN & RANGE T18N R3E	COUNTY POLK
		SECTION 7-1-8-Z	TOWN & RANGE T18N R3E	COUNTY POLK

PUBLIC NOTICE



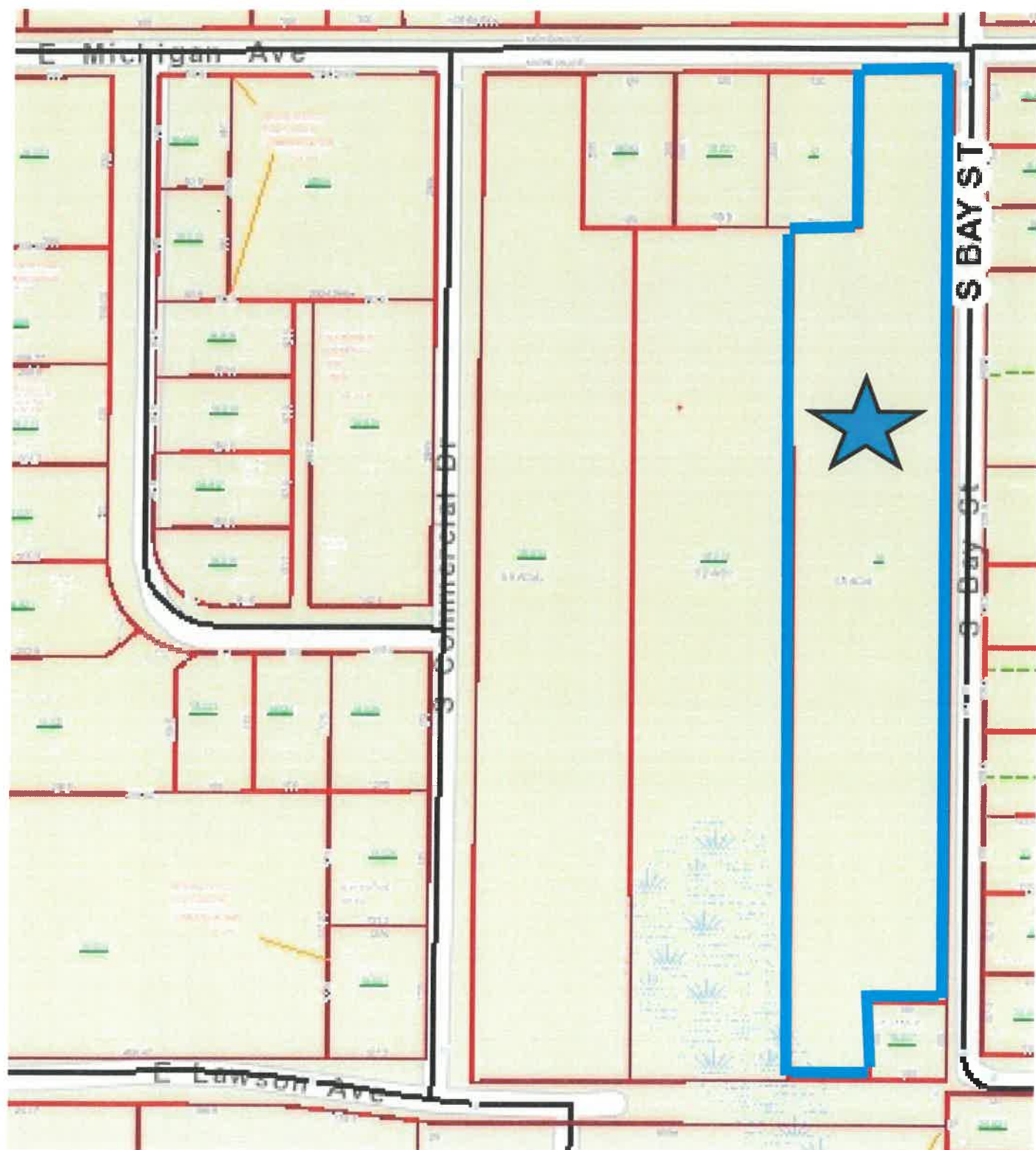
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Anyone interested in this rezoning request maybe heard at a public hearing scheduled for February 16, 2022 in the Council Chambers of City Hall located at 407 W. Laurel Ave. at 5:30 p.m. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Wes Abrams
Planning Commission Chairman

Baldwin County Parcel # 54-08-33-3-000-018.000

PPIN: 045320





COMMUNITY DEVELOPMENT DEPARTMENT

120 S. MCKENZIE STREET

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

February 18, 2022

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

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Motion to recommend denial of the requested rezoning passes.

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

Respectfully,

Melissa Ringler

Melissa Ringler
Planning & Zoning Coordinator

MAYOR: Ralph Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Richard Dayton; 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):
-See Attached -220 E Michigan Ave, Foley, AL 36535 PIN # 045327
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
-See Attached
3. APPROXIMATE SIZE OF PROPERTY:
100 X 200
4. PRESENT ZONING OF PROPERTY:
R2
5. REQUESTED ZONING:
R3
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
Residential House
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
This parcel will be part of a master planned rental community consisting of 202 total units, 62 townhomes and 140 apartments with amenity space.
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: January 24, 2022

-Owner Authorization is provided within application

Austin V. Hynson Nick Wilcott

PROPERTY OWNER/APPLICANT
See Authorization Form

PROPERTY OWNER ADDRESS
251-604-0327 251-747-2418

PHONE NUMBER
ahynson@hotmail.com nwilmott@gmail.com

EMAIL ADDRESS

acole

Foley
CITY OF FOLEY
AGENT AUTHORIZATION FORM

I/We authorize and permit Nick Wilmott and Austin Hynson a.k.a. Crimson Land Development, LLC
to act as My/Our representative and agent in any manner regarding this application which
relates to property described as tax parcel ID# 54-08-33-3-000-018.012 (PPIN 201938) & 54-08-33-3-000-017.000 (PPIN 045327)
I/We understand that the agent representation may include but not be limited to decisions
relating to the submittal, status, conditions, or withdrawal of this application. In understanding
this, I/We release the City of Foley from any liability resulting from actions made on My/Our
behalf by the authorized agent and representative. I hereby certify that the information stated
on and submitted with this application is true and correct. I also understand that the submittal of
incorrect information will result in the revocation of this application and any work performed will
be at the risk of the applicant.

