



November 21, 2018

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

RE: Request for Rezoning

Dear Mayor Koniar and City Council Members:

The City of Foley Planning Commission held a regular meeting on November 14, 2018 and the following action was taken:

Agenda Item: River Oaks/Southern Lifestyle Development- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 72+/- acres. Property is currently zoned (Agricultural Open Space) and proposed zoning is a single family PUD (Planned Unit Development). Property is located at the SE corner of Hickory St. and Michigan Ave. Applicant is Southern Lifestyle Development.

Action Taken:

Commissioner Hellmich made a motion to recommend the requested rezoning to Mayor and Council. Commissioner Abrams seconded the motion. Commissioner Watkins 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: 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):

Response: Michigan & Hickory St., PIN#: 218911, 231324, 237510 & 000739,
Owner Marvin H Taylor Jr. & John Taylor

2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:

Response: Please see attached list of property owners.

3. APPROXIMATE SIZE OF PROPERTY:

Response: The proposed PUD request will rezone a 72.715 acre portion of the 77.273 acres.

4. PRESENT ZONING OF PROPERTY:

Response: The property is currently zoned A0.

5. REQUESTED ZONING:

Response: Planned Unit Development (PUD).

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

Response: The property has remained vacant and has not been proposed for development.

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

Response: The proposed PUD will allow for a single family development project on a 72.715 acre portion of the 77.273 acre parent tract. The deduction in acreage includes a 3.67 acre outparcel located at the SE corner of Michigan Ave and Hickory Street as well as a 30' strip of property along the southern property line for future ROW dedication for 9th Ave extension. The single family development is proposing a density that will not exceed the 11 units per acre allowed in the City's zoning ordinance. All open space, utility, and storm water improvements will be provided as required by the City's land development regulations.

8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.

Response: Total check amount is \$1,304.00 (\$500.00 + \$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: October 22, 2018

PROPERTY OWNER/APPLICANT
323 Florida Street, Suite 200, Baton Rouge, LA 70801

PROPERTY OWNER ADDRESS
225-229-6333

PHONE NUMBER
prescott@riverranchdev.com

EMAIL ADDRESS

PARCEL 1

STATE OF ALABAMA

COUNTY OF BALDWIN

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-25'-48" WEST A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST MICHIGAN AVENUE (70' R/W); THENCE RUN NORTH 89°-56'-22" EAST A DISTANCE OF 40.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH HICKORY STREET (80' R/W); THENCE CONTINUE NORTH 89°-56'-22" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST MICHIGAN AVENUE A DISTANCE OF 400.00 FEET TO A CAPPED REBAR AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN CONTINUE NORTH 89°-56'-22" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE DISTANCE OF 881.43 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 00°-11'-22" WEST A DISTANCE OF 430.77 FEET; THENCE RUN SOUTH 89°-55'-25" WEST A DISTANCE OF 1,283.24 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH HICKORY STREET; THENCE RUN NORTH 00°-25'-48" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 31.14 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 89°-56'-22" EAST A DISTANCE OF 400.00 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 00°-25'-48" EAST A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 9.013 ACRES (392,623 SQUARE FEET), MORE OR LESS, AND IS THE SAME PROPERTY DESCRIBED AS PARCEL 1, LESS AND EXCEPT THE NORTH 400 FEET OF THE WEST 400 FEET THEREOF, IN THE STATUTORY WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 1489736 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

PARCEL 2

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COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-25'-48" WEST A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST MICHIGAN AVENUE (70' R/W); THENCE RUN NORTH 89°-56'-22" EAST A DISTANCE OF 40.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH HICKORY STREET (80' R/W); THENCE RUN SOUTH 00°-25'-48" WEST ALONG THE EAST RIGHT-OF-

WAY LINE OF SAID SOUTH HICKORY STREET A DISTANCE OF 431.14 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN NORTH 89°-55'-25" EAST A DISTANCE OF 1,283.24 FEET; THENCE RUN SOUTH 00°-11'-22" WEST A DISTANCE OF 811.45 FEET; THENCE RUN SOUTH 89°-53'-36" WEST A DISTANCE OF 1,286.65 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH HICKORY STREET; THENCE RUN NORTH 00°-25'-48" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 812.15 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 23.946 ACRES (1,042,093 SQUARE FEET), MORE OR LESS, AND IS THE SAME PROPERTY DESCRIBED AS PARCEL 2 IN THE STATUTORY WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 1489736 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

