



COMMUNITY DEVELOPMENT DEPARTMENT

120 S. MCKENZIE STREET

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

December 14, 2023

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

RE: Initial Zoning

Dear Mayor Hellmich and City Council Members,

The City of Foley Planning Commission held a meeting on December 13, 2023 and the following action was taken:

Mills- Initial Zoning

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the initial zoning of 170 +/- acres. Proposed zoning is R-4 (Residential Single Family and Duplex) and AO (Agricultural Open Space). Property is located N. of US Hwy. 98 and W. of County Rd. 65. Applicant is the City of Foley.

Planning Commission Action:

Commissioner Hellmich made a motion to recommend the requested initial zoning to the Mayor and Council. Commissioner Hinesley seconded the motion. All Commissioners voted aye.

Motion to recommend the requested initial zoning to the Mayor and Council passes.

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

Respectfully,

Melissa Ringler

Planning & Zoning Coordinator
mringler@cityoffoley.org

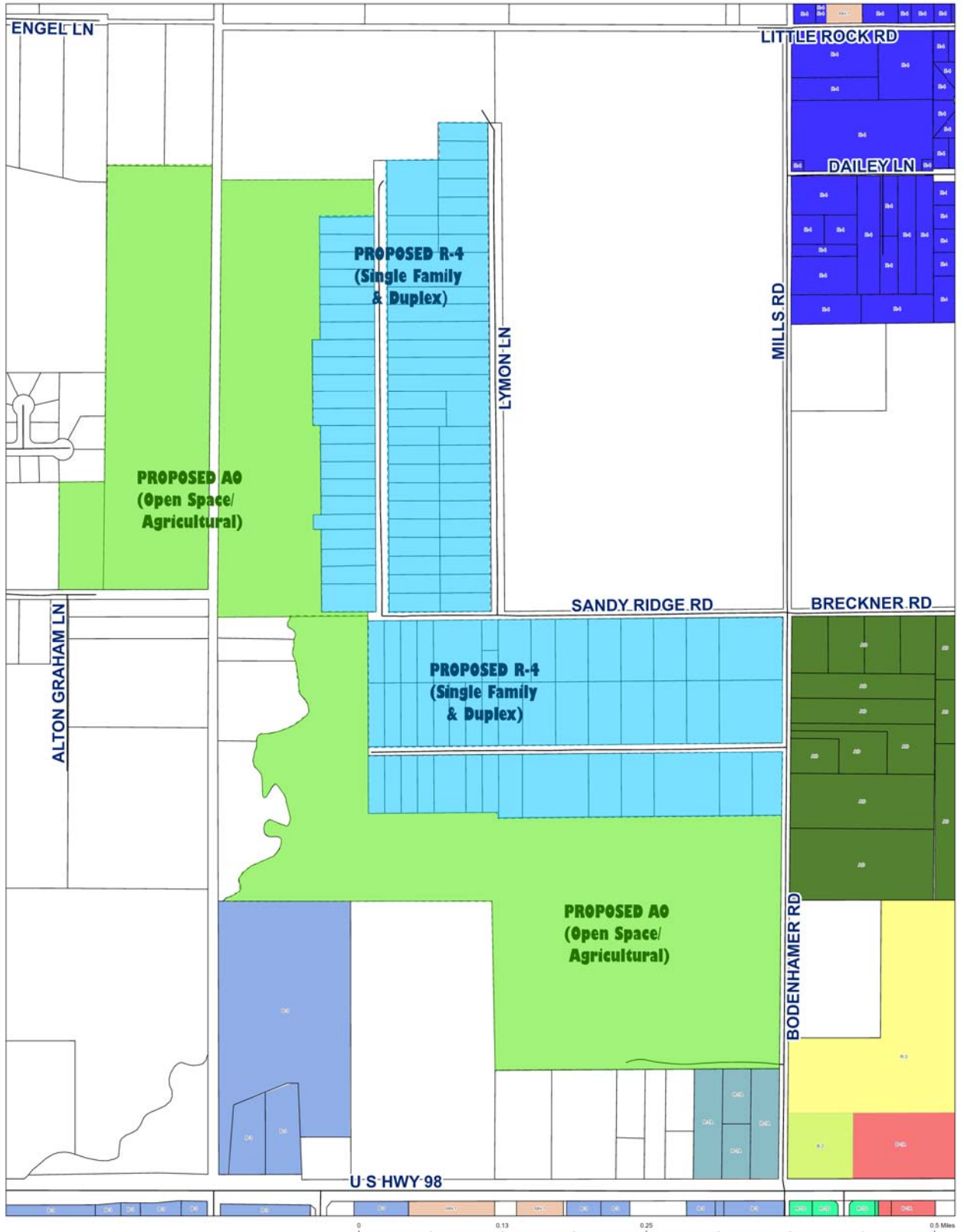
MAYOR: Ralph Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Richard Dayton; Cecil R. Blackwell; Charles Ebert III