**Note: All correspondence will be sent to the authorized representative. It will be the
representative's responsibility to keep the owner(s) adequately informed as to the status of the
application.*

PROPERTY OWNER(S):

Orville D. Wenzel Jr
Name(s) printed
9650 Fairway Drive
Address
Foley, Alabama
City/State
251-942-5860 donwenzel48@gmail.com
Phone Email
Orville D. Wenzel Jr. 1/18/2022
Signature(s) Date

PROPERTY OWNER(S):

Diana Britain
Name(s) printed
25834 Chamberlain Dr
Address
Daphne, AL
City/State
251-805-8190 daviddiana@bellsouth.net
Phone Email
Diana Britain 1/18/2022
Signature(s) Date



CITY OF FOLEY
AGENT AUTHORIZATION FORM

I/We authorize and permit Nick Wilmott and Austin Hynson a.k.a. Crimson Land Development, LLC
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representative's responsibility to keep the owner(s) adequately informed as to the status of the
application.*

PROPERTY OWNER(S):

Rebecca W Paul
Name(s) printed
220 E Michigan Ave
Address
Foley AL
City/State
251-979-2843 billbecky@gulfnet.com
Phone Email Fax
Rebecca W Paul 1/18/2022
Signature(s) Date

PROPERTY OWNER(S):

Name(s) printed

Address

City/State

Phone Email Fax

Signature(s) Date

Crimson Land Development, LLC

FEIN: 87-2572870

Principals: Austin V. Hynson
3985 Wimbledon Park
Mobile, AL 36608
251.604.0327
ahynson@hotmail.com

Nick Wilmott
23673 3rd Street
Fairhope, AL 36532
251-747-2418
nwilmott@gmail.com

9,300
cons.

STATE OF ALABAMA

BALDWIN COUNTY

WARRANTY DEED

THIS INDENTURE, made and entered into by and between ORVILLE DONALD WENZEL, a widower, whose address is 220 East Michigan Avenue, Foley, Alabama, 36535, hereinafter referred to as party of the first part, and JAMES W. PAUL and REBECCA W. PAUL, husband and wife, whose address is 220 East Michigan Avenue, Foley, Alabama, 36535, hereinafter referred to as parties of the second part, WITNESSETH:

That for and in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable consideration this day cash in hand paid to party of the first part by parties of the second part, receipt whereof is hereby acknowledged, party of the first part has granted, bargained, sold and by these presents does hereby GRANT, BARGAIN, SELL, and CONVEY unto the parties of the second part, as joint tenants in the entirety and not as tenants in common, together with every contingent remainder and right of reversion, provided that neither joint tenant shall have the right, power, or authority to grant, bargain, sell, convey, or in any manner encumber or hypothecate the real property hereinafter described during his or her lifetime without the express written consent of the other joint tenant, but further providing that execution of the instrument by both joint tenants shall constitute consent; upon the death of either of the joint tenants, then to the survivor of them in fee simple, the following described real estate in Baldwin County, Alabama, to-wit:

Beginning at a point 30 feet South and 140 feet West of the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 33, Township 7 South, Range 4 East, and run thence South 200 feet; run thence West 120 feet; run thence North 200 feet; run thence East 120 feet to the point or place of beginning.

SUBJECT TO any restrictions, reservations, easements, leases or rights-of-way of record.

Together with, all and singular, the rights, benefits, privileges, improvements, tenements, hereditaments and appurtenances unto the same belonging or in any wise appertaining.

TO HAVE AND TO HOLD unto the said JAMES W. PAUL and REBECCA W. PAUL, husband and wife, as joint tenants in the entirety and not as tenants in common, all as specifically above set out in the granting clause of this instrument, but upon the death of either of the joint tenants, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, FOREVER.

And the said party of the first part, for himself and his heirs, executors and administrators, hereby covenants and warrants with and unto the said parties of the second part, their heirs and assigns, that he is seized of an indefeasible estate in fee simple in and to all of the property hereinabove conveyed; that the same is free from all liens and encumbrances; that he has a good right to sell and convey the same as herein conveyed; that he will guarantee the peaceable possession thereof; and that he will and his heirs, executors and administrators shall forever warrant and defend the same unto the said parties of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part, hereunto sets his hand and seal on this the 17 day of March, 1986.

Orville Donald Wenzel (SEAL)
ORVILLE DONALD WENZEL

STATE OF ALABAMA

COUNTY OF BALDWIN

I, Ruth Ann Stallworth, a Notary Public in and for said County in said State, hereby certify that ORVILLE DONALD WENZEL, a widower, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and Notarial Seal hereto affixed by me on this 17th day of March, 1986.

Ruth Ann Stallworth
Notary Public, Baldwin County
State of Alabama



RECORDED
243 MAR 1986

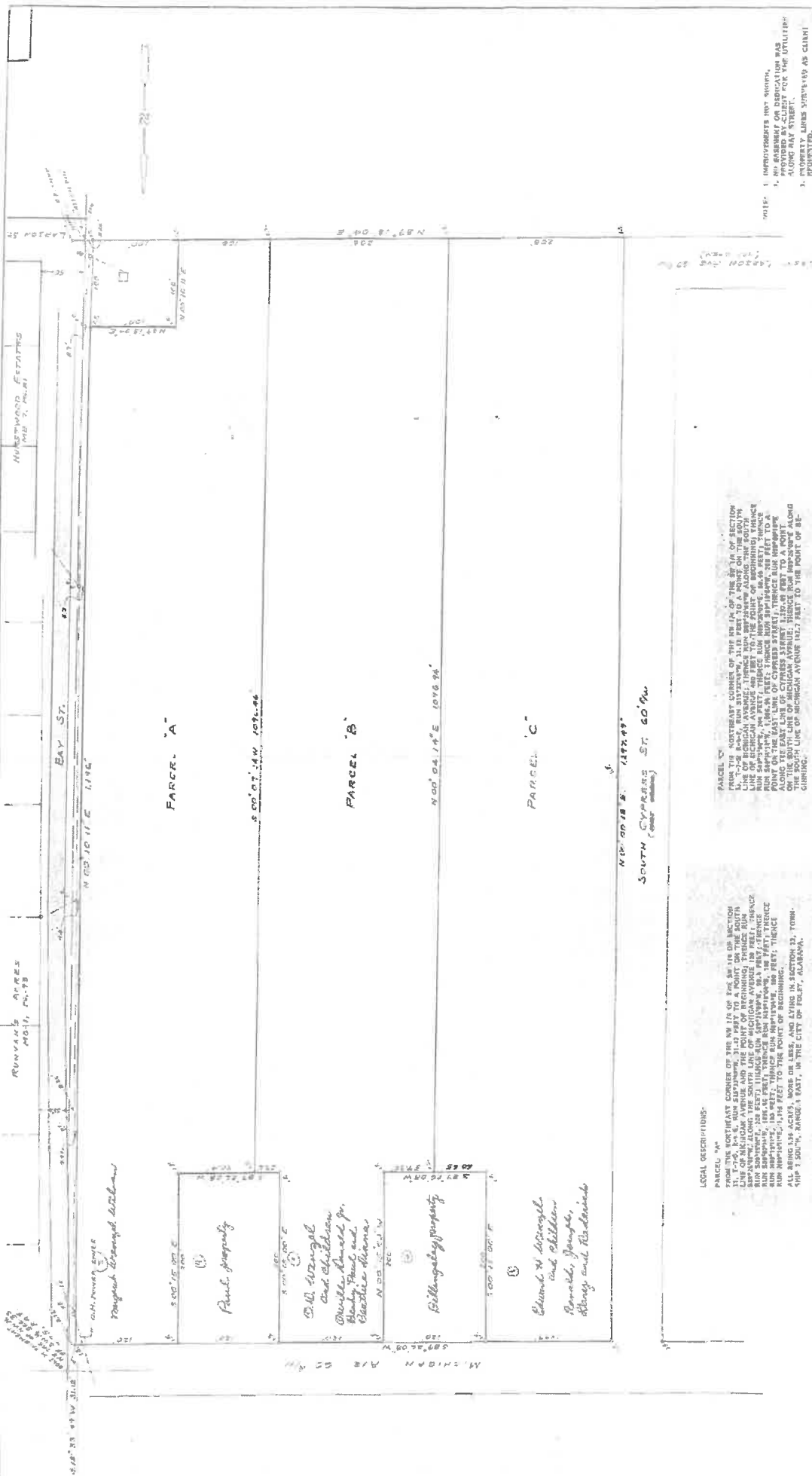
STATE OF ALABAMA,
BALDWIN COUNTY
I certify that this instrument was filed
and the following tax collected on

