



October 23, 2020

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

RE: Initial Zoning Recommendation

Dear Mayor Koniar and City Council Members:

The City of Foley Planning Commission held a regular meeting on October 21, 2020 and the following action was taken:

William Gordon- Request for Initial Zoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the initial zoning of 163 +/- acres being annexed into the corporate limits. Proposed zoning is PUD (Planned Unit Development). Property is located at the SE corner of County Rd. 12 S and the Foley Beach Express. Applicant is Engineering Design Group, LLC.

Commissioner Hellmich made a motion to recommend the requested initial zoning to Mayor and Council with the following conditions:

- Include traffic counts for subdivisions under construction in the traffic study
- All right-of-way improvements shall be completed with Phase I, including County Road 12 and the construction/paving of the southern entrance/Roscoe Road
- Application to be made for wetlands to be in a conservation easement
- Provide updated drawings to show the conditions

Commissioner Abrams seconded the motion. Commissioner Swanson voted nay. All other Commissioners voted aye.

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

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



COMMUNITY DEVELOPMENT DEPARTMENT

120 S. McKenzie St.

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

Motion to approve the requested initial zoning with conditions passes.

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

Respectfully,

Melissa Ringler
Planning & Zoning Coordinator
mringle@cityoffoley.org

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

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



October 23, 2020

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

RE: Rezoning Recommendation

Dear Mayor Koniar and City Council Members:

The City of Foley Planning Commission held a regular meeting on October 21, 2020 and the following action was taken:

William Gordon- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 77+/- acres. Property is currently zoned AO (Agricultural Open space) proposed zoning is PUD (Planned Unit Development). Property is located at the SE corner of County Rd. 12 S and the Foley Beach Express. Applicant is Engineering Design Group, LLC.

Commissioner Abrams made a motion to recommend the requested rezoning to Mayor and Council with the following conditions:

- Include traffic counts for subdivisions under construction in the traffic study
- All right-of-way improvements shall be completed with Phase I, including County Road 12 and the construction/paving of the southern entrance/Roscoe Road
- Application to be made for wetlands to be in a conservation easement
- Provide updated drawings to show the conditions

Commissioner Hamrick seconded the motion. Commissioner Swanson voted nay. All other Commissioners voted aye.

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

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



COMMUNITY DEVELOPMENT DEPARTMENT

120 S. McKenzie St.

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

Motion to approve the requested rezoning with conditions passes.

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

Respectfully,

Melissa Ringler
Planning & Zoning Coordinator
mringle@cityoffoley.org

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

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



PETITION FOR ANNEXATION

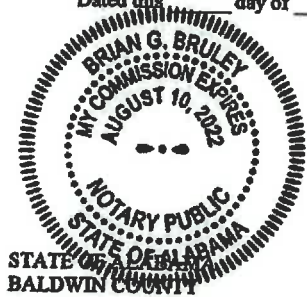
We, the undersigned PETITIONERS, owners of the property described in the attached Exhibit A and as delineated on the map attached as Exhibit B, such property being outside the corporate limits of the City of Foley, Alabama, but which is now, or at the time this petition is acted upon will be, contiguous to the said corporate limits, and such property not lying within the corporate limits of any other municipality, do by these presents hereby petition the City of Foley, a municipal corporation, that said property be annexed into the City of Foley, Alabama pursuant to the authority of Section 11-42-21 of the Code of Alabama (1975).

We, the undersigned PETITIONERS further petition that the Honorable Mayor and City Council of the City of Foley, Alabama, set a date for the hearing of this petition and adopt an ordinance annexing such property.

We, the undersigned PETITIONERS also ask that the Honorable Mayor and City Council of the City of Foley, Alabama, do all things necessary and requisite to comply with the terms of Section 11-42-21 of the Code of Alabama (1975).

We, the undersigned PETITIONERS understand that we will have no right to vote in any elections which we would be entitled to vote in as a result of this proposed annexation until the annexation is pre-cleared by the United States Department of Justice pursuant to section 5 of the Voting Rights Act of 1965, as amended.

Dated this _____ day of _____, 20__.



Miriam Gordon Jones
Petitioner's Signature

Petitioner's Signature

On this 24 day of August, 2020, before me personally appeared Miriam Gordon Jones, to me known and known to me to be the person who executed the foregoing instrument, and who, sworn and under oath, acknowledged that he/she executed the same as his/her own free act and deed, with full knowledge of the contents thereof.

