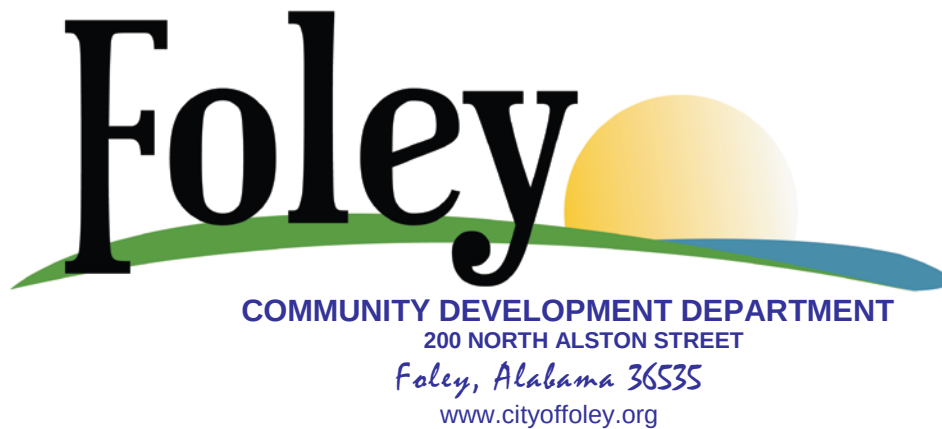




(251) 952-4011
FAX (251) 971 -3442

April 15, 2015

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

RE: Prezoning Recommendation

Dear Mayor Koniar and City Council Members,

The City of Foley Planning Commission held a regular meeting on April 14, 2015 and the following action was taken:

Agenda Item: Legislative Annexation- Request for Prezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the prezoning of multiple parcels being annexed into the corporate limits.

Action Taken: Commissioner Hellmich made a motion to recommend to Mayor and Council the prezoning as proposed on the map shown today with modifications. Commissioner Rouzie seconded the motion. All Commissioners voted aye.

Motion to recommend to Mayor and Council the prezoning as proposed on the map shown today with modifications carries.

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

Respectfully,

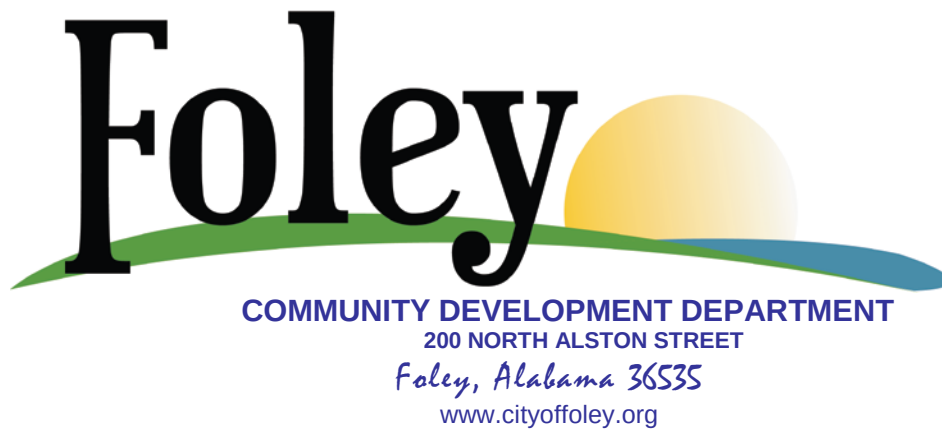
Melissa Ringler
Planning & Zoning Coordinator
mringle@cityoffoley.org

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Vickey Southern

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



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

May 22, 2015

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

RE: Pre-zoning Recommendation

Dear Mayor Koniar and City Council Members,

The City of Foley Planning Commission held a regular meeting on May 20, 2015 and the following action was taken:

Agenda Item: Legislative Annexation- Request for Pre-Zoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the pre-zoning of pin # 12098 to AO (Agricultural Open Space) and pin # 82803 to MH-1 (Mobile/Manufactured Dwelling Park).

Action Taken: Commissioner Hellmich made a motion to recommend to Mayor and Council the requested pre-zoning of pin # 12098 to AO Agricultural Open Space and pin # 82803 to MH-1 Mobile/Manufactured Dwelling Park. Commissioner Rauch seconded the motion. All Commissioners voted aye.

Motion to recommend to Mayor and Council the requested pre-zoning of pin # 12098 to AO Agricultural Open Space and pin # 82803 to MH-1 Mobile/Manufactured Dwelling Park carries.