D.P. \$1.00 MAR 26 1986

Min. Tax \$93 Index #8AM
Deed \$93 Mort. \$00 Recorded in RP
Book 165 Page 165 Shirley Delane
By 1657 Judge of Probate

Mortgage Recorded Separately

This instrument prepared by
Pamela W. Baschab
Chason & Underwood
Attorneys at Law
Post Office Drawer 458
Foley, Alabama 36536



1. IMPROVEMENTS NOT REQUIRED.
2. NO ASSESSMENT OR DEDICATION WAS PROVIDED BY CITY FOR THE UTILITIES ALONG RAY STREET.
3. PROPERTY LINES SURVEYED AS CLAIMED.

ANDY WENZEL

[illegible]

RECEIVED 8 10 50
 1945
 7-2-45
 128232
 408 W. LACREL AVENUE - FOLLY, AL 36855
 HOME SURVIVING, INC.
 128232

[illegible]

STATE OF ALABAMA
COUNTY OF BALDWIN

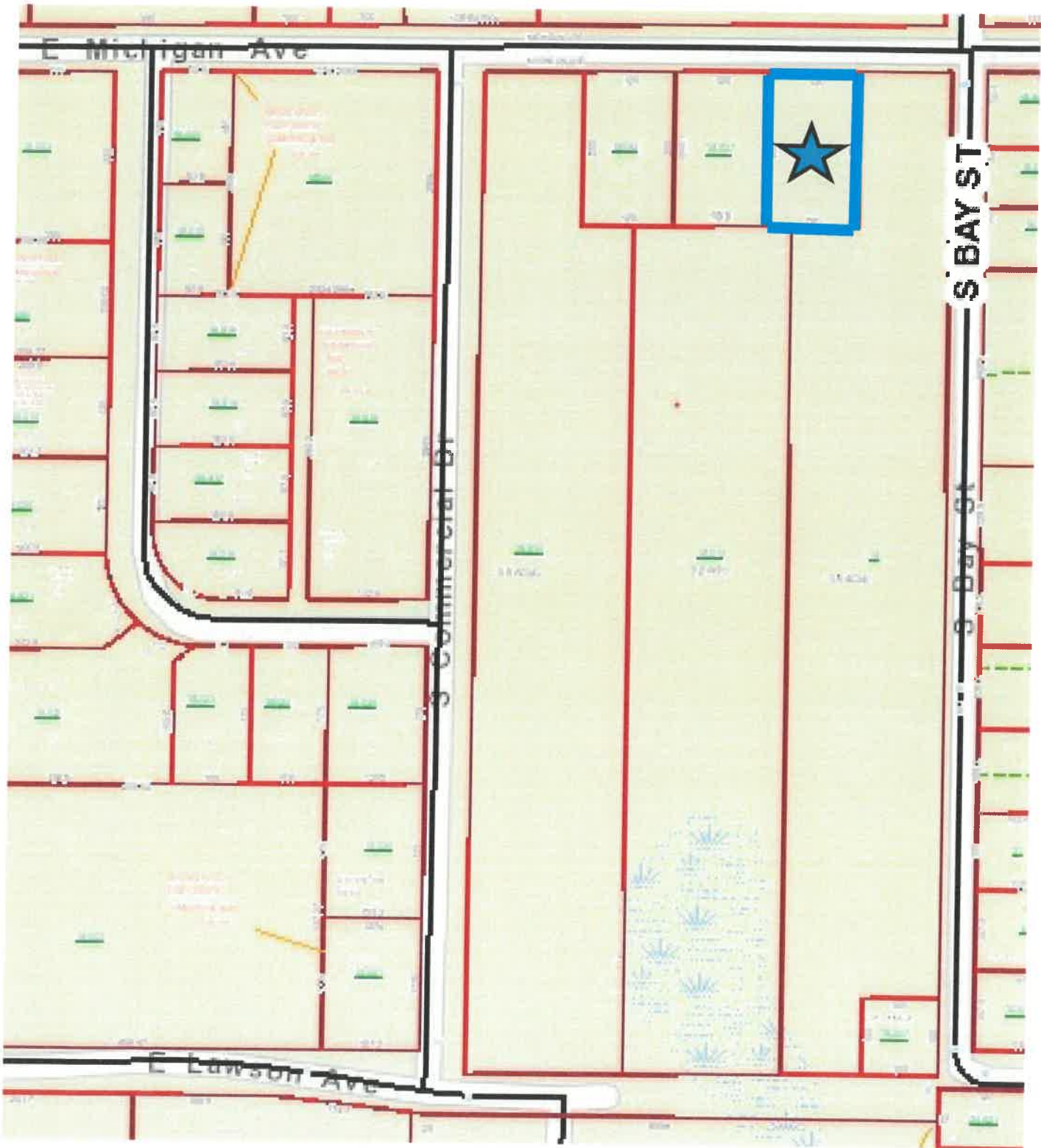
LEGAL DESCRIPTIONS-

[illegible][illegible]