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PROPERTY DESCRIPTION

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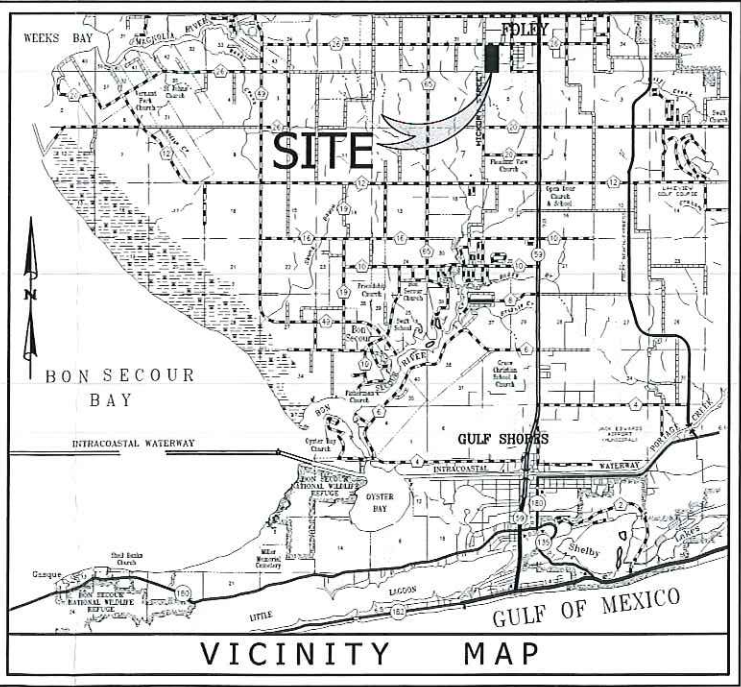
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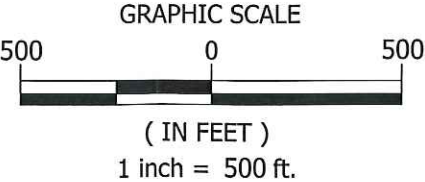
SITE DATA TABLE

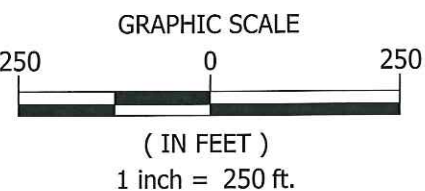
STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FOLEY	
EXIST. TAX PARCEL ID:	05-54-09-32-3-000-004.000 05-54-09-32-3-000-004.001 05-54-09-32-3-000-004.002 05-54-09-32-3-000-004.003
ZONING(CURRENT):	AO; AGRICULTURAL OPEN SPACE
ZONING(PROPOSED):	PUD



LOCATION MAP

RIVER OAKS
PLANNED UNIT DEVELOPMENT
MICHIGAN AVE & HICKORY STREET
FOLEY, AL

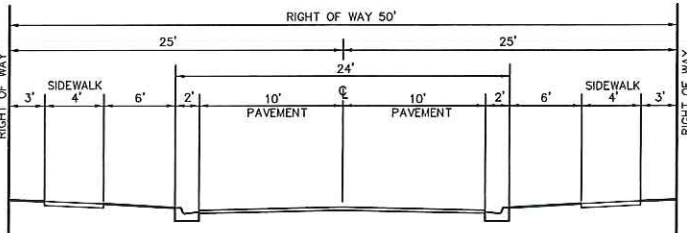
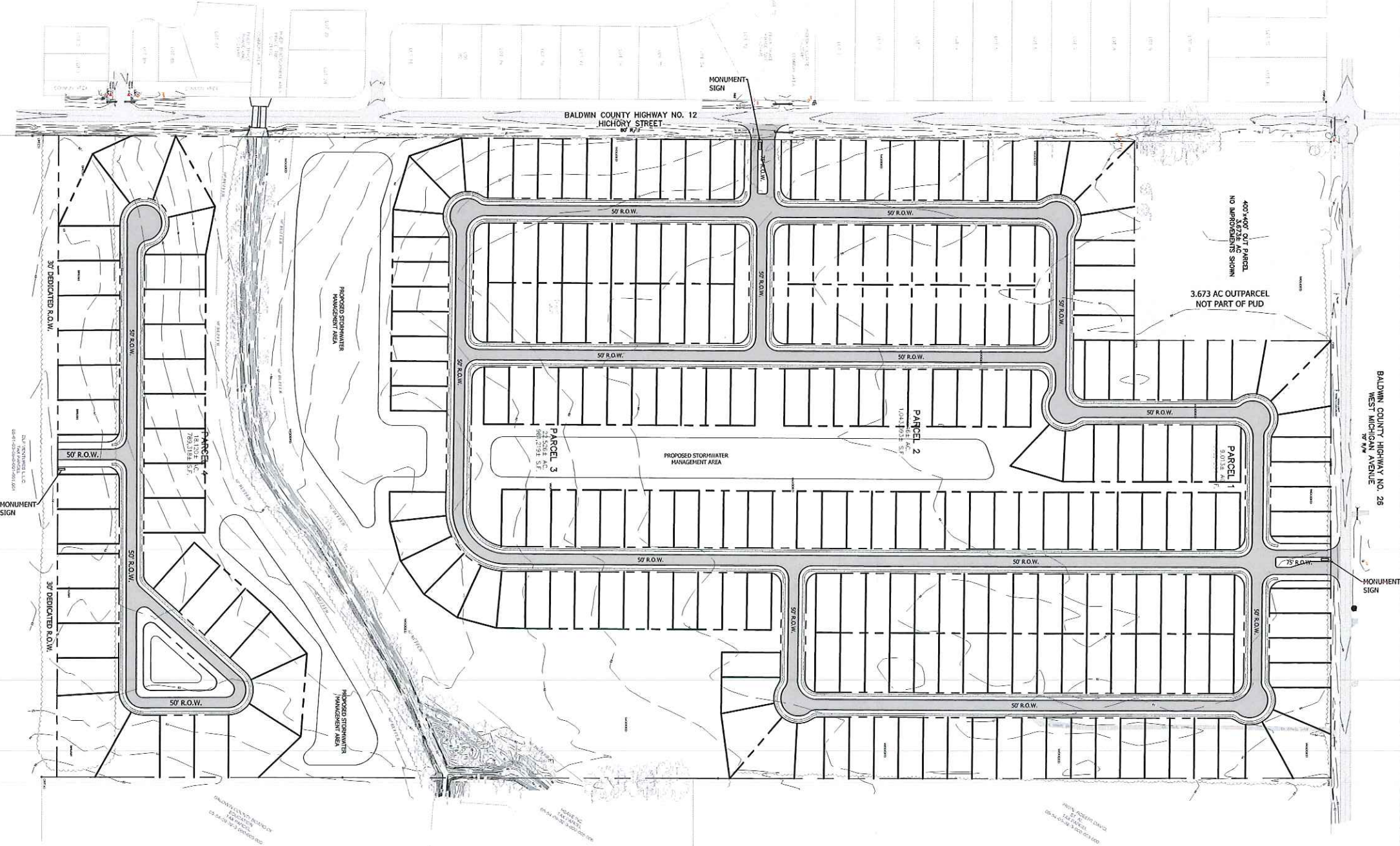