Brian G. Bruley
NOTARY PUBLIC
My Commission Expires: 08/10/2022

STATE OF ALABAMA
BALDWIN COUNTY

On this _____ day of _____, 20__, before me personally appeared _____, to me known and known to me to be the person who executed the foregoing instrument, and who, sworn and under oath, acknowledged that he/she executed the same as his/her own free act and deed, with full knowledge of the contents thereof.

NOTARY PUBLIC
My Commission Expires: _____

received
8/24/2020

ATTACHMENT TO PETITION

PETITIONER(S) REQUEST PROPERTY BE INITIALLY ZONED AS FOLLOWS:

- | | | |
|-------------------------------------|-------|---|
| ☐ | R-1A | Residential Single Family |
| ☐ | R-1B | Residential Single Family |
| ☐ | R-1C | Residential Single Family |
| ☐ | R-1D | Residential Single Family |
| ☐ | R-1R | Restricted Residential Single Family |
| ☐ | R-2 | Residential Single Family & Duplex |
| ☐ | R-3 | Residential Multi Family |
| ☐ | R-4 | Residential Single Family & Duplex |
| ☐ | GPH-1 | Residential Garden-Patio Homes |
| ☐ | TH-1 | Residential Townhouses |
| ☐ | MH-1 | Residential Mobile Home Park/Subdivision |
| ☐ | OSP | Open Space/Reservation District |
| ☐ | PDD | Planned Development District |
| ☒ | PUD | Planned Unit Development |
| ☐ | PID | Planned Industrial District |
| ☐ | B-1 | Central Business District |
| ☐ | B-1A | Commercial Extended Business District |
| ☐ | B-2 | Commercial Neighborhood Business District |
| ☐ | B-3 | Commercial Local Business District |
| ☐ | PO | Preferred Office District |
| ☐ | M-1 | Light Industry |
| ☐ | A-O | Agriculture Open Space |
| ☐ | H | Overlying area of Historic District |

PLEASE SELECT ONE OF THE ABOVE. IF YOU HAVE ANY QUESTIONS REGARDING THE REQUESTED ZONING, PLEASE CALL THE ZONING OFFICE AT 251-943-4011.

Initial Zoning Fee \$250.00 - check payable to the City of Foley due at time of submission.

Number of homes currently located on the property being annexed 0

Number of occupants Adults 0 Race 0

Number of businesses currently located on the property being annexed 0

(If more than one business on property, print information on back.)

Name of business _____

Owner's Name Miriam Gordon JONES

Mailing Address 1836 Kimberly Dr. Atmore, AL 36502

If property is undeveloped, have plans been submitted to Planning Commission?

☒ Yes

If yes, state estimated date the development or subdivision will be completed Additional Zoning in Oct. 2020

☐ No EDG, LLC.
(authorized agent)

Petitioner's Signature

Date

Petitioner's Signature

Date



**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*
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS: *36357 SEE Attached*
3. APPROXIMATE SIZE OF PROPERTY: *76 +/-*
4. PRESENT ZONING OF PROPERTY: *AO (Baldwin County District 30 zoned RA)*
5. REQUESTED ZONING: *P.U.D.*
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY: *VACANT, Farming currently*
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.) *Single Family, 3 units/ACRE*
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: 8/24/2020

B. Craig Johnson (EDG, LLC)
PROPERTY OWNER/APPLICANT
305 S. Alston St. Foley, AL 36535
PROPERTY OWNER ADDRESS
(251) 943-8960
PHONE NUMBER
cjohnson@edgalabama.com
EMAIL ADDRESS

Foley
CITY OF FOLEY
AGENT AUTHORIZATION FORM

I/We authorize and permit EDG, LLC
to act as My/Our representative and agent in any manner regarding this application which
relates to property described as tax parcel ID# PIN 69307, 36257
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):

Miriam Gordon Jones
Name(s) printed

1836 Kimberly Drive
Address

Atmore, AL 36502
City/State

251-294-1289
Phone

Miriam Gordon Jones
Signature(s)

1836mcg@gmail.com
Email

Fax

Date

PROPERTY OWNER(S):

Name(s) printed

Address

City/State

Phone

Email

Fax

Signature(s)

Date

received
8/24/2011

August 19, 2020

City of Foley, Alabama
407 E. Laurel Avenue
Foley, AL 36535

Attn: Kathryn Taylor, CMC, City Clerk

Re: **Annexation Request**

Dear Ms. Taylor,

Please accept this letter as our formal request to annex a parcel of land from unincorporated Baldwin County in the City of Foley. The parcel is identified as Parcel Number 05-61-06-14-0-000-002.000 and PIN number 69307. Our intent is to rezone the property to a Planned Unit Development (PUD).