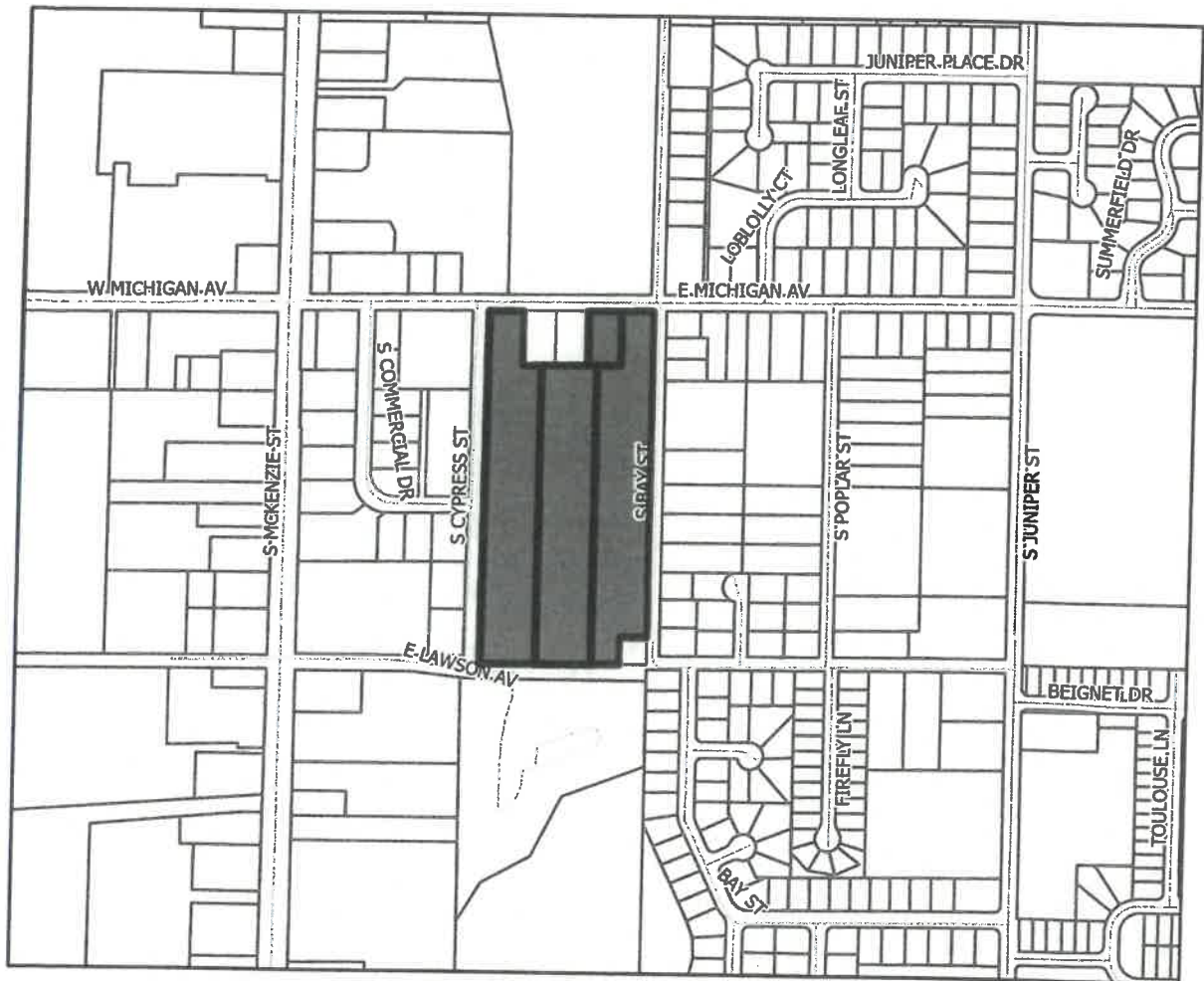
100

Baldwin County Parcel # 54-08-33-3-000-017

PPIN: 45327



PUBLIC NOTICE



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Wes Abrams
Planning Commission Chairman



COMMUNITY DEVELOPMENT DEPARTMENT

120 S. MCKENZIE STREET

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

February 18, 2022

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

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Commissioner Engel made a motion to recommend denial of the requested rezoning. Commissioner Hinesley seconded the motion.

Commissioner Engel voted aye, Commissioner Mixon voted aye, Commissioner Hellmich voted nay, Commissioner Hare voted nay and Commissioner Hinesley voted aye.

Motion to recommend denial of the requested rezoning passes.

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

Respectfully,

Melissa Ringler

Melissa Ringler
Planning & Zoning Coordinator

MAYOR: Ralph Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Richard Dayton; 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):
-See Attached East Lawson Ave, Foley, AL PPIN: 201938
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
-See Attached
3. APPROXIMATE SIZE OF PROPERTY:
5.2 Acres
4. PRESENT ZONING OF PROPERTY:
AO
5. REQUESTED ZONING:
R3
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
Vacant Acreage
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
This parcel will be part of a master planned rental community consisting of 202 total units, 62 townhomes and 140 apartments with amenity space.
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: January 24, 2022

-Owner Authorization is provided within application

Austin V. Hynson Nick Wilcott

PROPERTY OWNER/APPLICANT
See Authorization Form

PROPERTY OWNER ADDRESS
251-604-0327 251-747-2418

PHONE NUMBER
ahynson@hotmail.com nwilmott@gmail.com

EMAIL ADDRESS

acade



CITY OF FOLEY
AGENT AUTHORIZATION FORM

I/We authorize and permit Nick Wilmott and Austin Hynson a.k.a. Crimson Land Development, LLC
to act as My/Our representative and agent in any manner regarding this application which
relates to property described as tax parcel ID# 54-08-33-3-000-018.012 (PPIN 201938) & 54-08-33-3-000-017.000 (PPIN 045327)
I/We understand that the agent representation may include but not be limited to decisions
relating to the submittal, status, conditions, or withdrawal of this application. In understanding
this, I/We release the City of Foley from any liability resulting from actions made on My/Our
behalf by the authorized agent and representative. I hereby certify that the information stated
on and submitted with this application is true and correct. I also understand that the submittal of
incorrect information will result in the revocation of this application and any work performed will
be at the risk of the applicant.

**Note: All correspondence will be sent to the authorized representative. It will be the
representative's responsibility to keep the owner(s) adequately informed as to the status of the
application.*

PROPERTY OWNER(S):

Orville D. Wenzel Jr

Name(s) printed

9650 Fairway Drive

Address

Foley, Alabama

City/State

251-942-5860

Phone

Email

donwenzel48@gmail.com

Fax

Orville D. Wenzel Jr.

