



COMMUNITY DEVELOPMENT DEPARTMENT

120 S. MCKENZIE STREET

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

July 20, 2020

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 meeting on July 15, 2020 and the following action was taken:

Magnolia Land Company, Inc. - Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 55+/- acres. Property is currently zoned M-1 (Light Industrial District) proposed zoning is B-3 (Local Business District). Property is located at 18718 Airport Rd. Applicant is Magnolia Land Company, Inc.

Commissioner Hellmich made a motion to recommend the requested re-zoning to Mayor and Council. Commissioner Hare seconded the motion. All Commissioners voted aye.

Motion to recommend the requested re-zoning to Mayor and Council 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



CITY OF FOLEY, ALABAMA
APPLICATION FOR
ZONING OF PROPERTY

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
3. APPROXIMATE SIZE OF PROPERTY:
4. PRESENT ZONING OF PROPERTY:
5. REQUESTED ZONING:
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
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 PROERTY OWNER AND ATTEST THAT ALL FACTS AND INFORMATION SUBMITTED ARE TRUE AND CORRECT.

DATE: 6/16/20

Magnolia Land Co., Inc.
PROPERTY OWNER/APPLICANT
PO Box 1047 Foley, AL 36536
PROPERTY OWNER ADDRESS
251-979-7773
PHONE NUMBER
johnbfoley4@yahoo.com
EMAIL ADDRESS

RECEIVED
JUN 16 2020

BY:

4pd
receipt#
18710

1. 18718 Airport Rd. (PIN # 102155). Owned by Magnolia Land Company, Inc.
2. See attached.
3. 55 acres.
4. M-1 Light Industrial.
5. B-3 Local Business District.
6. Site is currently being used as crop land.
7. Contemplated use is office/warehouse lots.

RECEIVED
JUN 16 2020

BY:



Baldwin County Revenue Commissioner

Property Appraisal Link

BALDWIN COUNTY, AL

Current Date 6/16/2020

Tax Year 2020

Valuation Date October 1, 2019

OWNER INFORMATION

PARCEL 54-04-19-0-000-003.003 **PPIN** 102155 **TAX DIST** 07
NAME MAGNOLIA LAND CO
ADDRESS P O BOX 1047
 FOLEY AL 36536
DEED TYPE DB **BOOK** 0165 **PAGE** 0000122
PREVIOUS OWNER
LAST DEED DATE //0000

DESCRIPTION

55 ACC N1/2 OF SE1/4 LESS THE E 820'(S) & RD ROW'S
 SEC 19 T7S R4E

PROPERTY INFORMATION

PROPERTY ADDRESS AIRPORT RD
NEIGHBORHOOD FOLEY **FOLEY AREA**
PROPERTY CLASS **SUB CLASS**
LOT BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION

ZONING**PROPERTY VALUES**

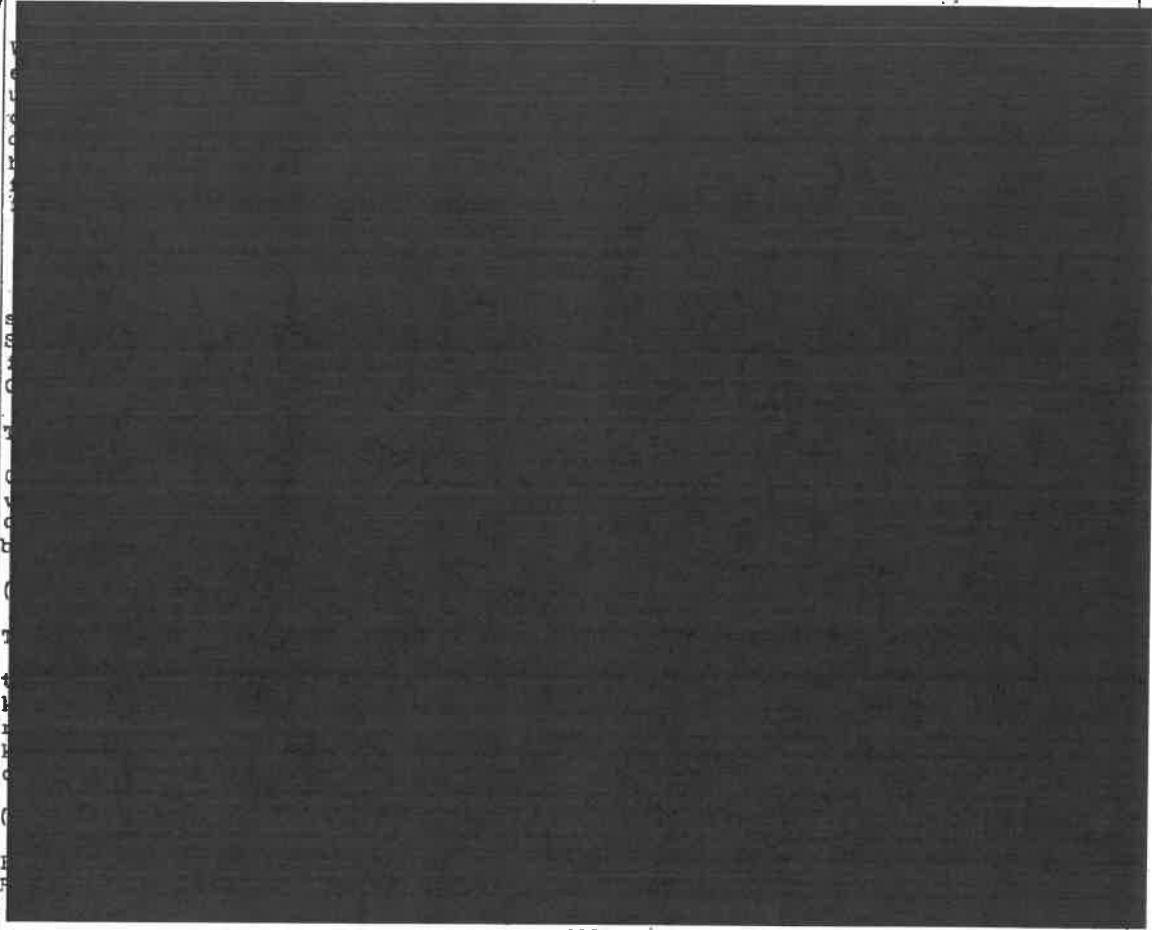
LAND: 338400 **CLASS 1:** **TOTAL ACRES:** 55.00
BUILDING: **CLASS 2:** **TIMBER ACRES:**
 CLASS 3: 338400
TOTAL PARCEL VALUE: 338400
ESTIMATED TAX: \$96.36
TOTAL USE VALUE: 29260

DETAIL INFORMATION

CODE	TYPE	REF	METHOD	DESCRIPTION	LAND USE	TC	HsPn	MARKET USE VALUE	USE VALUE
U	USE	2	ST AC9	55.00 acres	8110-CROP (GOOD A1)	3	N		29260
M	LAND	3	ST AC9	55.00 acres	9100-UNDEVELOP LAND	3	N N	338400	

[View Tax Record](#)

[View Map](#)
[Back](#)



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*Filed for record May 5, 1905, at 4 P.M.
Recorded May 16, 1905
J. W. Smith, Judge of Probate*

State of Illinois,)
 County of Cook.) ss This Deed, made this 29 day of April, 1905, between John B. Foley and Anna E. Foley, his wife, of the first part, and the Magnolia Springs Land Co., of the Second part, Witnesseth, the parties of the first part, in consideration of the dollar (\$1.00) to them in hand paid by the party of the second part, receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto the party of the second part, its assigns forever, all that real property in Baldwin County, Alabama, described as follows, to wit:- The Southeast 1/4 of Section 19, Township 7 South of range 4, east, containing one hundred and sixty (160) acres, more or less. Together with all appurtenances thereunto belonging, to have and to hold forever and against any person lawfully claiming the same, said party of the first part shall forever warrant and defend.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Edw'd Brinn.
 E. H. Parker.

John B. Foley.
 Anna E. Foley.

State of Illinois,)
 County of Cook.) ss I, William S. Turner, Notary Public, in and for said county and State, hereby certify that John B. Foley and Anna E. Foley, his wife, whose names signed to the foregoing conveyance, and who are known to me, acknowledged before me, on this day, that being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand this 29 day of April, 1905.

(Seal) W. S. Turner, Notary Public, Cook Co., Ill.

State of Illinois,)
 County of Cook.) ss I, William S. Turner, Notary Public in and for said County and State, do hereby certify that on the 29 day of April, 1905, came before me the within named Anna E. Foley, and being examined separately and apart from her husband, touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraint or threats on the part of her husband.