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: Vickey Southern

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

Pre-Zoning of 2015 Legislative Annexation Legal Descriptions

PIN 89222-Jehovahs Witness Church & PIN 89215-Stepanian

Zoned B-3 (Local Business District)

TRACT 1: Commencing at the purported Southwest corner of Section 10, Township 8 South, Range 4 East, Baldwin County, Alabama; thence run East 20 feet, more or less, to a point; thence run North 40 feet, more or less, to a point on the North right-of-way line of County Road 12; thence run North 89°49'19" East, along said right-of-way line, 1299.08 feet, more or less, to a point, said point being the Point of Beginning of the tract of land herein described; thence run North 0°2'43" East 416.9 feet, more or less, to a point; thence run North 89°40'24" East 417.42 feet, more or less, to a point; thence run South 0°2'42" West 417.44 feet, more or less, to a point on the said North right-of-way line of County Road 12; thence run South 89°49'19" West 417.42 feet, more or less, to the said Point of Beginning. Said tract of land containing 4.0 acres of land more or less.

PIN 12098-Orange Beach Water & Sewer

Zoned AO (Agricultural Open Space)

TRACT 2: As recorded in Real Property Book 771 Page 230 in the records of Office of Judge of Probate Office, Baldwin County, Alabama: Being a parcel of land lying in the Northeast ¼ of the Southeast ¼ of Section 15, Township 8 South, Range 4 East, Baldwin County, Alabama, and also being more particularly described as follows: Beginning at the Northeast Corner of said Northeast ¼ of the Southeast ¼ of said Section 15; thence South 0°0'0" East, 775.0 feet; thence South 89°32'20" West, 450.0 feet; thence North 0°0'0" East, 775.0 feet; thence North 89°32'20" East 450.0 feet to the Point of Beginning of the parcel herein described and containing 8.0 acres of land more or less.

PIN 201496-Pinnacle Towers

(Zoned AO (Agricultural Open Space))

TRACT 3: Commencing at the Northwest corner of the Northeast Quarter of Section 14, Township 8 South, Range 4 East, Baldwin County, Alabama; thence run South 40 feet, more or less, to a point on the Southern right-of-way boundary of County Road 12 S; thence continue South 1291 feet, more or less, along the back lot line of Fulton Place Lots 12-32 as shown on Slide 2301-B in the records of the office of the Judge of Probate Court of Baldwin County, Alabama to the Point of Beginning; thence continue South 573 feet, more or less, to a point; thence run East 713 feet, more or less, to a point; thence run North 573 feet, more or less, to a point; thence run West 714 feet, more or less, along the back lot line of Fulton Place Lot 41, 40, 39, 38, 37, 36, 35, 34, 33, and 32 as shown on said Slide 2301-B to the Point of Beginning and containing 9.4 acres, more or less.

PIN 208978-Faust & PIN 208975-Faust

Zoned AO (Agricultural Open Space)

TRACT 4: From the Southeast corner of the Northeast Quarter of Section 14, Township 8 South, Range 4 East, Baldwin County, Alabama, run thence South 89°58'00" West, 40 feet to a crimp top iron pipe lying on the West right-of-way line of Wolf Bay Drive; thence run North 00°00'32" East, along said West right-of-way line, 510 feet to an iron pin for a Point of Beginning; thence run South 89°58'00" West, 630.0 feet, to an iron pin; thence run North 00°00'32" East, 420 feet to an iron pin; thence run North 89°58'00" East, 630 feet to an iron pin on the West right-of-way line of said Wolf Bay Drive; thence run South 00°00'32" West along said West right-of-way line, 420 feet to the Point of Beginning, said tract of land containing 6 acres, more or less.

PIN 59139-Crown Castle

Zoned AO (Agricultural Open Space)

TRACT 5: As described in Exhibit A of Instrument 618384 as recorded in the records of the office of the Judge of Probate Court of Baldwin County, Alabama: From the Northeast corner of the Southwest Quarter of Section 13, Township 8 South, Range 4 East, Baldwin County, Alabama, run South 89°57'42" West along the North line of the Southwest Quarter of said section a distance of 1359.4 feet to a point; thence South 0°27'21" West 40.0 feet to the South right-of-way line of a paved highway (Wolf Bay Drive) for the Point of Beginning of the property herein described; thence continue South 0°27'21" West 590 feet to a point; thence run South 89°57'42" West and parallel to the North line of the Southwest Quarter of Section 13 a distance of 510 feet to a point; thence run North 0°27'21" East 590 feet to the South right-of-way line of a paved highway (Wolf Bay Drive); thence run North 89°57'42" East along the South right-of-way line of a paved highway (Wolf Bay Drive) 510 feet to the Point of Beginning. Said tract of land containing 6.9 acres, more or less.