Proposed Mills Zoning

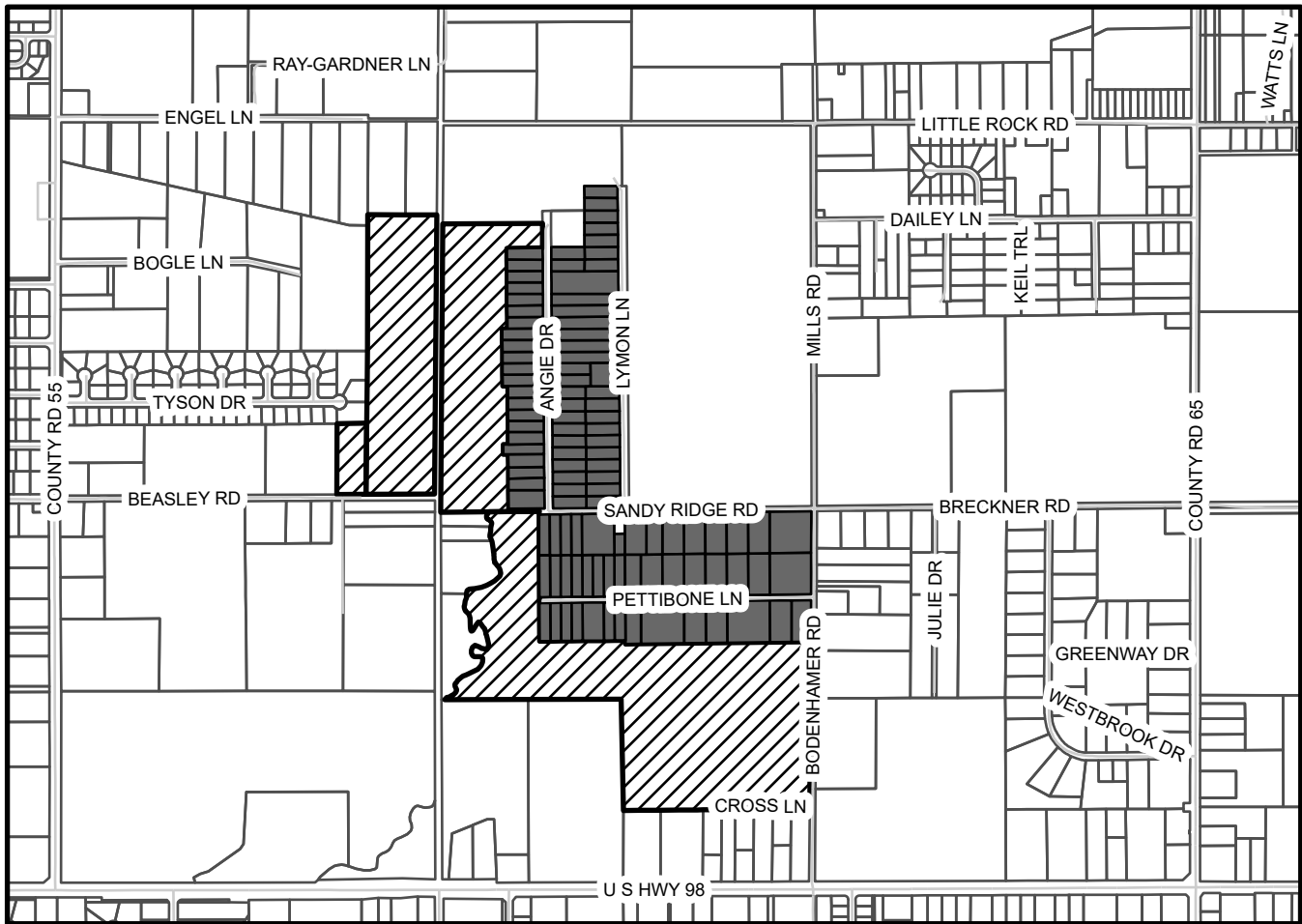


Zoned Parcels		B-3	PENDING	R-1B	R-3
AO	GPH-1		PID	R-1C	R-4
B-1	MH-1		PO	R-1D	TH-1
B-1A	M-1		PUD	R-1R	
B-2	PDD	R-1A	R-2		







PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the initial zoning of 170 +/- acres. Proposed zoning is R-4 (Residential Single Family and Duplex) and AO (Agricultural Open Space). Property is located N. of US Hwy. 98 and W. of County Rd. 65. Applicant is the City of Foley.