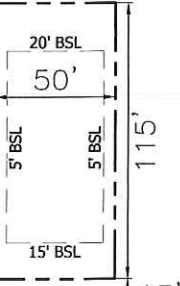
DATE: 10/18/18

SITE DATA TABLE

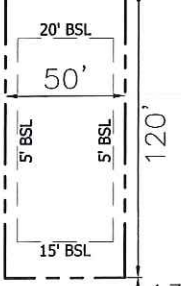
STATE OF ALABAMA COUNTY OF BALDWIN CITY OF FOLEY	
EXIST. TAX PARCEL ID:	05-54-09-32-3-000-004.000 05-54-09-32-3-000-004.001 05-54-09-32-3-000-004.002 05-54-09-32-3-000-004.003
ZONING(CURRENT):	AO; AGRICULTURAL OPEN SPACE
ZONING(PROPOSED):	PUD
YARD SETBACKS:	
FRONT:	15' (20' GARAGE)
SIDE:	5'
REAR:	20'
TOTAL TRACT ACREAGE:	77.273 AC
TOTAL PUD ACREAGE:	72.715 AC
PROP. NUMBER OF LOTS:	265
MAX. PUD DENSITY:	11 UNITS/AC
PROPOSED NET DENSITY:	3.64 LOT/AC
LINEAR FEET OF STREETS:	9,531 LF
AVERAGE LOT SIZE:	6,593 SF
SMALLEST LOT SIZE:	5,413 SF
REQD. OPEN SPACE:	25%
PROVIDED OPEN SPACE:	21.37 AC/ 72.71 AC ≈ 29.4%
REQD. USEABLE OPEN SPACE:	15%
PROVIDED USEABLE OPEN SPACE:	11.00 AC/ 72.71 AC ≈ 15.1%