My/our mailing address is 1836 Kimberly Dr. Atmore, AL 36502.

My/our telephone number is 251-294-1289.

Do not hesitate to contact me should you require further information regarding this request.

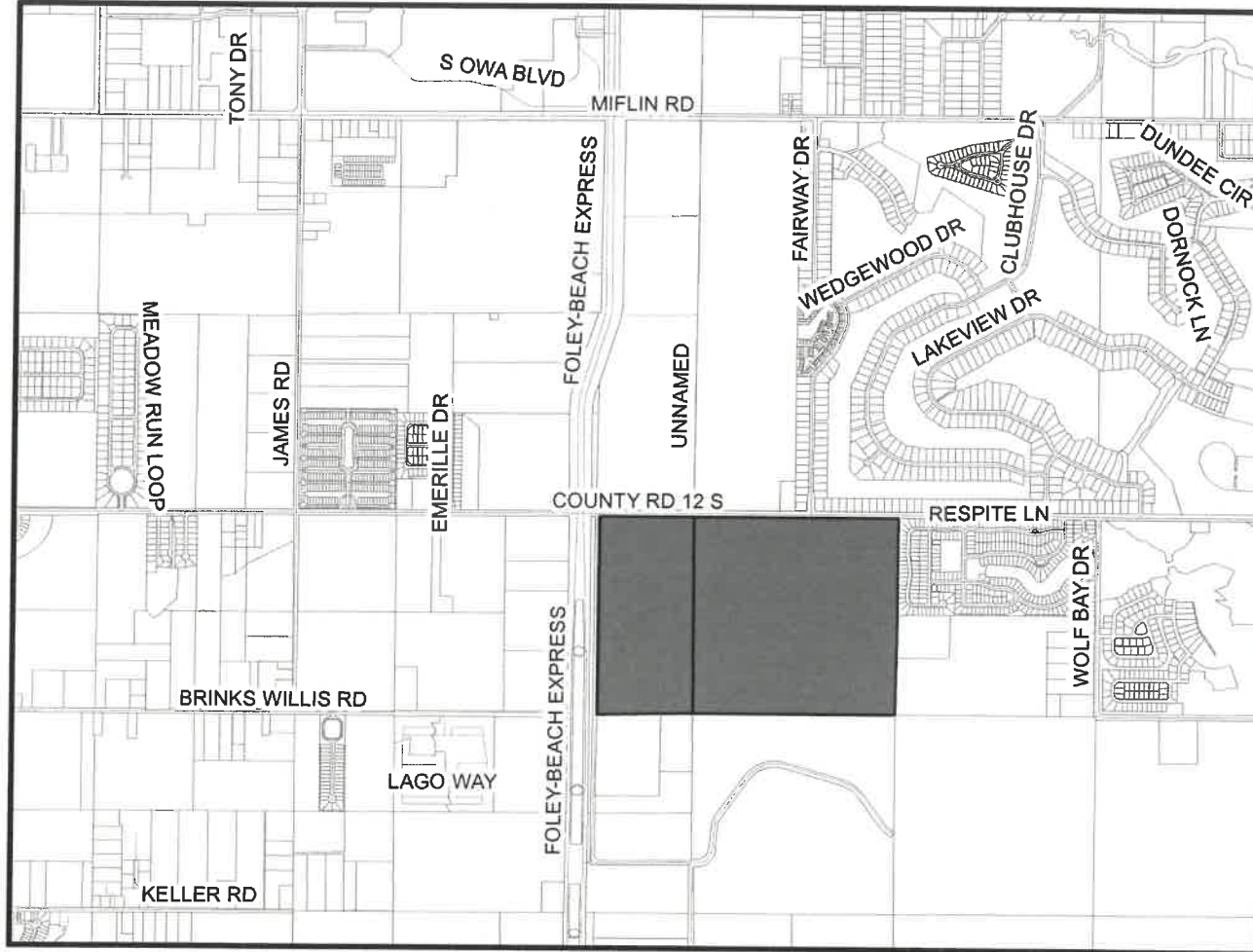
Sincerely,

Miriam Gordon Jones

received
8/24/20



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the initial zoning of 163 +/- acres and the rezoning of 77 +/- acres. The rezoning portion of the property is currently zoned AO (Agricultural Open Space). The proposed zoning is PUD (Planned Unit Development). Property is located at the SE corner of County Rd. 12 S and the Foley Beach Express.