1/18/2022

Signature(s)

Date

PROPERTY OWNER(S):

Diana Britain

Name(s) printed

25834 Chamberlain Dr

Address

Daphne, AL

City/State

251-805-8190

Phone

Email

daviddiana@bellsouth.net

Fax

Diana Britain

1/18/2022

Signature(s)

Date

Foley
CITY OF FOLEY
AGENT AUTHORIZATION FORM

I/We authorize and permit Nick Wilmott and Austin Hynson a.k.a. Crimson Land Development, LLC
to act as My/Our representative and agent in any manner regarding this application which
relates to property described as tax parcel ID# 54-08-33-3-000-018.012 (PPIN 201938) & 54-08-33-3-000-017.000 (PPIN 045327)
I/We understand that the agent representation may include but not be limited to decisions
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this, I/We release the City of Foley from any liability resulting from actions made on My/Our
behalf by the authorized agent and representative. I hereby certify that the information stated
on and submitted with this application is true and correct. I also understand that the submittal of
incorrect information will result in the revocation of this application and any work performed will
be at the risk of the applicant.

**Note: All correspondence will be sent to the authorized representative. It will be the
representative's responsibility to keep the owner(s) adequately informed as to the status of the
application.*

PROPERTY OWNER(S):

Rebecca W Paul
Name(s) printed
220 E Michigan Ave
Address
Foley AL
City/State
251-979-2843 billbecky@gulfnet.com
Phone Email Fax
Rebecca W Paul 1/18/2022
Signature(s) Date

PROPERTY OWNER(S):

Name(s) printed

Address

City/State

Phone Email Fax

Signature(s) Date

Crimson Land Development, LLC

FEIN: 87-2572870

Principals: Austin V. Hynson
3985 Wimbledon Park
Mobile, AL 36608
251.604.0327
ahynson@hotmail.com

Nick Wilmott
23673 3rd Street
Fairhope, AL 36532
251-747-2418
nwilmott@gmail.com

STATE OF ALABAMA
BALDWIN COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that HELA WENZEL a/k/a HELA DONALDSON WENZEL, a widow, hereinafter called the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable considerations to said Grantor in hand paid by ORVILLE D. WENZEL, ORVILLE DONALD WENZEL, JR., BECKY WENZEL PAUL and BEATRICE DIANA WENZEL, hereinafter called the Grantees, receipt of which is hereby acknowledged, does hereby (subject to the matters hereinafter set out) GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, each with an undivided one-fourth interest, in fee simple, forever, all that certain real property in Baldwin County, Alabama, described as follows, to-wit:

From the Northeast corner of the NW 1/4 of the SW 1/4 of Section 33, Township 7 South, Range 4 East, run S15°33'49"W, 31.12 feet to a point on the South line of Michigan Avenue; thence run S89°26'08"W along the South line of Michigan Avenue 240 feet to the point of beginning; thence run S00°15'00"E, 200 feet; thence run N89°26'08"E, 29.6 feet; thence run S00°07'14"W, 1096.46 feet; thence run S89°18'04"W, 208 feet; thence run N00°04'14"E, 1,096.94 feet; thence run N89°26'08"E, 59.35 feet; thence run N00°15'00"W, 200 feet to a point on the South line of Michigan Avenue; thence run N89°26'08"E along the South line of Michigan Avenue 120 feet to the point of beginning.

All being 5.80 acres, more or less and lying in Section 33, Township 7 South, Range 4 East, in the City of Foley, Alabama.

SUBJECT TO:

1. The retention of a life estate for the free use and enjoyment of the above described real property so long as the Grantor shall live.

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 co-tenants, each with an undivided one-fourth interest, in fee simple, and to the heirs and assigns of each co-tenant, in fee simple, FOREVER.

And, except as hereinabove set out, the Grantor, for Grantor and Grantor's heirs and personal representatives, hereby covenant to and with said Grantees and Grantees' heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor is in peaceful possession thereof and has a perfect right to sell and convey the same; that the same is free from all encumbrances and that Grantor 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.

IN WITNESS WHEREOF, the Grantor has set her hand and seal on this 3rd day of May, 1990


HELA WENZEL

REC-06307201AS

STATE OF ALABAMA
BALDWIN COUNTY

I, the undersigned notary public in and for said county and state, hereby certify that HEILA WENZEL, a widow, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 30 day of

May, 1990.

May Marie Bowen
NOTARY PUBLIC

My Commission Expires: 2-26-91



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

Grantor's Address: 220 E. Michigan, Foley, AL 36535

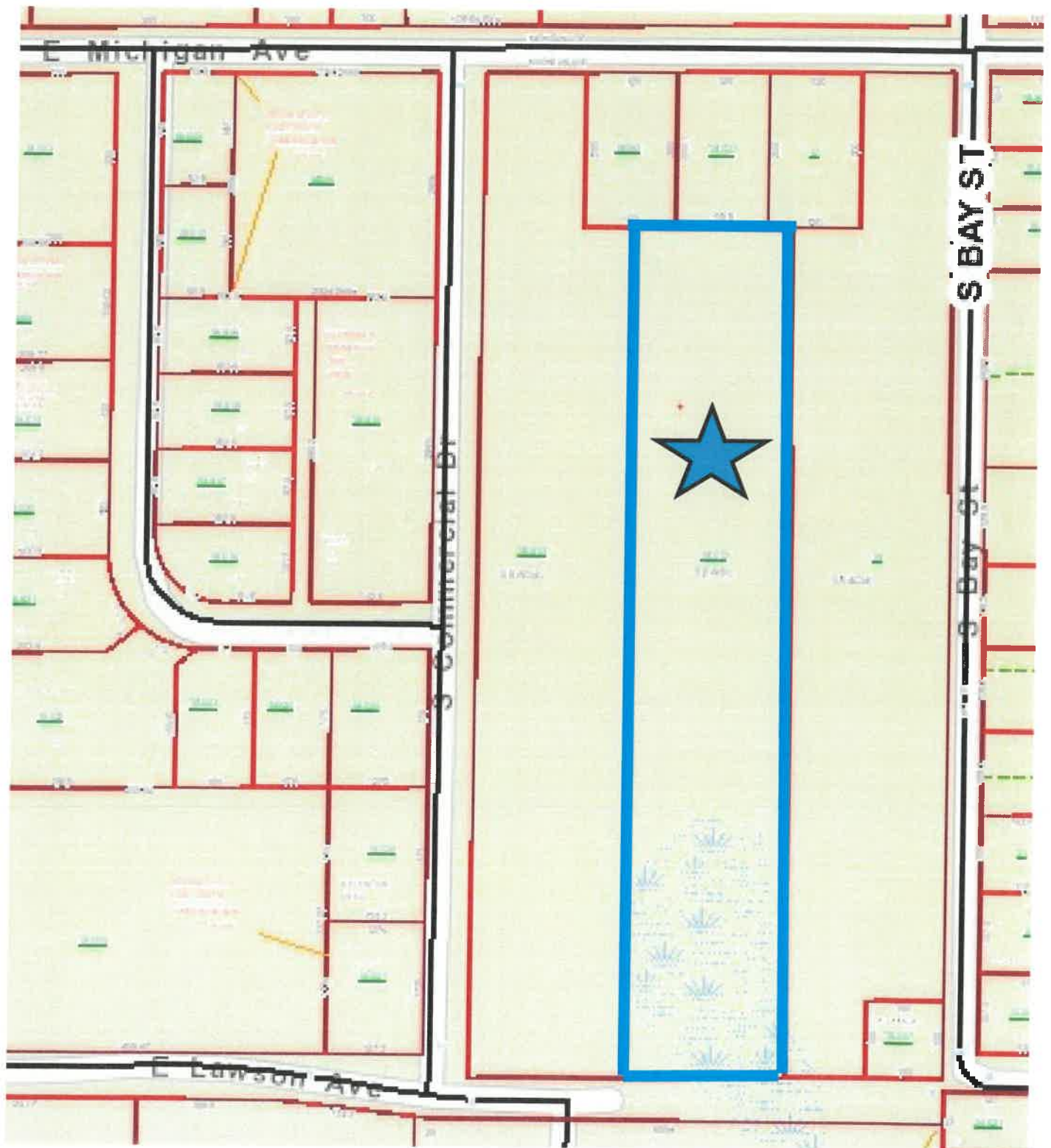
Grantee's Address: 220 E. Michigan, Foley, AL 36535