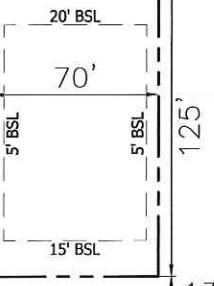
TYPICAL ROADWAY SECTION



TYPICAL 50'x115' LOT



TYPICAL 50'x120' LOT



TYPICAL 70'x125' LOT

SITE PLAN & DATA TABLE
RIVER OAKS
PLANNED UNIT DEVELOPMENT
MICHIGAN AVE & HICKORY STREET
FOLEY, AL

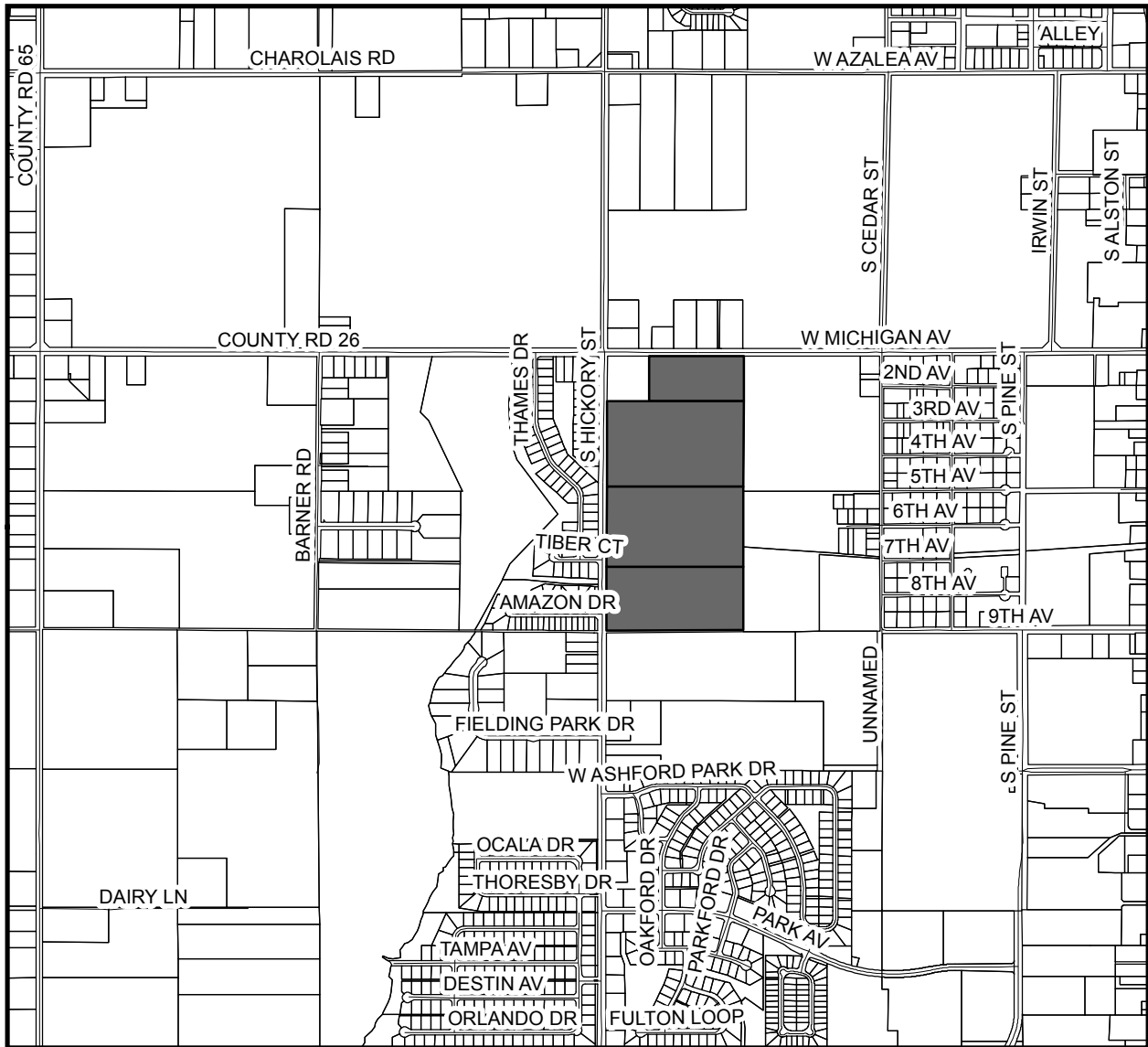
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MASTER PLAN ILLUSTRATIVE
SCALE: 1"=100'



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 72+/- acres. Property is currently zoned AO (Agricultural Open Space) and proposed zoning is a single family PUD (Planned Unit Development). Property is located at the SE corner of Hickory St. and Michigan Ave. Applicant is Southern Lifestyle Development.

Anyone interested in this rezoning request may be hear at a public hearing scheduled for Wednesday, November 14, 2018 in 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.

Phillip Hinesley
Planning Commission Chairman

REAL ESTATE SALES VALIDATION

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below.

Grantor's Name:	Marvin H. Taylor, Jr.; John Anthony Taylor; Monica Ione Taylor; Scott Byron Taylor; Gayle R. Taylor; Stephanie Taylor Pluscht; Peter Pluscht, III; Philip Edward Taylor; and Paula W. Taylor	Grantee's Name:	Marvin H. Taylor, Jr.; John Anthony Taylor; Monica Ione Taylor; Scott Byron Taylor; Gayle R. Taylor; Stephanie Taylor Pluscht; Peter Pluscht, III; Philip Edward Taylor; and Paula W. Taylor
Mailing Address:	113 Eaton Square Mobile, Alabama 36608	Mailing Address:	113 Eaton Square Mobile, Alabama 36608
Property Address:	<u>Hickory St. N.</u> <u>70102, AL 36535</u>	Date of Transfer:	October 14, 2014
		Value of Interest Transferred based on Baldwin County Revenue Department:	<u>\$3,431.76</u>

STATE OF ALABAMA
COUNTY OF BALDWIN

STATUTORY WARRANTY DEED

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 12/10/2014 4:27 PM
DEED TAX \$ 3.50
TOTAL \$ 44.50
7 Pages

1489736

KNOW ALL MEN BY THESE PRESENTS that Marvin H. Taylor, Jr, a married man.; John Anthony Taylor, a married man; Monica Ione Taylor, a married woman; Scott Byron Taylor, a married man; Gayle R. Taylor, a married woman; Stephanie Taylor Pluscht, a married woman; Peter Pluscht, III, a married man; Philip Edward Taylor, a married man; and Paula W. Taylor, a married woman ("Grantors"), in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantors by Marvin H. Taylor, Jr.; John Anthony Taylor; Monica Ione Taylor; Scott Byron Taylor; Gayle R. Taylor; Stephanie Taylor Pluscht; Peter Pluscht, III; Philip Edward Taylor; and Paula W. Taylor ("Grantees"), the receipt and sufficiency whereof are hereby acknowledged, do, subject to all matters and exceptions hereinafter mentioned, hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, and the heirs and assigns of Grantees, all that real property in the County of Baldwin, State of Alabama, described as follows:

RECEIVED
OCT 22 2014
BY: Alate

PARCEL 1: Commencing at the Northwest corner of the Southwest Quarter of Section 32, Township 7 South, Range 4 East, run South 30 feet, more or less, to the South right of way line of Michigan Avenue; thence run East 30 feet, more or less, to the East right of way line of Hickory Street for the point of beginning; thence East along the South right of way of Michigan Avenue 1,290.00 feet, more or less, to the East line of the West half of the Southwest Quarter of said Section 32,; thence South 430 feet to a point; thence West 1,290 feet, more or less, to a point on the East right of way line of Hickory Street; thence North 430 feet to the point of beginning.

PARCEL 2: Commencing at the Northwest corner of the Southwest Quarter of Section 32, Township 7 South, Range 4 East, run South 30 feet, more or less, to the South right of way line of Michigan Avenue; thence run East 30 feet, more or less, to the East right of way line of Hickory Street; thence run South 430 feet along the East right of way line of Hickory Street to the point of beginning; thence run East 1,290 feet, more or less, to the East line of the West Half of the Southwest Quarter of said Section 32; thence run South 810 feet to a point; thence run West 1,290 feet, more or less, to the East right of way line of hickory Street; thence North along the East line of Hickory Street, 810 feet to the point of beginning.

PARCEL 3: Commencing at the Northwest corner of the Southwest Quarter of Section 32, Township 7 South, Range 4 East, run South 30 feet, more or less, to the South right of way line of Michigan Avenue; thence run East 30 feet, more or less, to the East right of way line of Hickory Street; thence run South 1,240 feet along the East right of way line of Hickory Street to the point of beginning; thence run East 1,290 feet, more or less, to the East line of the West Half of the Southwest Quarter of said Section 32; thence run South 760 feet to a point; thence run West 1,290 feet more or less, to the East right of way line of Hickory Street; thence North along the East line of Hickory Street, 760 feet to the point of beginning.

PARCEL 4: Commencing at the Northwest corner of the Southwest Quarter of Section 32, Township 7 South, Range 4 East, run South 30 feet, more or less, to the South right of way line of Michigan Avenue; thence run East 30 feet, more or less, to the East right of way line of Hickory Street; thence run South 2,000 feet along the East right of way line of Hickory Street to the point of beginning; thence run East 1,290 feet, more or less, to the East line of the West Half of the Southwest Quarter of said Section 32; thence run South 610 feet to a point; thence run West 1,290 feet, more or less, to the East right of way line of Hickory Street; thence North along the East line of Hickory Street, 610 feet to the point of beginning.

SUBJECT TO any existing rights of way, utility or drainage easements, and any outstanding oil, gas and other minerals and all rights in connection therewith.

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 said property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters and exceptions to which reference is hereinbelow made, unto the said Grantees, as follows: (1) an undivided 2/17th interest unto MARVIN H. TAYLOR, JR., and the heirs and assigns of said MARVIN H. TAYLOR, JR.; (2) an undivided 15/136th interest unto JOHN ANTHONY TAYLOR, and the heirs and assigns of said JOHN ANTHONY TAYLOR; (3) an undivided 15/136th interest unto MONICA IONE TAYLOR, and the heirs and assigns of said MONICA IONE TAYLOR; (4) an undivided 15/136th interest unto SCOTT BYRON TAYLOR, and the heirs and assigns of said SCOTT BYRON TAYLOR; (5) an undivided 15/136th interest unto GAYLE R. TAYLOR, and the heirs and assigns of said GAYLE R. TAYLOR; (6) an undivided 15/136th interest unto STEPHANIE TAYLOR PLUSCHT, and the heirs and assigns of said STEPHANIE TAYLOR PLUSCHT; (7) an undivided 15/136th interest unto PETER PLUSCHT, III, and the heirs and assigns of said PETER PLUSCHT, III; (8) an undivided 15/136th interest unto PHILIP EDWARD TAYLOR, and the heirs and assigns of said PHILIP EDWARD TAYLOR; and (9) an undivided 15/136th interest unto PAULA W. TAYLOR, and the heirs and assigns of said PAULA W. TAYLOR, forever.

The property is conveyed subject to any outstanding oil, gas and other mineral interests and all rights in connection therewith, as well as to the lien for ad valorem taxes hereafter falling due, which taxes Grantees assume and agree to pay when due.

GRANTORS CERTIFY THAT THE CONVEYED PROPERTY IS NOT THE HOMESTEAD OF ANY GRANTORS.

All recordations mentioned herein refer to the records in the Office of the Judge of Probate, Baldwin County, Alabama.

IN WITNESS WHEREOF, the Grantors have executed this deed.