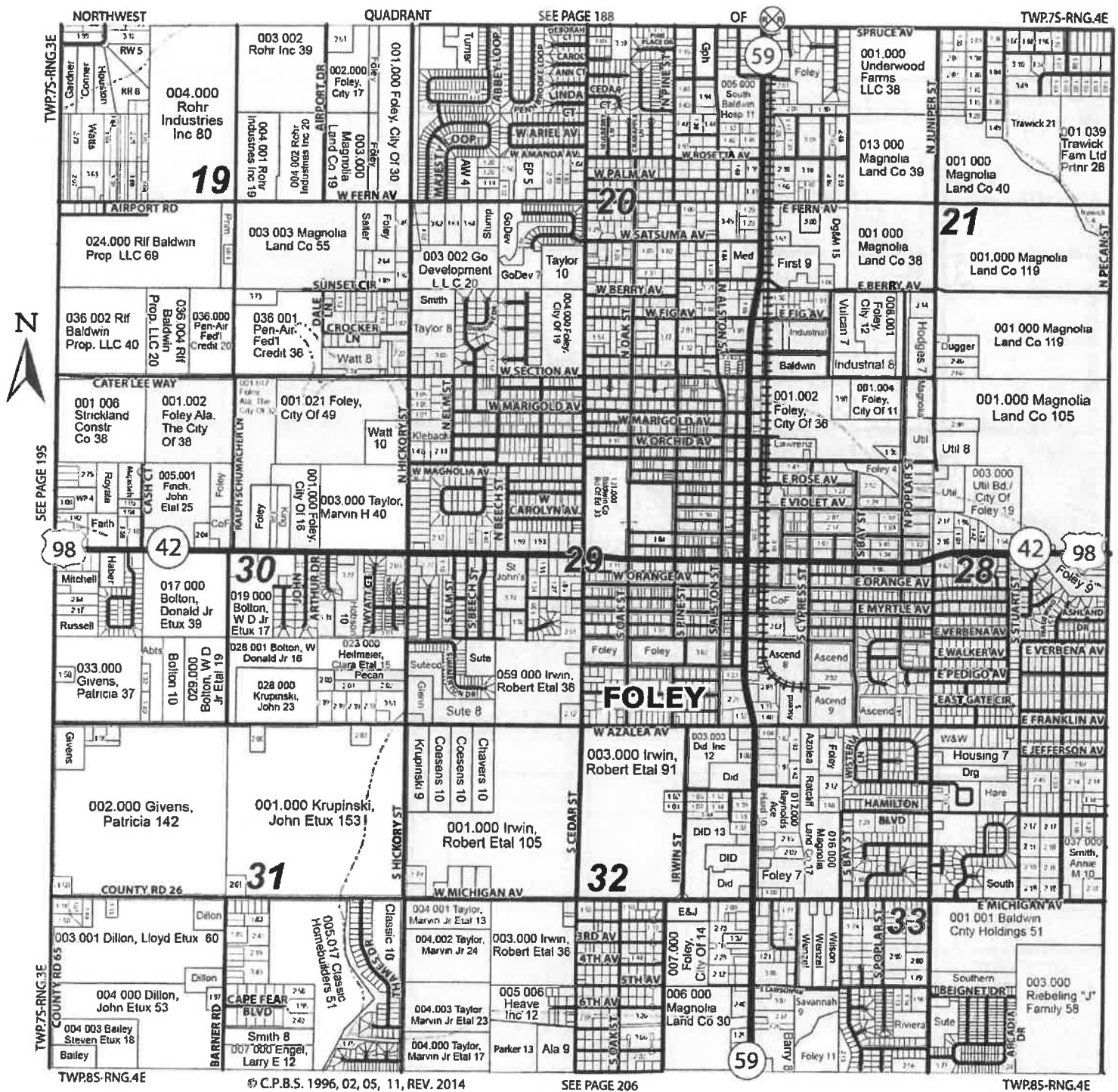
IN WITNESS WHEREOF, I hereunto set my hand this 29 day of April, 1905.

(Seal) W. S. Turner, Notary Public, Cook Co., Ill.

BALDWIN COUNTY, ALABAMA (LOCATOR 54)

1 Inch = 2,250 US Survey Feet

0 2,640 5,280



LEGAL DESCRIPTION:

55 AC N 1/2 OF SE 1/4 LESS THE E 820'(S) & RD ROW'S SEC 19 T7S R4E