



COMMUNITY DEVELOPMENT DEPARTMENT

200 NORTH ALSTON STREET

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

FAX (251) 971-3442

October 27, 2016

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 regular meeting on October 19, 2016 and the following action was taken:

Greyston Village- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 4.60+/- acres. Property is currently zoned B-3 (Local Business District) proposed zoning is R-1D (Residential Single Family). Property is located south of US Hwy. 98, west of County Rd. 65. Applicant is Jerald and Sam Styron.

Action Taken:

Commissioner Hellmich made a motion to recommend the requested rezoning to Mayor and Council. Commissioner Rouzie seconded the motion. Commission Watson abstained, all other 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
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



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

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):
Please see information attached pin 213226
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
Please see map and list attached
3. APPROXIMATE SIZE OF PROPERTY:
4.60 acres
4. PRESENT ZONING OF PROPERTY:
B-3
5. REQUESTED ZONING:
R-1D
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
Property is vacant, previous subdivision abandoned
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
Complete the Greystone Village subdivision for residential housing
8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.
4.60 acres = \$500

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

DATE: 9/14/16


PROPERTY OWNER/APPLICANT

623 W. Laurel Avenue

PROPERTY OWNER ADDRESS

251/981-6936

PHONE NUMBER

BARRY.DES@GOFZ.COM

EMAIL ADDRESS





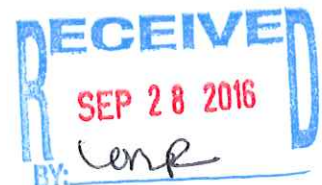
623 W. Laurel Avenue
Foley, AL 36535
Phone: 251/978-2500
www.GoR2.com

PARCEL INFORMATION

PPIN#: 273226
OWNERS: JERALD STYRON, ETAL SAM STYRON
ADDRESS: P.O. BOX 1318, FOLEY, AL 36536

LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE SOUTH 90°00'00" EAST, 2643.23 FEET TO A POINT; THENCE SOUTH 00°00'00" WEST, 52.69 FEET TO THE SOUTH RIGHT OF WAY OF COUNTY ROAD 98 HAVING A 100 FOOT RECORD RIGHT OF WAY AND THE **POINT OF BEGINNING**; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 89°37'15" EAST, 398.00 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST, 500.00 FEET; THENCE SOUTH 89°37'15" EAST, 398.00 FEET; THENCE NORTH 00°00'00"EAST, 500.00 FEET TO THE SOUTH RIGHT OF WAY OF COUNTY ROAD 98 AND THE **POINT OF BEGINNING**.



This Instrument Was Prepared By:

Thomas G. Amason III
Balch & Bingham LLP
P.O. Box 306
Birmingham, AL 35201

Send Tax Notice To:

17660 A US 98 West
Foley, Alabama 36535
Attn: Jerald and Sam Styron

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 :
COUNTY OF BALDWIN)

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 11/ 8/2011 12:35 PM
DEED TAX \$ 110.00
TOTAL \$ 128.00
4 Pages

1310862

KNOW ALL MEN BY THESE PRESENTS:

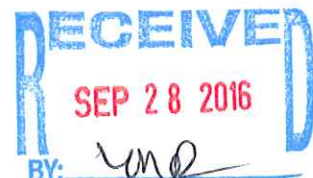


That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **COMPASS BANK**, an Alabama banking corporation (herein referred to as "Grantor"), grants, bargains, sells and conveys, subject to the matters set forth below, unto **JERALD STYRON**, a single man, **AND SAM STYRON**, a married man (herein referred to as "Grantee"), the real estate situated in Baldwin County, Alabama described on Exhibit A hereto, together with all appurtenances thereto, if any (the "Property").

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

The Property is conveyed to the Grantee subject to the following:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levels taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings whether or not shown by the records of such agency or by the Public Records.
2. Mineral, mining, oil and gas and related rights and privileges not owned by the Grantor, if any.
3. Encroachments, overlaps, boundary line disputes and other matters that would be revealed by an accurate survey or inspection of the Property.
4. Riparian and littoral rights of third parties, if any, and any right, title or interest of the State of Alabama with respect to any stream on the Property, if any.