Martin H. Taylor, Jr.
MARVIN H. TAYLOR, JR.
DATE: 11/6/14

Monica Ione Taylor
MONICA IONE TAYLOR
DATE: 10/10/14

Gayle R. Taylor
GAYLE R. TAYLOR
DATE: 10/24/14

Peter Pluscht, III
PETER PLUSCHT, III
DATE: 11-13-14

Paula W. Taylor
PAULA W. TAYLOR
DATE: 10/14/14

John Anthony Taylor
JOHN ANTHONY TAYLOR
DATE: 10/23/14

Scott Byron Taylor
SCOTT BYRON TAYLOR
DATE: 10/21/14

Stephanie Taylor Pluscht
STEPHANIE TAYLOR PLUSCHT
DATE: 11-13-14

Philip Edward Taylor
PHILIP EDWARD TAYLOR
DATE: 10-14-2014

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **MARVIN H. TAYLOR, JR.**, 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 instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand this the 6th day of November, 2014.

[Signature]
NOTARY PUBLIC
My Commission Expires: _____

STATE OF ALABAMA
COUNTY OF BALDWIN

My Commission Expires 09/19/2017

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **JOHN ANTHONY TAYLOR**, 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 instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand this the 23rd day of October, 2014.

Connie S. [Signature]
NOTARY PUBLIC
My Commission Expires: _____
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 20, 2016
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **MONICA IONE TAYLOR**, 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 instrument, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand this the 30th day of October, 2014.

[Signature]
NOTARY PUBLIC
My Commission Expires: _____
My Commission Expires 05/20/2017

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **SCOTT BYRON TAYLOR**, 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 instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand this the 21st day of October, 2014.

[Signature]
NOTARY PUBLIC
My Commission Expires: 11/8/2018

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **GAYLE R. TAYLOR**, 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 instrument, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand this the 21st day of October, 2014.

[Signature]
NOTARY PUBLIC
My Commission Expires: 11/8/2018

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **STEPHANIE TAYLOR PLUSCHT**, 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 instrument, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand this the 13 day of November, 2014.


NOTARY PUBLIC
My Commission Expires: January 11, 2015

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **PETER PLUSCHT, III**, 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 instrument, he executed the same voluntarily on the day the same bears date.

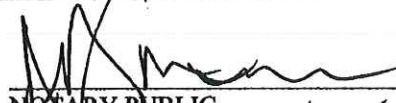
GIVEN under my hand this the 13 day of November, 2014.


NOTARY PUBLIC
My Commission Expires: January 11, 2015

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **PHILIP EDWARD TAYLOR**, 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 instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand this the 14 day of October, 2014.


NOTARY PUBLIC
My Commission Expires: 1/29/2010

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **PAULA W. TAYLOR**, 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 instrument, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand this the 14 day of October, 2014.


NOTARY PUBLIC

My Commission Expires: 9/29/2018

THIS INSTRUMENT PREPARED BY:

Richard E. Davis, Esquire
DAVIS & FIELDS, P.C.
Post Office Box 2925
Daphne, Alabama 36526
(251) 621-1555
(251) 621-1520, fax
rdavis@davis-fields.com

43447.wpd

NOTARIZED AUTHORIZATION OF OWNER

I/We, Paula Taylor, as the sole or joint fee simple title holder(s) of the properties described as parcel numbers: 54-09-32-3-000-004.001, 54-09-32-3-000-004.002, 54-09-32-3-000-004.003 & 54-09-32-3-000-004.000, authorize Southern Lifestyle Development, LLC (SLD), and/or JADE Consulting, LLC their consultants to act as our agent to seek PUD, subdivision, site plan/development, DOT, County, DEP approvals, and/or all regulatory approvals in connection therewith, on the above referenced property.

Company:

Paula Taylor

By:

As Its:

Address:

19180C CO RD 10
FOLEY AL 36535

Phone:

251-943-3510

Fax:

Email:

coldmilfleet@yahoo.com

STATE OF

AZ

COUNTY OF

Baldwin

The forgoing instrument was acknowledged before me this 22 day of Oct, 2018 by Paula Taylor as its _____, who is personally known to me or who has produced Drivers License (type of ID) as identification and who did not take an oath.



NOTARY PUBLIC - STATE OF

AZ

Debora Woodall

NAME OF NOTARY - TYPED OR PRINTED

COMMISSION NO: _____



NOTARIZED AUTHORIZATION OF OWNER

I/We, [Signature], as the sole or joint fee simple title holder(s) of the properties described as parcel numbers: 54-09-32-3-000-004.001, 54-09-32-3-000-004.002, 54-09-32-3-000-004.003 & 54-09-32-3-000-004.000, authorize Southern Lifestyle Development, LLC (SLD), and/or JADE Consulting, LLC their consultants to act as our agent to seek PUD, subdivision, site plan/development, DOT, County, DEP approvals, and/or all regulatory approvals in connection therewith, on the above referenced property.

Company:

Philip Taylor

By:

As Its:

Address:

19180C CO RD 10
FOLEY AL 36535

Phone: 251-943-3510 Fax: _____

Email: COIPMILFLAET@yahoo.com

STATE OF AL
COUNTY OF Baldwin

The forgoing instrument was acknowledged before me this 22 day of October, 2018 by Philip Taylor as its _____, who is personally known to me or who has produced Drivers license (type of ID) as identification and who did not take an oath.