Anyone interested in the initial zoning or rezoning request may be heard at a public hearing scheduled for October 21, 2020 in the City Hall Civic Center located at 407 E. Laurel Ave., at 5:30 p.m. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

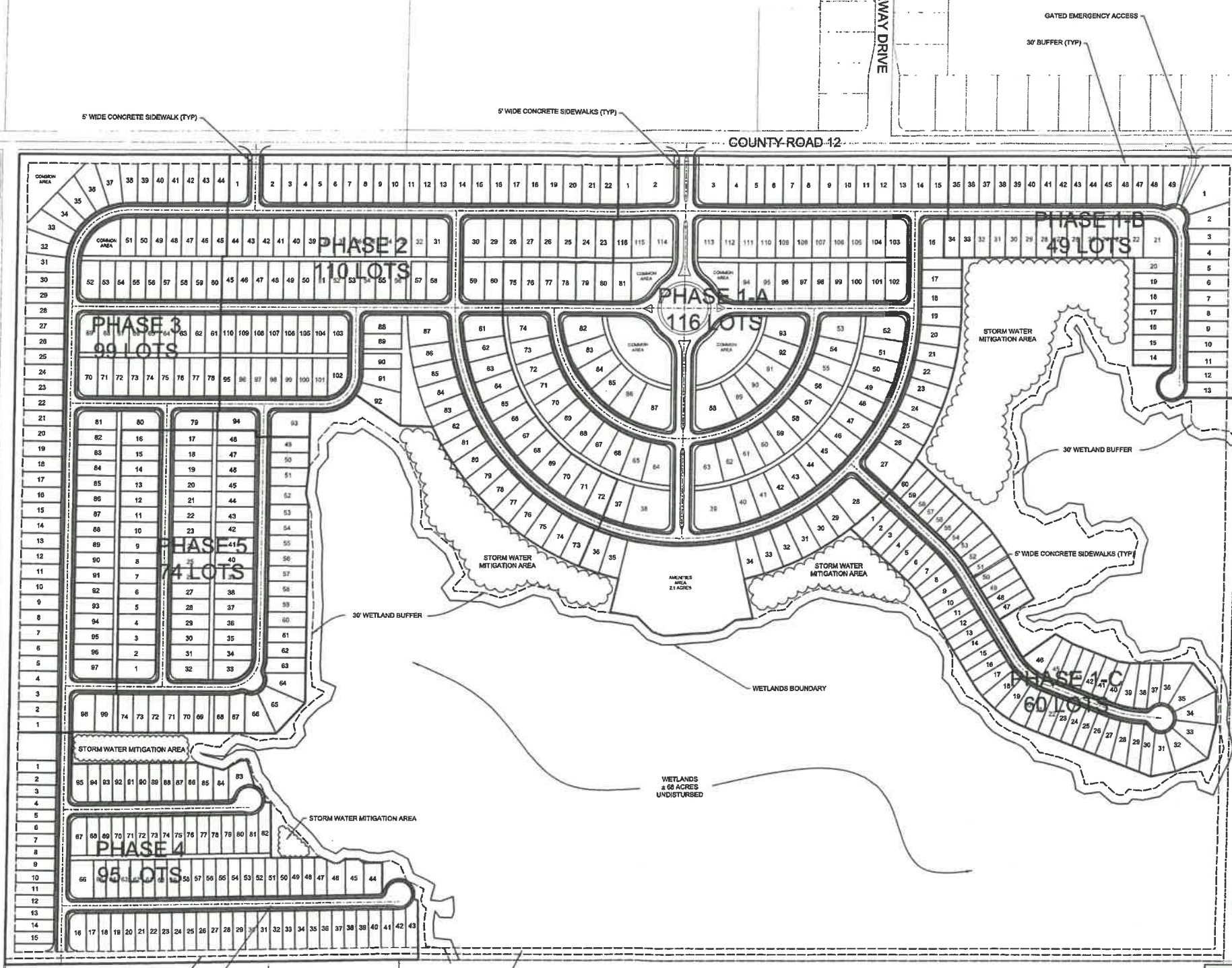
Due to Covid we will accept email comments (mringler@cityoffoley.org or acole@cityoffoley.org). Or you may call 952-4011 Melissa or Amanda can take your verbal comments. These will be entered into the meeting minutes. If you choose to attend the meeting please follow social distancing guidelines.