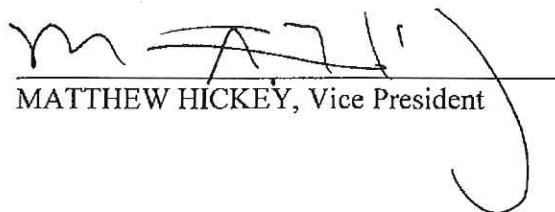
5. Rights of third parties, including the public at large, with respect to any portion of the Property located in a public right of way, if any.
6. Easements, covenants, reservations, conditions and restrictions of record.
7. Any statutory right of redemption held by others under Section 6-5-248 of the Code of Alabama (1975), as the same may be amended from time to time or any successor statute.
8. Utility easements and facilities serving the Property, whether of record or not.
9. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
10. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
11. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
12. Taxes and assessments for the year 2012 and subsequent years and not yet due and payable.
13. Easements, encumbrances, restrictive covenants and all other matters of record shown in the Probate Office of Baldwin County, Alabama.

[Signature appears on following page.]

IN WITNESS WHEREOF, Grantor has hereunto caused this conveyance to be executed effective as of October 21, 2011.

COMPASS BANK

By:

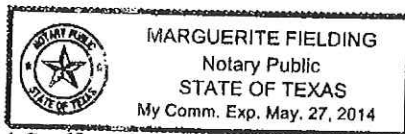

MATTHEW HICKEY, Vice President

STATE OF TEXAS)

COUNTY OF DALLAS)

I, the undersigned Notary Public in and for said County in said State, hereby certify that MATTHEW HICKEY, whose name as Vice President of **COMPASS BANK**, an Alabama banking corporation, 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 instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 21 day of October, 2011.



[Notarial Seal]


Notary Public

My Commission expires: _____

EXHIBIT A TO DEED

Description of Property

PARCEL A:

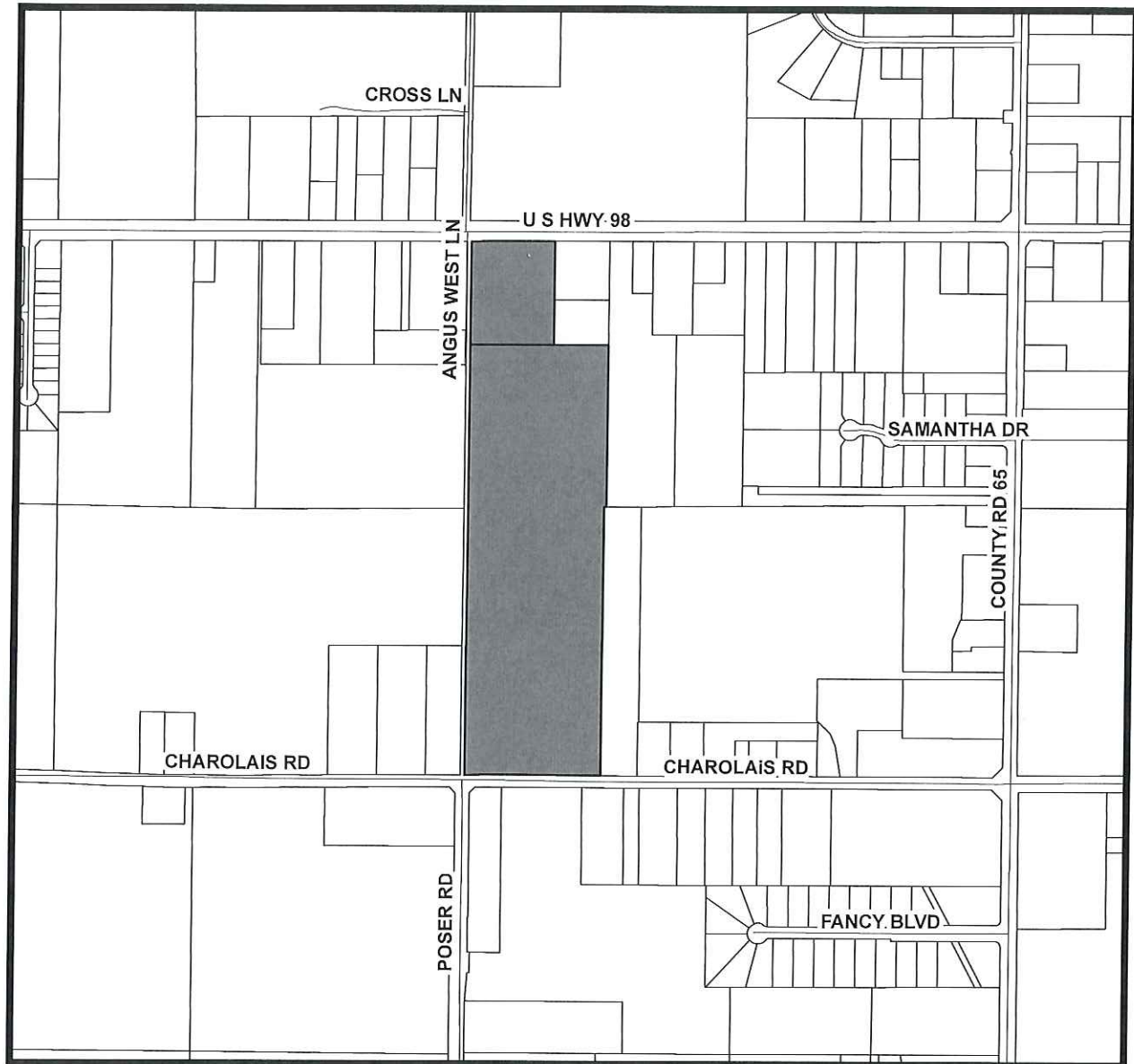
Commence at the Northwest corner of the Southwest Quarter of Section 25, Township 7 South, Range 3 East, Baldwin County, Alabama; thence South 90°00'00" East, 2643.23 feet to a point; thence South 00°00'00" West, 52.69 feet to the South right of way line of County Road 98 having a 100 foot record right of way and the POINT OF BEGINNING: Thence along said right of way line North 89°37'15" East, 398.00 feet to a point; thence South 00°00'00" East, 500.00 feet; thence South 89°37'15" West, 398.00 feet; thence North 00°00'00" East, 500.00 feet to the South right of way of County Road 98 and the POINT OF BEGINNING.

PARCEL B:

Commence at the Northwest corner of the Southwest Quarter of Section 25, Township 7 South, Range 3 East, Baldwin County, Alabama; thence South 90°00'00" East, 2643.23 feet to a point; thence South 00°00'00" West, 52.69 feet to the South right of way line of County Road 98 having a 100 foot record right of way; thence South 00°00'00" West, 500.00 feet to the POINT OF BEGINNING; thence North 89°37'15" East, 660.00 feet; thence South 00°00'00" East 2084.28 feet to the North right of way line of Charolais Road 40 foot record right of way; thence along said North right of way North 89°55'14" West, 660.00 feet; thence North 00°00'00" East 2080.83 feet to the POINT OF BEGINNING.



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the re-zoning of 4.60 +/- acres and the initial zoning of 31 +/- acres. Property being rezoned is currently zoned B-3 (Local Business District), proposed zoning for both parcels is R-1D (Residential Single Family). Parcel pin #'s are 273226 and 256344. Applicant is R-Squared Global, LLC.

Anyone interested in this re-zoning request may be heard at a public hearing scheduled for Wednesday, October 19, 2016 in the Council Chambers of City Hall located at 407 E. Laurel Ave. at 5:30 p.m. or may respond in writing to 200 N. Alston St., Foley, AL 36535.

Roderick Burkle
Planning Commission Chairman



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