REC-06201710146

RECORDED
STATE OF ALABAMA
BALDWIN COUNTY
JUN 17 9 45 AM '95
502
INDEXED
2017 JUN 17 9 45 AM '95
2017 JUN 17 9 45 AM '95
2017 JUN 17 9 45 AM '95

Baldwin County Parcel # 54-08-33-3-000-018.012

PPIN: 201938



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 17 +/- acres. Property is currently zoned B-1A (Extended Business District), PO (Preferred Office District), AO (Agricultural Open Space) and R-2 (Residential Single Family and Duplex). Proposed zoning is R-3 (Residential Multi-Family). Property is located S. of Michigan Ave. between Cypress and Bay St. Applicant is Crimson Land Development LLC.

Anyone interested in this rezoning request maybe heard at a public hearing scheduled for February 16, 2022 in the Council Chambers of City Hall located at 407 W. Laurel Ave. at 5:30 p.m. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Wes Abrams
Planning Commission Chairman



COMMUNITY DEVELOPMENT DEPARTMENT

120 S. MCKENZIE STREET

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

February 18, 2022

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 February 16, 2022 and the following action was taken:

Cypress St./Crimson Land Development- Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 17 +/- acres. Property is currently zoned B-1A (Extended Business District), PO (Preferred Office District), AO (Agricultural Open Space) and R-2 (Residential Single Family and Duplex). Proposed zoning is R-3 (Residential Multi-Family). Property is located S. of Michigan Ave. between Cypress and Bay St. Applicant is Crimson Land Development LLC.

Commissioner Engel made a motion to recommend denial of the requested rezoning. Commissioner Hinesley seconded the motion.

Commissioner Engel voted aye, Commissioner Mixon voted aye, Commissioner Hellmich voted nay, Commissioner Hare voted nay and Commissioner Hinesley voted aye.

Motion to recommend denial of the requested rezoning passes.

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

Respectfully,

Melissa Ringler

Melissa Ringler
Planning & Zoning Coordinator

MAYOR: Ralph Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaite; Richard Dayton; 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):
-See attached Cypress Street South, Foley, AL PPIN: 201939
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
-See attached
3. APPROXIMATE SIZE OF PROPERTY:
5.6 Acres
4. PRESENT ZONING OF PROPERTY:
PO
5. REQUESTED ZONING:
R3
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
Vacant Acreage
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
This parcel will be part of a master planned rental community consisting of 202 total unit, 62 townhomes and 140 apartments with amenity space.
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: January 24, 2022

-Owner Authorization is provided within application

Austin V. Hynson Nick Wilmott

PROPERTY OWNER/APPLICANT

See Authorization Form

PROPERTY OWNER ADDRESS

251-604-0327

251-747-2418

PHONE NUMBER

ahynson@hotmail.com

nwilmott@gmail.com

EMAIL ADDRESS

acde

CITY OF FOLEY
AGENT AUTHORIZATION FORM

I/We authorize and permit Nick Wilmott and Austin Hynson a.k.a. Crimson Land Development, LLC
to act as My/Our representative and agent in any manner regarding this application which
relates to property described as tax parcel ID# 54-08-33-3-000-018.013 (PPIN 201939)

I/We understand that the agent representation may include but not be limited to decisions
relating to the submittal, status, conditions, or withdrawal of this application. In understanding
this, I/We release the City of Foley from any liability resulting from actions made on My/Our
behalf by the authorized agent and representative. I hereby certify that the information stated
on and submitted with this application is true and correct. I also understand that the submittal of
incorrect information will result in the revocation of this application and any work performed will
be at the risk of the applicant.

**Note: All correspondence will be sent to the authorized representative. It will be the
representative's responsibility to keep the owner(s) adequately informed as to the status of the
application.*

PROPERTY OWNER(S):

Ronald Wenzel

Name(s) printed

Address

City/State

fmwenzel@yahoo.com

Phone

Email

Fax



dotloop verified
01/21/22 8:16 PM CST
F53V-62MT-4S3E-ACVB

Signature(s)

Date

PROPERTY OWNER(S):

Joe Wenzel

Name(s) printed

Address

City/State

mjoewenzel124993@comcast.net

Phone

Email

Fax



dotloop verified
01/21/22 7:33 PM CST
RT14-X7RZ-4E5Y-RSWG

Signature(s)

Date



CITY OF FOLEY

AGENT AUTHORIZATION FORM

I/We authorize and permit Nick Wilmott and Austin Hynson a.k.a. Crimson Land Development, LLC
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behalf by the authorized agent and representative. I hereby certify that the information stated
on and submitted with this application is true and correct. I also understand that the submittal of
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be at the risk of the applicant.