Phillip Hinesley
Planning Commission Chairman

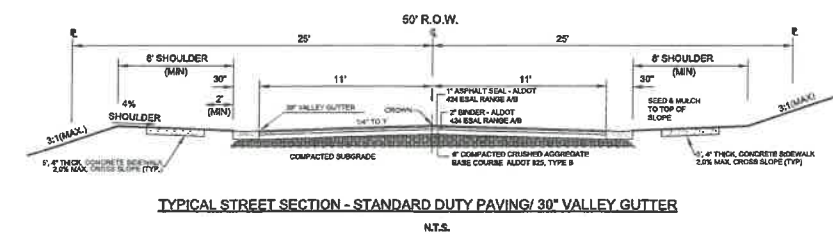
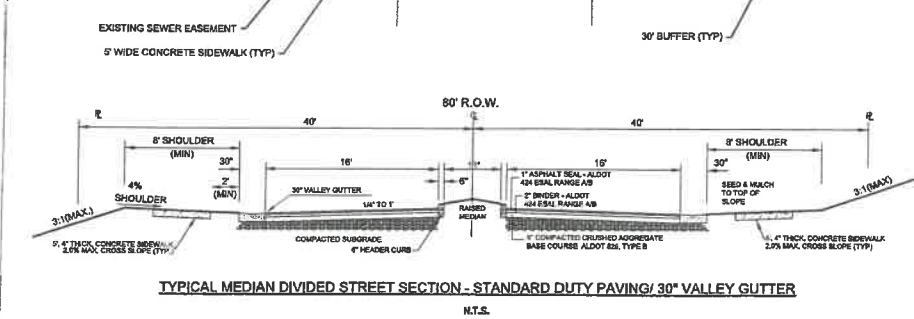
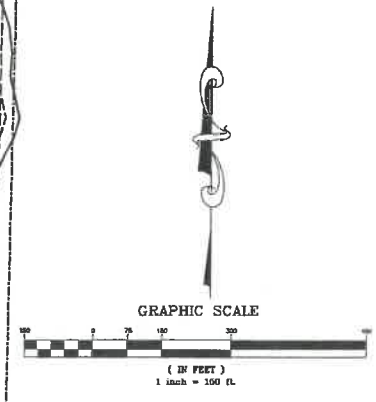
Legal Description

All that part of the NW 1/4 of Section 14, Township 8 South, Range 4 East, Baldwin County, Alabama.

received
Elaine C. [signature]



SITE DATA TABLE	
SITE ADDRESS:	22250 COUNTY ROAD 12 FOLEY, ALABAMA 36530
PARCEL NUMBER:	05-61-05-15-0-000-001,000 AND 05-61-05-15-0-000-002,000
CURRENT ZONING:	AGRICULTURAL OPEN SPACE (AO) (COUNTY) RURAL AGRICULTURAL DISTRICT (RA) (CITY)
PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT (PUD)
TOTAL PARCEL ACREAGE:	240.00 AC
TOTAL LOT AREA INCLUDING RIGHT-OF-WAY:	125.28 AC
COMMON AREA ACREAGE:	45.64 AC
TOTAL WETLAND ACREAGE:	68.08 AC (28% OF TOTAL)
CALCULATED DENSITY:	603 LOTS/240 AC = 2.51 LOTS/ACRE
TOTAL LOT COUNT:	603 LOTS
LOT SIZE DISTRIBUTION:	
165 - 60' X 125' LOTS	
283 - 50' X 125' LOTS	
155 - 40' X 125' LOTS	
SETBACKS (MINIMUM)	
FRONT YARD: 15 FT	
REAR YARD: 20 FT	
SIDE YARD: 5 FT	



PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

PROJECT: ROBERTS COVE
PLANNED UNIT DEVELOPMENT
FOLEY, ALABAMA

DATE: OCTOBER 15, 2020

TITLE: OVERALL SITE PLAN

305 SOUTH ALSTON STREET
FOLEY, AL 36535
TEL - (251) 943-8960
FAX - (205) 403-9175

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING, LAND SURVEYING
(205) 843-5850

SHEET NO. EXB

RECEIVED
OCT 19 2020
BY: [Signature]
Revision