



COMMUNITY DEVELOPMENT DEPARTMENT

120 S. MCKENZIE STREET

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

October 22, 2021

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

RE: Request for Rezoning

Dear Mayor Hellmich and City Council Members,

The City of Foley Planning Commission held a meeting on October 20, 2021 and the following action was taken:

R. W. & Dolores Teem- Rezone

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 38.64 +/- acres. Property is currently zoned AO (Agricultural Open Space) and R-1D (Residential Single Family). Proposed zoning is TH-1 (Residential Townhouse). Property is located N. of County Rd. 20 and E. of S. Hickory St. Applicant is R.W. & Dolores Teem.

Commissioner Hare made a motion to recommend the rezoning to Mayor and Council based on the revisions that were submitted as requested at the work session. Commissioner Swanson seconded the motion. Commissioner Engel vote nay, all other Commissioners voted aye.

Motion to recommend the rezoning to Mayor and Council based on the revisions that were submitted as requested at the work session passes.

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

Respectfully,

Melissa Ringler

Melissa Ringler
Planning & Zoning Coordinator
mringler@cityoffoley.org

MAYOR: Ralph Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Richard Dayton; 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):
PIN 071878; 266101; 287794 (Attachment "A")
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
(Attachment "B")
3. APPROXIMATE SIZE OF PROPERTY:
38.64 Acres +/- (Attachment "C")
4. PRESENT ZONING OF PROPERTY:
AO; R1-D
5. REQUESTED ZONING:
TH1
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
Single-family Residence
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
Townhomes (Attachment "D")
8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.
$$\$779.60 = \$500 (20 AC) + \$15*(18.64) = \$500 + \$279 = \$779$$

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

DATE: 09/23/2021

Digitally signed by Joe A. Rector, Jr.
Date: 2021.09.23 08:55:08 -05'00'

Signature:

MULLINS LLC

PROPERTY OWNER/APPLICANT
801 W ROMANA ST, PENSACOLA

PROPERTY OWNER ADDRESS
850.502.7160

PHONE NUMBER
joe.rector@mullinsllc.net

EMAIL ADDRESS

SEP 27 2021
BY: *Acade*

AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at N/E CORNER OF C.R. 20 + HICKORY ST. FOLEY, AL
property reference number(s) 05-61-03-05-0-001-005, 000 + 05-61-03-05-0-001-005-001 I hereby
designate MULLINS LCC for the purpose of completing the necessary governmental reviews and to act on my
behalf during the processing of the development review on the above referenced property.

This Limited Power of Attorney is granted on this 28TH day of DEC. the year of 2020

and is effective until the County has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the governmental agencies.

✓ R.W. Teem AS CO-TRUSTEE OF REV. TRUST R.W. TEEM
✓ Dolores M. Teem AS CO-TRUSTEE OF REV. TRUST DOLORES M. TEEM
Signature of Property Owner Date Printed Name of Owner

STATE of Alabama

COUNTY of Baldwin

The forgoing instrument was acknowledged before me this 28 day of Dec. the year of 2020 by DOLORES M. TEEM who () did ~~or~~ did not take an oath.
R.W. TEEM

He/she is (x) personally known to me, () produced current driver's license, and/or () produced current DRIVER LICENSE as identification.

Kittie Leech 12/28/2020
Signature of Notary Public Date

Kittie Leech
Printed Name of Notary

08/22/2022
My Commission Expires

Commission No. (seal must be affixed)

SEP 27 2021

DESCRIPTION PER INSTRUMENT 1473462:

Tract 1:

The Southwest Quarter of the Southwest Quarter of Section 5, Township 8 South, Range 4 East, Baldwin County, Alabama; LESS AND EXCEPT approximately 3 acres described as follows: Commence at the Southwest corner of Section 5, Township 8 South, Range 4 East, Baldwin County, Alabama; run thence East for a distance of 1222 feet to a point; thence run North 40 feet to a point on the North right-of-way line of Baldwin County Road 20 for the Point of Beginning; thence continue North for a distance of 1282 feet to a point; thence run East for a distance of 110 feet to a point; thence run South for a distance of 1283 feet to a point; thence run West to the Point of Beginning; lying inside Foley corporate limits; ALSO LESS AND EXCEPT approximately 1.4 acres described as follows: Commencing at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 5, Township 8 South, Range 4 East, Baldwin County, Alabama, run East along the South boundary of said Section 5 a distance of 994.27 feet to a point; thence run North a distance of 40.00 feet to a point on the North right-of-way line of Baldwin County Road 20 and the Point of Beginning of the property herein described; thence continue North for a distance of 280 feet to a point; thence run East for a distance of 215 feet to a point; thence run South for a distance of 280.0 feet to a point on the aforementioned North right-of-way line of Baldwin County Road 20; thence run West along said North right-of-way line of Baldwin County Road 20 a distance of 215.00 feet to the Point of Beginning; containing 1.382 acres.

Tract 2:

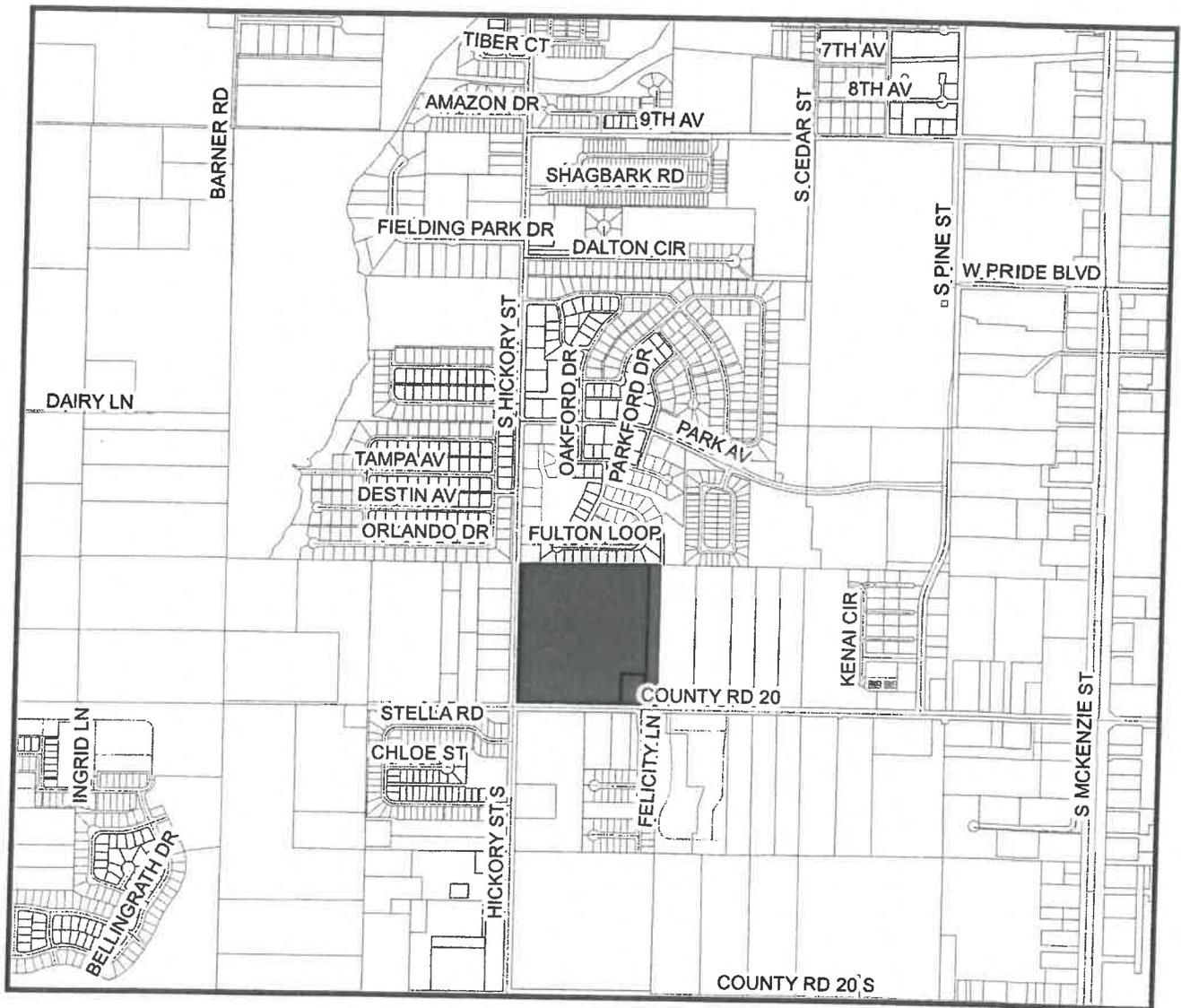
Commencing at the Southwest corner of the Southwest quarter of the Southwest quarter of Section 5, Township 8 South, Range 4 East, Baldwin County, Alabama, run East along the South boundary of said Section 5 a distance of 994,27 feet to a point; thence run North a distance of 40.00 feet to a point on the North right of way line of Baldwin County Road.No. 20 and the Point of Beginning of the property herein described; thence continue North for a distance of 280.00 feet to a point; thence run East a distance of 215 feet to a point; thence run South a distance of 280.00 feet to a point on the aforementioned North right of way line of Baldwin County Road No. 20; thence run West along said North right of way line of Baldwin County Road No. 20 a distance of 215.00 feet to the Point of Beginning; containing 1.382 acres.