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representative's responsibility to keep the owner(s) adequately informed as to the status of the
application.*

PROPERTY OWNER(S):

Gary Wenzel

Name(s) printed

Address

City/State

251-943-5859

peg402@gulftel.com

Phone

Email

Fax

Gary Wenzel

dotloop verified
01/21/22 7:41 PM CST
YAD-ZNDV-MEX-500P

Signature(s)

Date

PROPERTY OWNER(S):

Rod Wenzel

Name(s) printed

Address

City/State

rhwenzel@gmail.com

Phone

Email

Fax

Rod Wenzel

dotloop verified
01/21/22 8:35 PM EST
GPM-XZGT-18C-2NDZ

Signature(s)

Date

Crimson Land Development, LLC

FEIN: 87-2572870

Principals: Austin V. Hynson
3985 Wimbledon Park
Mobile, AL 36608
251.604.0327
ahynson@hotmail.com

Nick Wilmott
23673 3rd Street
Fairhope, AL 36532
251-747-2418
nwilmott@gmail.com

STATE OF ALABAMA
BALDWIN COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that HELA WENZEL a/k/a HELA DONALDSON WENZEL, a widow, hereinafter called the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable considerations to said Grantor in hand paid by EDWARD WENZEL, RONALD WENZEL, JOSEPH WENZEL, GARY WENZEL and RODERICK WENZEL, 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, each with an undivided one-fifth interest, in fee simple, forever, all that certain real property in Baldwin County, Alabama, described as follows, to-wit:

From the Northeast corner of the NW 1/4 of the SW 1/4 of Section 33, Township 7 South, Range 4 East, run S15°33'49"W, 31.12 feet to a point on the South line of Michigan Avenue; thence run S89°26'08"W along the South line of Michigan Avenue 480 feet to the point of beginning, thence run S00°15'00"E, 200 feet; thence run N89°26'08"E, 60.65 feet; thence run S00°04'14"W, 1,096.94 feet; thence run S89°18'04"W, 208 feet to a point on the east line of Cypress Street; thence run N00°00'18"E along the east line of Cypress Street 1,297.49 feet to a point on the South line of Michigan Avenue, thence run N89°26'08"E along the South line of Michigan Avenue 147.7 feet to the point of beginning.

All being 5.94 acres, more or less and lying in Section 33, Township 7 South, Range 4 East, in the City of Foley, Alabama.

SUBJECT TO:

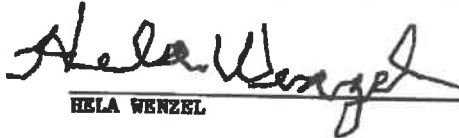
1. The retention of a life estate for the free use and enjoyment of the above described real property so long as the Grantor shall live.

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 co-tenants, each with an undivided one-fifth interest, in fee simple, and to the heirs and assigns of each co-tenant, in fee simple, FOREVER.

And, except as hereinabove set out, the Grantor, for Grantor and Grantor's heirs and personal representatives, hereby covenant to and with said Grantees and Grantees' heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor is in peaceful possession thereof and has a perfect right to sell and convey the same; that the same is free from all encumbrances and that Grantor 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.

IN WITNESS WHEREOF, the Grantor has set her hand and seal on this 3rd day of May, 1990


HELA WENZEL

REC-061015-0269

STATE OF ALABAMA
BALDWIN COUNTY

I, the undersigned notary public in and for said county and state, hereby certify that HELA WENZEL, a widow, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 3rd day of May, 1990.

Stan Mani Bower
NOTARY PUBLIC
My Commission Expires: 2-26-91

(Seal)

This instrument prepared by:

MARY E. MURCHISON
MURCHISON & SUTLEY
Attorneys at Law
Post Office Drawer 1320
Foley, AL 36536