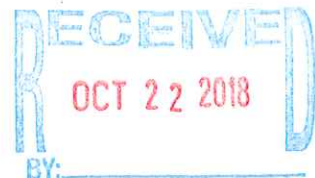
[Signature]

NOTARY PUBLIC - STATE OF AL

Debora Woodall

NAME OF NOTARY - TYPED OR PRINTED

COMMISSION NO: _____



NOTARIZED AUTHORIZATION OF OWNER

I/We, John Anthony Taylor, as the sole or joint fee simple title holder(s) of the properties described as parcel numbers: 54-09-32-3-000-004.001, 54-09-32-3-000-004.002, 54-09-32-3-000-004.003 & 54-09-32-3-000-004.000, authorize Southern Lifestyle Development, LLC (SLD), and/or JADE Consulting, LLC their consultants to act as our agent to seek PUD, subdivision, site plan/development, DOT, County, DEP approvals, and/or all regulatory approvals in connection therewith, on the above referenced property.

Company:

By:

As Its:

Address: 19180C CO RD 10
FOLEY AL 36535

Phone:

Fax:

Email:

STATE OF Alabama

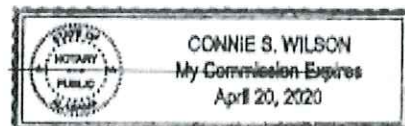
COUNTY OF Baldwin

The forgoing instrument was acknowledged before me this 18th day of October, 2018 by John Anthony Taylor as its member, who is personally known to me or who has produced A DL 4653153 (type of ID) as identification and who did not take an oath.

Connie S. Wilson
NOTARY PUBLIC - STATE OF Alabama

Connie S. Wilson
NAME OF NOTARY - TYPED OR PRINTED

COMMISSION NO:



RECEIVED
OCT 22 2018
BY: _____

NOTARIZED AUTHORIZATION OF OWNER

I/We, Gayle Taylor, as the sole or joint fee simple title holder(s) of the properties described as parcel numbers: 54-09-32-3-000-004.001, 54-09-32-3-000-004.002, 54-09-32-3-000-004.003 & 54-09-32-3-000-004.000, authorize Southern Lifestyle Development, LLC (SLD), and/or JADE Consulting, LLC their consultants to act as our agent to seek PUD, subdivision, site plan/development, DOT, County, DEP approvals, and/or all regulatory approvals in connection therewith, on the above referenced property.

Company:

By:
As Its:

Address: 19180C CO RD 10
FOLEY AL 36535

Phone: 251-979-6903 Fax: _____
Email: gtaylor@altains.com

STATE OF Alabama
COUNTY OF Baldwin

The forgoing instrument was acknowledged before me this 10th day of October, 2018 by GAYLE Taylor as its owner, who is personally known to me or who has produced Al Drivers License (type of ID) as identification and who did not take an oath.

Kenneth Eason
NOTARY PUBLIC - STATE OF Alabama
NAME OF NOTARY - TYPED OR PRINTED

COMMISSION NO: 5401206



NOTARIZED AUTHORIZATION OF OWNER

I/We, Scott B. Taylor, as the sole or joint fee simple title holder(s) of the properties described as parcel numbers: 54-09-32-3-000-004.001, 54-09-32-3-000-004.002, 54-09-32-3-000-004.003 & 54-09-32-3-000-004.000, authorize Southern Lifestyle Development, LLC (SLD), and/or JADE Consulting, LLC their consultants to act as our agent to seek PUD, subdivision, site plan/development, DOT, County, DEP approvals, and/or all regulatory approvals in connection therewith, on the above referenced property.

Company:

By:

As Its:

Address:

19180C CO RD 10
FOLEY AL 36535

Phone:

251-979-4335

Fax:

Email:

staylorbko@gmail.com

STATE OF Alabama

COUNTY OF Barbour

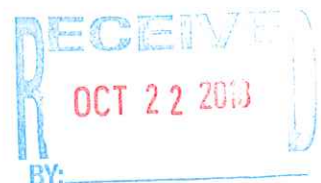
The forgoing instrument was acknowledged before me this 18th day of October, 2018 by Scott B. Taylor as its owner, who is personally known to me or who has produced Alabama License (type of ID) as identification and who did not take an oath.

NOTARY PUBLIC - STATE OF Alabama

NAME OF NOTARY - TYPED OR PRINTED

COMMISSION NO:

5401206



NOTARIZED AUTHORIZATION OF OWNER

I/We, Wanda Lee Taylor, as the sole or joint fee simple title holder(s) of the properties described as parcel numbers: 54-09-32-3-000-004.001, 54-09-32-3-000-004.002, 54-09-32-3-000-004.003 & 54-09-32-3-000-004.000, authorize Southern Lifestyle Development, LLC (SLD), and/or JADE Consulting, LLC their consultants to act as our agent to seek PUD, subdivision, site plan/development, DOT, County, DEP approvals, and/or all regulatory approvals in connection therewith, on the above referenced property.