Tract 3:

Commence at the Southwest corner of Section 5, Township 8 South, Range 4 East, Baldwin County, Alabama; run thence East for a distance of 1222 feet to a point; thence run North 40 feet to a point on the North right-of-way line of Baldwin County Road 20 for the Point of Beginning; thence continue North for a distance of 1282 feet to a point; thence run East for a distance of 110 feet to a point; thence run South for a distance of 1283 feet to a point; thence run West to the Point of Beginning; lying inside the corporate limits of the City of Foley and containing 3 acres, more or less.

SEP 27 2021
Acate

PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 38.64 +/- acres. Property is currently zoned AO (Agricultural Open Space) and R-1D (Residential Single Family). Proposed zoning is TH-1 (Residential Townhouse). Property is located N. of County Rd. 20 and E. of S. Hickory St. Applicant is R.W. and Dolores Teem.

Anyone interested in this rezoning request may be heard at a public hearing scheduled for October 20, 2021 in the Civic Center of City Hall located at 407 W. Laurel Ave. at 5:30 p.m. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Phillip Hinesley
 Planning Commission Chairman



**Baldwin County
Revenue Commissioner**

The site will go down approximately 5:00 P.M. CDT Friday to replace/upgrade our server. We anticipate it to be down the entire weekend.

We apologize for any inconvenience this may cause.

**Property Appraisal Link
BALDWIN COUNTY, AL**

Current Date 9/ 8/2021

Tax Year 2021
Valuation Date October 1, 2020

OWNER INFORMATION

PARCEL	61-03-05-0-001-005.000	PPIN 071878	TAX DIST 07
NAME	TEEM, R W ETAL TEEM, DOLORES M AS CO TRU		
ADDRESS	15227 CO RD 32		
	SUMMERDALE AL 36580		
DEED TYPE IN	BOOK 0000	PAGE 1473462	
PREVIOUS OWNER	TEEM, ROBERT WAYNE ETUX DOLORES M		
LAST DEED DATE	8/13/2014		

DESCRIPTION

34 AC(C) SW1/4 OF SW1/4 LESS R/W & LESS FM SW 994.6', TH N 4 0' TO POB, TH N 280', TH E 215', TH S 280', TH W 215' TO BEG ALSO LESS COM AT THE SW COR OF SEC 5, RUN TH E 1222'(S), TH N 40'(S) FOR THE POB, CONT N 1282'(S), TH E 110'(S), TH S 1 283'(S), TH W 110'(S) TO THE POB BEING THAT PT OF PAR 5 LYIN G OUTSIDE FOLEY CORPORATE LIMITS SEC 5-T8S-R4E IN #497749 IN #553448 (WD)

PROPERTY INFORMATION

PROPERTY ADDRESS	CO RD 20	
NEIGHBORHOOD	FOLEYSO	
PROPERTY CLASS		SUB CLASS
LOT BLOCK		
SECTION/TOWNSHIP/RANGE	00-00 -00	
LOT DIMENSION		ZONING