Grantor's Address: 220 E. Michigan, Foley, AL 36535

Grantees' Address: _____

REL: 057071-0350

RECORD # 500
STATE OF TEXAS
COUNTY OF DALLAS
CERTIFICATE OF MARRIAGE
FILED IN

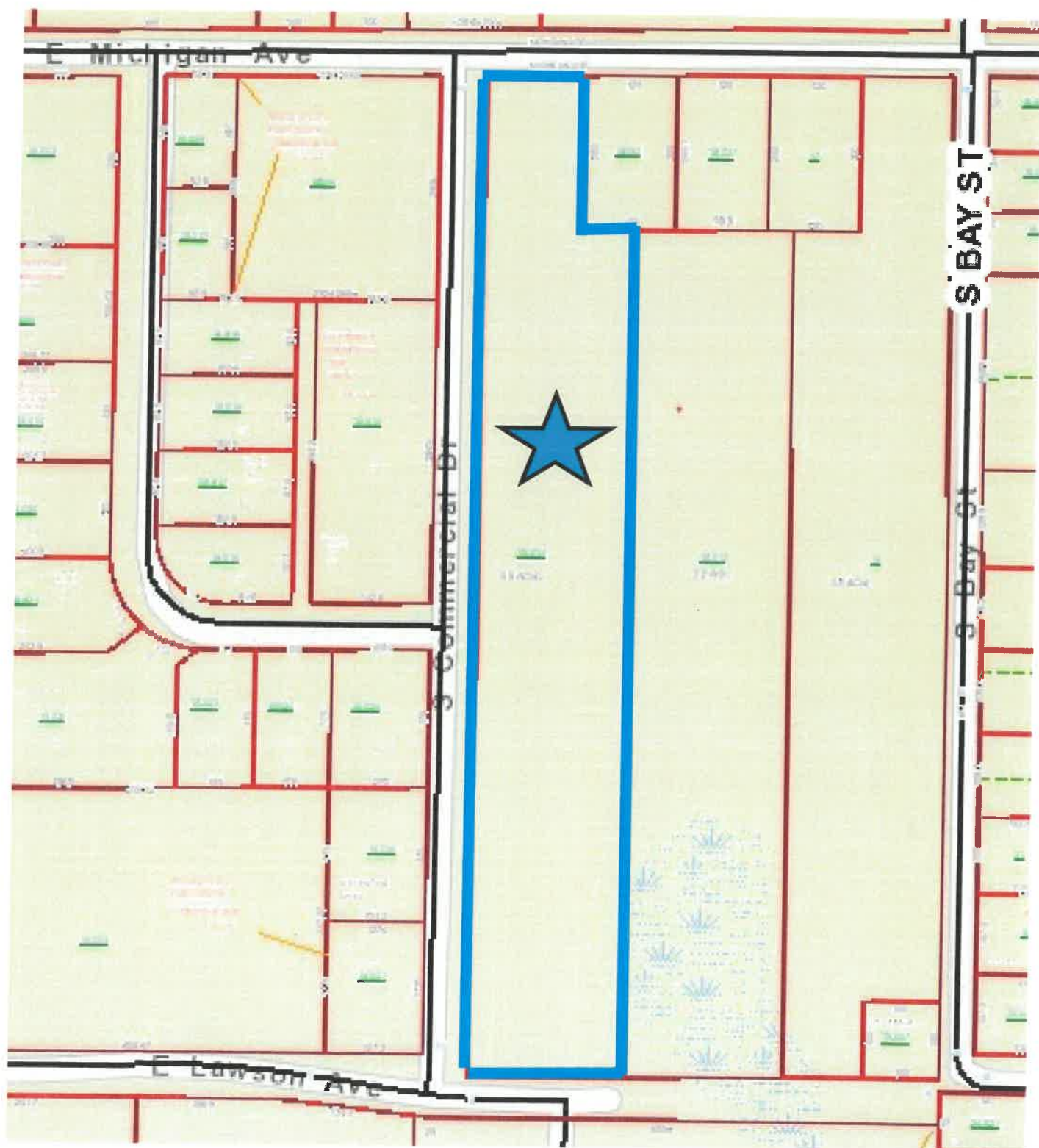
JUN 17 9 45 AM '55

74.00
62.60
1.40
50

NOTICE OF PRESENT

Baldwin County Parcel # 54-08-33-3-000-018.013

PPIN: 201939





PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 17 +/- acres. Property is currently zoned B-1A (Extended Business District), PO (Preferred Office District), AO (Agricultural Open Space) and R-2 (Residential Single Family and Duplex). Proposed zoning is R-3 (Residential Multi-Family). Property is located S. of Michigan Ave. between Cypress and Bay St. Applicant is Crimson Land Development LLC.

Anyone interested in this rezoning request maybe heard at a public hearing scheduled for February 16, 2022 in the Council Chambers of City Hall located at 407 W. Laurel Ave. at 5:30 p.m. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Wes Abrams
Planning Commission Chairman



SITE DATA				
ITEM	EXISTING	ALLOWED	REQUIRED	PROPOSED
TOTAL SITE AREA:	736,709 SF (16.91 AC.)			
ZONING:	B-1A			R-3
LAND USE:	VACANT			RESIDENTIAL
TOTAL UNITS:		202 UNITS		202 UNITS
TOWNHOUSE:				62 UNITS
APARTMENT:				140 UNITS
DENSITY:		12 DU/AC		12 DU/AC
YARD DEPTH REQUIREMENTS:				
FRONT YARD			40' MIN.	40'
REAR YARD			30' MIN. (OR 50')	NA
SIDE YARD			25' MIN. (OR 50')	50'
SIDE YARD ABUTS STREET			40' MIN.	40'
BUILDING AREA		40% OF GROSS LOT AREA, MAX.		3.4 AC. OR 20%
OPEN SPACE			25% MIN.	4.9 AC. OR 29%
BUILDING HEIGHT		50' MAX.		< 50' HT.
TOTAL PARKING SPACES (2/UNIT)(a):			404 SPACES	427 SPACES
TOWNHOUSE (b):			124 SPACES	124 SPACES
APARTMENT:			280 SPACES	290 SPACES
AMENITY AREA PARKING:				13 SPACES
(a) PARKING SPACES ARE SIZED AT 10'x20'. (b) ONE GARAGE PARKING SPACE PER UNIT, AND ONE PARKING SPACE IN THE DRIVEWAY, STACKED CONFIGURATION				

landscape architecture
land planning
placemaking

was

DESIGN

landscape architects

Foley, Alabama
P. 251.948.7181

Mobile, Alabama
P. 251.344.4023

Jackson, Mississippi
P. 601.790.0781

Pensacola, Florida
P. 850.203.4252

www.was-design.com

NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

A Landscape Development Plan for
Cypress St. Master Plan
Foley, Alabama

Revisions		Revisions / Submissions	
No.	Date		
01.23.22		FOR REZONING APPLICATION	
02.16.22		ADDED SIDEWALKS ON E & W	
03.11.22		REMOVED SE SIDEWALK	

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BH
Drawn
DM
Project Manager
LCW
Principal
213306-002
Project No.
09.20.21
Date

Registration
STATE OF ALABAMA
LESTER CHAD
MEMBER
518

CONCEPTUAL
MASTER PLAN

Sheet No.
MP100

Baldwin County Parcel 54-08-33-3-000-018.00
Bay Street, Foley, AL 36535
PIN 045320

LEGAL DESCRIPTION

**5.6 AC FM NE COR OF NW1/4 OF SW1/4 SEC 33 RUN SW 31.1' TO PT
ON S LN MICHIGAN AVE FOR POB, TH W 120', TH S 200', TH W 90
.4', TH S 1096.5', TH E 108', TH N 100', TH E 100', TH N 119
6' TO POB IN CITY OF FOLEY SEC 33-T7S-R4E (WD)**

CORPORATION OWNERSHIP INFORMATION

James Douglas Wilson
William Jeffrey Wilson

Baldwin County Parcel 54-08-33-3-000-018.013
Cypress St S, Foley, AL 36535
PIN 201939

LEGAL DESCRIPTION

**5.9 AC FM NE COR OF NW1/4 OF SW1/4 OF SEC 33, TH SW 31.1' TO
PT ON S LN MICHIGAN AVE, TH W 480' TO POB, TH S 200', TH E
60.7', TH S 1096.9', TH W 208' TO PT ON E LN CYPRESS ST, TH
N 1297.5', TH E 147.7' TO POB IN CITY OF FOLEY SEC 33-T7S-R4
E (WD)**

CORPORATION OWNERSHIP INFORMATION

Gary Wenzel
Joe Wenzel
Rod Wenzel
Ronald Wenzel

Baldwin County Parcel 54-08-33-3-000-018.012
Michigan Ave, Foley AL 36535
PIN 201938

LEGAL DESCRIPTION

**5.2 AC(C) COM AT THE NE COR OF NW1/4 OF SW1/4 OF SEC 33 RUN
TH SW 31.12' TO PT ON S LN MICHIGAN AVE, TH W 119'(S), TH S
200', TH W 87'(S) FOR POB TH RUN S 1100'(S), TH W 205'(S), T
H N 1100'(S), TH E 205'(S) TO POB IN THE CITY OF FOLEY SEC 3
3-T7S-R4E (WD) (SURVEY-IN#1535132)**

CORPORATION OWNERSHIP INFORMATION

Orville D Wenzel

Baldwin County Parcel 54-08-33-3-000-017.000
220 E Michigan Ave, Foley, AL 36535
PIN 045327

LEGAL DESCRIPTION:

120X200 BEG AT A PT 30 FT S & 140 FT W OF THE NE COR OF THE NW1/4 OF THE SW1/4 SEC 33-7S-4
E RUN S 200 FT W 120 FT N 200 FT E 120 FT TO PT BEG

CORPORATION OWNERSHIP INFORMATION

Orville D Wenzel