PIN 11220-Downey Family

Zoned AO (Agricultural Open Space)

TRACT 6: The West ½ of the Southeast Quarter lying North of Graham Bayou AND the West ½ of the East ½ of the Southeast Quarter lying North of Graham Bayou AND all of the Southeast Quarter lying South of Graham Bayou, Less and Except any roadway Right-of-Way, all being located in Section 13, Township 8 South, Range 4 East, Baldwin County, Alabama and containing 122 acres, more or less.

PIN 90790-1307 LLC & PIN 11500-Wallace

Zoned B-1A (Extended Business District)

TRACT 7: From the Northwest corner of the East Half of the Southeast Quarter of the Southeast Quarter of Section 4, Township 8 South, Range 4 East, Baldwin County, Alabama, run East 129 feet; run thence South 1320 feet, more or less, to the South boundary of the said Southeast Quarter of the Southeast Quarter; run thence West 129 feet; run thence North 1320 feet, more or less, to the Point of Beginning, Less and Except any roadway right-of-way and containing 3.9 acres, more or less.

PIN 25665-Castille & PIN 80839-Crew Properties

Zoned B-1A (Extended Business District)

TRACT 8: The West half of the Northeast Quarter of the Southeast Quarter of Section 4, Township 8 South, Range 4 East, Baldwin County, Alabama, AND the South Half of the South half of the Northwest Quarter of the Southeast Quarter of Section 4, Township 8 South, Range 4 East, Baldwin County, Alabama, Less and Except any road Right-of-Ways and containing 28.8 acres, more or less.

PIN 82803-Riviera Park LLC

Zoned MH-1(Mobile/Manufactured Dwelling Park)

TRACT 9: The North Half of the South half of the Northwest Quarter of the Southeast Quarter of Section 4, Township 8 South, Range 4 East, Baldwin County, Alabama, Less and Except any road Right-of-Ways and containing 9.3 acres, more or less.

PIN 230661-Petro Evans

Zoned B-2 (Neighborhood Business District)

TRACT 10: Parcel B, Martin Subdivision, according to the plat thereof recorded in Slide No. 1863-A of the records in the Office of the Judge of Probate, Baldwin County, Alabama, Less and Except any road right-of-ways and containing 1.3 acres, more or less.

PIN 69220-Reynolds Ready Mix & PIN 231983-Reynolds Ready Mix & PIN 31323-Garrett Investments & PIN 61526-Hawkeye Alabama

Zoned B-1A (Extended Business District)

TRACT 11: Commencing at the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 5, Township 8 South, Range 4 East, Baldwin County, Alabama; thence run North 330 feet, more or less, to the Point of Beginning; thence continue North 1000 feet, more or less, to a point; thence run East 885 feet, more or less, to a point; thence run South 1000 feet, more or less, to a point; thence run West 883 feet, more or less, to the Point of Beginning. Said tract of land containing 20.4 acres, more or less.

PIN 333357-Midsouth Bank, PIN 77200-Midsouth Bank

Zoned R-1C (Residential Single Family)

TRACT 12: Commencing at the Northwest corner of the West Half of Section 5, Township 8 South, Range 4 East, Baldwin County, Alabama; thence run South along the Western boundary of the West Half of said Section 1067 feet, more or less, to a point; thence run East 40 feet, more or less, to a point on the Eastern Right-of-Way boundary of S Hickory Street and the Point of Beginning of the property herein described; thence run South along said Right-of-Way boundary 240 feet, more or less, to a point; thence run East 2065 feet, more or less, to a point; thence run North 660 feet, more or less, to a point; thence run West 1543 feet to a point; thence run South 418 feet, more or less, to a point; thence run West 522 feet, more or less, to a point on the Eastern Right-of-Way boundary of S Hickory Street and the Point of Beginning. Said tract of land contains 26.3 acres, more or less.