PROPERTY VALUES

LAND:	884000	CLASS 1:	TOTAL ACRES: 34.00
BUILDING:		CLASS 2:	TIMBER ACRES:
		CLASS 3: 884000	
TOTAL PARCEL VALUE:	884000		
ESTIMATED TAX:	\$59.40		
TOTAL USE VALUE:	18088		

DETAIL INFORMATION

CODE TYPE	REF METHOD	DESCRIPTION LAND USE	TC HsPn MARKET USE
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SEP 27 2021
Aade



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Revenue Commissioner**

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Property Appraisal Link

BALDWIN COUNTY, AL

Current Date 9/ 8/2021

Tax Year 2021
Valuation Date October 1, 2020

OWNER INFORMATION

PARCEL 61-03-05-0-001-005.001 **PPIN** 266101 **TAX DIST** 07
NAME TEEM, R W ETAL TEEM, DOLORES M AS CO-TRU
ADDRESS 15227 CO RD 32
 SUMMERDALE AL 36580
DEED TYPE IN **BOOK** 0000 **PAGE** 1758365
PREVIOUS OWNER MOORE, DIANA T
LAST DEED DATE 4/17/2019

DESCRIPTION

215' X 280' COM AT SW COR OF SW1/4 OF SW1/4 SEC 5, TH E ALG S BDY OF SEC 5 994.3', TH N 40' TO N R/W FOR POB, TH N 280', TH E 215', TH S 280, TH W 215' TO POB SEC 5-T8S-R4E (WD)

PROPERTY INFORMATION

PROPERTY ADDRESS 19121 CO RD 20
NEIGHBORHOOD FOLEYSO
PROPERTY CLASS **SUB CLASS**
LOT BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION **ZONING**

PROPERTY VALUES

LAND:	12600	CLASS 1:	TOTAL ACRES:	1.37
BUILDING:	91600	CLASS 2: 104200	TIMBER ACRES:	
		CLASS 3:		
TOTAL PARCEL VALUE:	104200			
ESTIMATED TAX:	\$687.72			

DETAIL INFORMATION

<u>CODE TYPE</u>	<u>REF METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>Hs</u>	<u>Pn</u>	<u>MARKET USE VALUE</u>	<u>VALUE</u>
M	LAND 2	ST AC9 1.37 acres	1110-RESIDENTIAL	2	N	N	12600	
	BLDG 1	R 111 SINGLE FAMILY RESIDENCE	-	2	N	N	75700	
	BLDG 6	O 34 PCR06 PAVING CONC REIN 6" COM	-	2	N	N	10700	
	BLDG 8	O 40 30QUO QUONSET STEEL 30' WIDE	-	2	N	N	5200	

SEP 27 2021
CCote 1/2



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Revenue Commissioner**

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Property Appraisal Link

BALDWIN COUNTY, AL

Current Date 9/ 8/2021

Tax Year 2021

Valuation Date October 1, 2020

OWNER INFORMATION

PARCEL 61-03-05-0-001-005.002 **PPIN** 287794 **TAX DIST** 07
NAME TEEM, R W ETAL TEEM, DOLORES M AS CO TRU
ADDRESS 15227 CO RD 32
 SUMMERDALE AL 36580
DEED TYPE IN **BOOK** 0000 **PAGE** 1473462
PREVIOUS OWNER TEEM, ROBERT WAYNE ETUX DOLORES M
LAST DEED DATE 8/13/2014

DESCRIPTION

110'(S) X 1283'(S) IRR COM AT THE SW COR OF SEC 5, RUN TH E 1222'(S), TH N 40'(S) FOR THE POB, CONT N 1282'(S), TH E 110'(S), TH S 1283'(S), TH W 110'(S) TO THE POB BEING THAT PT O F PAR 5 LYING INSIDE FOLEY CORPORATE LIMITS SEC 5-T8S-R4E IN #497749 IN #553448 (WD)

PROPERTY INFORMATION

PROPERTY ADDRESS 19121 CO RD 20
NEIGHBORHOOD FOLEYSO
PROPERTY CLASS **SUB CLASS**
LOT BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION **ZONING**