Company: _____

By: _____

As Its: _____

Address: 19180C CO RD 10
FOLEY AL 36535

Phone: _____

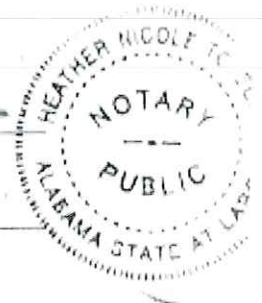
Fax: _____

Email: _____

STATE OF Alabama
COUNTY OF Baldwin

The forgoing instrument was acknowledged before me this 19 day of OCT, 2018 by Heather N Tolbert as its _____, who is personally known to me or who has produced Driver's license (type of ID) as identification and who did not take an oath. #4847661

Heather N Tolbert
NOTARY PUBLIC - STATE OF Alabama
Heather N Tolbert
NAME OF NOTARY - TYPED OR PRINTED



COMMISSION NO: _____
EXP: 1/5/21



NOTARIZED AUTHORIZATION OF OWNER

I/We, Stephanie Pluscht, as the sole or joint fee simple title holder(s) of the properties described as parcel numbers: 54-09-32-3-000-004.001, 54-09-32-3-000-004.002, 54-09-32-3-000-004.003 & 54-09-32-3-000-004.000, authorize Southern Lifestyle Development, LLC (SLD), and/or JADE Consulting, LLC their consultants to act as our agent to seek PUD, subdivision, site plan/development, DOT, County, DEP approvals, and/or all regulatory approvals in connection therewith, on the above referenced property.

Company:

By:
As Its:

Stephanie Pluscht

Address: 19180C CO RD 10
FOLEY AL 36535

Phone: 251-751-9262 Fax: _____

Email: spluscht@aol.com

STATE OF Alabama
COUNTY OF Baldwin

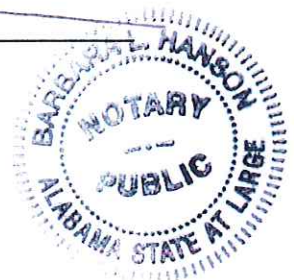
The forgoing instrument was acknowledged before me this 22 day of October, 2018 by Stephanie Pluscht as its member, who is personally known to me or who has produced drivers license (type of ID) as identification and who did not take an oath.

Barbara L. Hanson
NOTARY PUBLIC - STATE OF Alabama
Barbara L. Hanson
NAME OF NOTARY - TYPED OR PRINTED

COMMISSION NO: _____

Barbara L. Hanson, Notary Public
Alabama State at Large
My Commission Expires 5-29-2022

RECEIVED
OCT 22 2018
BY: _____



NOTARIZED AUTHORIZATION OF OWNER

I/We, *Verneil*, as the sole or joint fee simple title holder(s) of the properties described as parcel numbers: 54-09-32-3-000-004.001, 54-09-32-3-000-004.002, 54-09-32-3-000-004.003 & 54-09-32-3-000-004.000, authorize Southern Lifestyle Development, LLC (SLD), and/or JADE Consulting, LLC their consultants to act as our agent to seek PUD, subdivision, site plan/development, DOT, County, DEP approvals, and/or all regulatory approvals in connection therewith, on the above referenced property.

Company: _____

By: _____

As Its: _____

Address: 19180C CO RD 10
FOLEY AL 36535

Phone: 251-680-6005 Fax: _____

Email: tpluscht@yahoo.com

STATE OF Alabama

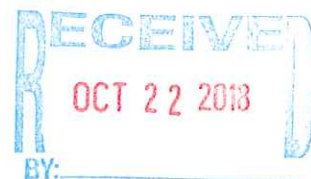
COUNTY OF Mobile

The forgoing instrument was acknowledged before me this 22 day of October, 2018 by Peter Pluscht as its _____ who is personally known to me or who has produced drivers license (type of ID) as identification and who did not take an oath.

Anita Lynn Caldwell
NOTARY PUBLIC - STATE OF Alabama

Anita Lynn Caldwell
NAME OF NOTARY - TYPED OR PRINTED

COMMISSION NO: Bond # AL5138315
My Commission Expires 10/4/2022



NOTARIZED AUTHORIZATION OF OWNER

I/We, Marvin H. Taylor, Jr., as the sole or joint fee simple title holder(s) of the properties described as parcel numbers: 54-09-32-3-000-004.001, 54-09-32-3-000-004.002, 54-09-32-3-000-004.003 & 54-09-32-3-000-004.000, authorize Southern Lifestyle Development, LLC (SLD), and/or JADE Consulting, LLC their consultants to act as our agent to seek PUD, subdivision, site plan/development, DOT, County, DEP approvals, and/or all regulatory approvals in connection therewith, on the above referenced property.

Company:

By:
As Its:

Marvin H. Taylor, Jr.
Marvin H. Taylor, Jr.

Address: 19180C CO RD 10
FOLEY AL 36535

Phone: _____ Fax: _____

Email: _____

STATE OF _____

COUNTY OF _____

The forgoing instrument was acknowledged before me this 23 day of October, 2018
by _____ as its _____,
who is personally known to me or who has produced AK ID (type of ID) as
identification and who did not take an oath.

NOTARY PUBLIC – STATE OF Alabama

Susan Britt Webster

NAME OF NOTARY – TYPED OR PRINTED

COMMISSION NO: _____



Susan Britt Webster
My commission expires April 25, 2022