PIN 231982-Dillon, PIN 285461-Dillon, PIN 216366-Schmidt, PIN 202098-Schmidt, PIN 216365-Schmidt, PIN 121384-Bailey, PIN 216364-Schmidt, PIN 216363-Schmidt, PIN 116147-Schmidt, and PIN 216367-Schmidt

Zoned B-3 (Local Business District)

Tract 13: Beginning at the Northeast corner of Section 6, Township 8 South, Range 4 East, Baldwin County, Alabama; thence run West 934 feet, more or less, to the Northeast corner of Lot 16 of Fielding Commercial Park as shown on Slide 2290-E as recorded in the Office of Judge of Probate, Baldwin County, Alabama; thence run South 943 feet, more or less, along the back lot lines of Lots 16-21 as recorded on said Slide 2290-E to a point; thence run East 889 feet, more or less, along the Northern right-of-way boundary of Fielding Park Drive to a point on the Western right-of-way boundary of S Hickory Street; thence continue East 40 feet, more or less, to a point in the center of the right-of-way of S Hickory Street; thence run South 129 feet, more or less, to a point in the center of the S Hickory St right-of-way; thence run East 40 feet, more or less, to a point on the Eastern right-of-way boundary of S Hickory St; thence continue East 522 feet, more or less, to a point; thence run North 418 feet, more or less, to a point; thence run West 522 feet, more or less, to a point on the Eastern right-of-way boundary of S Hickory St; thence continue West 40 feet, more or less, to a point in the center of the right-of-way of S Hickory St; thence run North 643 feet, more or less, to the Point of Beginning. Said tract of land contains 25.3 acres, more or less.

PIN 200268-Teem, PIN 80852-Teem, PIN 266101-Moore and PIN 71878-Teem

Zoned AO (Agricultural Open Space)

Tract 14: Commencing at the Northwest corner of Section 8, Township 8 South, Range 4 East, Baldwin County, Alabama; thence run South 35 feet, more or less, to a point; thence run East 43 feet, more or less, to the Point of Beginning; thence run South 1294 feet, more or less, to a point; thence run East 627 feet, more or less, to the Southwest corner of Lot 26 of McSwain Subdivision as shown on Slide 2348-F as recorded in the Office of Judge of Probate, Baldwin County, Alabama; thence run North 1294 feet,

more or less, along the back lot line of Lots 26, 27, 40, 41 and Common Area 3 as recorded on said Slide 2348-F to a point on the Southern Right-of-Way boundary of County Road 20; thence continue North 80 feet, more or less, to a point on the Northern Right-of-Way boundary of County Road 20; thence run East 554 feet, more or less, along said Northern Right-of-Way boundary; thence run North 1293 feet, more or less, to a point; thence run West 1183 feet, more or less, along the back lot lines of Ashford Park Unit 8 Lots 239, 238, 237, 236, 235, 234, 233, 232, 231, 230, 229, 228 and 207 as shown on Slide 2330-E as recorded in the Office of Judge of Probate, Baldwin County, Alabama to a point; thence run South 1283 feet, more or less, along the Eastern right-of-way boundary of S Hickory Street to a point where it converges with the Northern right-of-way boundary of County Road 20; thence continue South 80 feet, more or less, to the Point of Beginning. Said tract of land residing in Section 5 and 8, Township 8 South, Range 4 East, Baldwin County, Alabama and containing 54.5 acres, more or less.

PIN 42071-Parda and PIN 200267-Drinkard

Zoned R-1C (Residential Single Family)

TRACT 15: Commencing at the Northwest corner of Section 8, Township 8 South, Range 4 East, Baldwin County, Alabama; thence run South 35 feet, more or less, to a point; thence run East 667 feet, more or less, to the Point of Beginning of the property herein described; thence run South 527 feet, more or less, to a point; thence run East 425 feet, more or less, along the back lot lines of McSwain Subdivision Lots 41-46 and a portion of Lot 47 as recorded on said Slide 2348-F to a point; thence run North 528 feet, more or less, to the Northwest corner of McSwain Subdivision Common Area 1 as recorded on said Slide 2348-F; thence run West 427 feet, more or less, to a point on the Southern Right-of-Way boundary of County Road 20 and the Point of Beginning. Said tract of land contains 5.16 acres, more or less.

PIN 232029-Teem and PIN 232030-Mills

Zoned AO (Agricultural Open Space)

TRACT 16: Commence at the Northwest corner of the Northeast Quarter of Section 8, Township 8 South, Range 4 East, Baldwin County, Alabama; thence run South 40 feet, more or less, to a point on the Southern right-of-way boundary of County Road 20; thence continue South 1286 feet, more or less, to a point; thence run East 668 feet, more or less, to a point; thence run North 1279 feet, more or less, to a point on the Southern right-of-way boundary of County Road 20; thence continue North 40 feet, more or less, to a point on the Northern boundary of the said Northeast Quarter of Section 8; thence run West 668 feet, more or less, to the Point of Beginning. Said tract of land containing 20.3 acres, more or less.