PROPERTY VALUES

LAND: 30000 **CLASS 1:** **TOTAL ACRES:** 3.27
BUILDING: **CLASS 2:** **TIMBER ACRES:**
 CLASS 3: 30000
TOTAL PARCEL VALUE: 30000
ESTIMATED TAX: \$5.28
TOTAL USE VALUE: 1517

DETAIL INFORMATION

<u>CODE TYPE</u>	<u>REF METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>HsPn</u>	<u>MARKET USE VALUE</u>	<u>VALUE</u>
U	USE	2 ST AC9 2.27 acres	8110-CROP (GOOD A1)	3	N N	1207	27 2021

MUSCADINE PLACE

A Townhome Subdivision

City of Foley, Baldwin County, Alabama
SECTION 5, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA
NOVEMBER 2021



Requested Zoning: TH-1

Requirements:

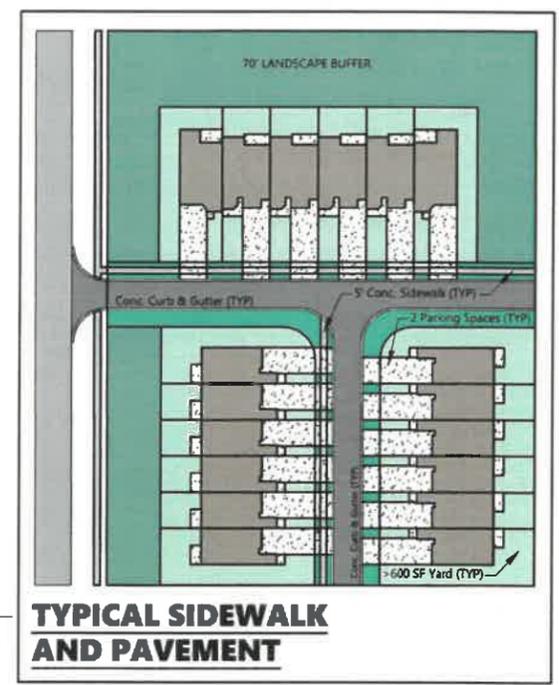
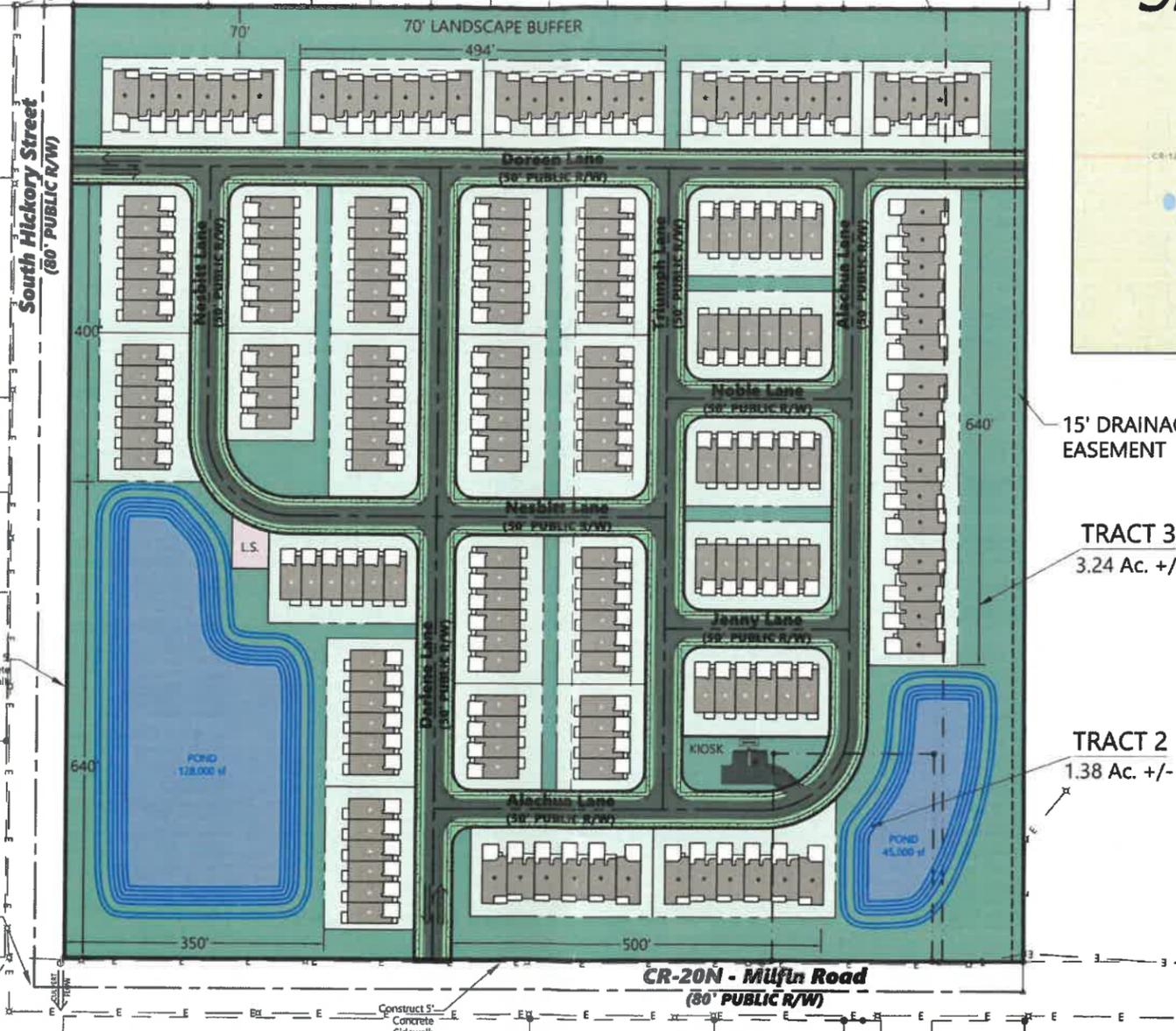
Minimum Lot Area	2,400 square feet*
Minimum Lot Width at Building Line	24 feet
Minimum Depth of Front Yard	20 feet
Minimum Depth of Rear Yard	15 feet
Minimum Width of Side Yard (on end unit)	16 feet
Minimum Depth of Side Yard Abutting Street	16 feet
Maximum Building Height (feet):	50 feet
Maximum Building Height (stories):	3
Off-Street Parking Spaces (per family unit)	2
Maximum Density Per Acre	15

* or meet Health Department requirements.

SITE DATA

56 - 36' Townhomes
126 - 28' Townhomes
182 - Total Units
Site area: 38.0 +/- Ac
Density: 4.79 U/A
Open space: 9.59 +/- Ac
Percentage of site: 25.2%

Southwest corner of Section 5, Township 8 South, Range 4 East, Baldwin County, Alabama



REAR ELEVATION



REAR ELEVATION



FRONT ELEVATION



FRONT ELEVATION

36' Townhome Example

28' Townhome Example

OWNERS/DEVELOPER:
 BRELAND HOMES COASTAL, LLC
 801 W. ROMANA STREET, STE. A
 PENSACOLA, FL. 32502
 PIN: 232026; 228776; 232017

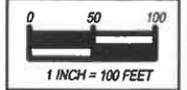
SURVEYOR/ENGINEER:
 MULLINS, LLC
 2101 CLINTON AVE W, #503
 HUNTSVILLE, AL 35805
 JEFF W. MULLINS, PE LIC. NO. 20706
 JOE A. RECTOR, JR., PLS LIC. NO. 30005

All documents, including Drawings and Bid Specifications prepared or furnished by firms listed on face, are prepared on face shall retain an ownership and copyright interest therein whether or not the Project is completed. Such documents are not intended to be represented to be suitable for reuse by the Client or others on subsequent projects or on any other project. Any reuse without written verification by firms listed on face will entitle firms listed on face to further compensation at rates to be agreed upon by firms listed on face and the Client.

MULLINS, LLC
 9949A Bellatone Avenue
 Daphne, AL 36526
 (850) 378-8141



Preliminary Plan
Teem Property TH
 Baldwin County, AL
 PREPARED FOR: Breland Homes Coastal, LLC



Job No: 21-116P
 Date: 9/1/21
 Drawn By: JAR
 Approved By:

SHEET NUMBER
1

OCT 15 2021
 BY: *acate* revision

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