Anyone interested in this Initial zoning request may be heard at a public meeting scheduled for December 13, 2023 in the Council Chambers of City Hall located at 407 E. Laurel Ave., at 5:30 p.m. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Wes Abrams
 Planning Commission Chairman

-  R-4 (Residential Single Family & Duplex)
-  AO (Agricultural Open Space)

ANGIE BALDWIN SUBDIVISION, UNIT 2 LOTS 1 THRU 20

A PORTION OF UNIT 2 ANGIE BALDWIN SUBDIVISION (AN UNRECORDED PLAT) CONTAINING LOTS 1 THRU 20, SAID LOTS LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A 1" CRIMPED TOP IRON PIPE LYING ON THE EAST MARGIN OF ANGIE DRIVE (60' WIDE RIGHT-OF-WAY) AT THE NORTHWEST CORNER OF LOT 34, ANGIE BALDWIN SUBDIVISION SECOND ADDITION, AS SHOWN ON PLAT THEREOF RECORDED ON SLIDE 807-A IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°33'23" EAST ALONG SAID EAST MARGIN A DISTANCE OF 79.77 FEET TO A POINT ON THE SOUTH LINE OF SAID SECOND ADDITION AND THE POINT OF BEGINNING; THENCE LEAVING SAID EAST MARGIN RUN NORTH 89°17'38" EAST ALONG SAID SOUTH LINE A DISTANCE OF 470.76 FEET, MORE OR LESS, TO A POINT LYING ON THE WEST MARGIN OF LYMON LANE (60' WIDE RIGHT-OF-WAY); THENCE RUN SOUTH 00°30'23" EAST ALONG SAID WEST MARGIN A DISTANCE OF 850.30 FEET, MORE OR LESS, TO A POINT LYING ON THE NORTH MARGIN OF SANDY RIDGE ROAD (40' WIDE RIGHT-OF-WAY); THENCE RUN SOUTH 89°20'44" WEST ALONG SAID NORTH MARGIN A DISTANCE OF 471.00 FEET TO A DIGGER CHAIN LYING ON THE EAST MARGIN OF SAID ANGIE DRIVE; THENCE RUN NORTH 00°28'08" WEST ALONG SAID EAST MARGIN A DISTANCE OF 339.85 FEET TO A 1/2" IRON REBAR; THENCE RUN NORTH 00°28'55" WEST ALONG SAID EAST MARGIN A DISTANCE OF 169.94 FEET TO A 1/2" IRON REBAR; THENCE RUN NORTH 00°28'25" WEST ALONG SAID EAST MARGIN A DISTANCE OF 170.09 FEET TO A DIGGER CHAIN; THENCE RUN NORTH 00°33'23" WEST ALONG SAID EAST MARGIN A DISTANCE OF 170.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ANGIE BALDWIN SUBDIVISION, UNIT 2 LOTS 21 THRU 31

A PORTION OF UNIT 2 ANGIE BALDWIN SUBDIVISION (AN UNRECORDED PLAT) CONTAINING LOTS 21 THRU 31, SAID LOTS LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A 1" CRIMPED TOP IRON PIPE LYING ON THE WEST MARGIN OF ANGIE DRIVE (60' WIDE RIGHT-OF-WAY) AT THE NORTHEAST CORNER OF LOT 1, ANGIE BALDWIN SUBDIVISION SECOND ADDITION, AS SHOWN ON PLAT THEREOF RECORDED ON SLIDE 807-A IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°27'56" EAST ALONG SAID WEST MARGIN A DISTANCE OF 80.20 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°27'56" EAST ALONG SAID WEST MARGIN A DISTANCE OF 320.00 FEET TO A DIGGER CHAIN; THENCE RUN SOUTH 00°30'38" EAST ALONG SAID WEST MARGIN A DISTANCE OF 319.73 FEET TO A DIGGER CHAIN; THENCE RUN SOUTH 00°27'11" EAST ALONG SAID WEST MARGIN A DISTANCE OF 209.59 FEET, MORE OR LESS, TO A POINT LYING ON THE NORTH MARGIN OF SANDY RIDGE ROAD (40' WIDE RIGHT-OF-WAY); THENCE RUN SOUTH 89°31'46" WEST ALONG SAID NORTH MARGIN A DISTANCE OF 40.00 FEET, MORE OR LESS, TO A POINT AT THE END OF SAID NORTH MARGIN; THENCE CONTINUE SOUTH 89°31'46" WEST A DISTANCE OF 214.36 FEET TO A DIGGER CHAIN LYING AT THE SOUTHWEST CORNER OF SAID UNIT 2 ANGIE BALDWIN SUBDIVISION; THENCE RUN NORTH 00°07'36" WEST ALONG THE WEST LINE OF SAID UNIT 2 A DISTANCE OF 368.64 FEET TO A DIGGER CHAIN; THENCE RUN NORTH 00°04'42" WEST ALONG THE WEST LINE OF SAID UNIT 2 A DISTANCE OF 6.91 FEET TO A POINT; THENCE RUN SOUTH 89°17'34" WEST ALONG THE WEST LINE OF SAID UNIT 2 A DISTANCE OF 34.16 FEET TO A POINT; THENCE RUN NORTH 00°42'26" WEST ALONG THE WEST LINE OF SAID UNIT 2 A DISTANCE OF 73.00 FEET TO A 1" CRIMPED TOP IRON PIPE; THENCE RUN NORTH 89°17'34" EAST ALONG THE WEST LINE OF SAID UNIT 2 A DISTANCE OF 34.96 FEET TO A POINT; THENCE RUN NORTH 00°04'23" WEST ALONG THE WEST LINE OF SAID UNIT 2 A DISTANCE OF 320.02 FEET TO A DIGGER CHAIN; THENCE RUN NORTH 00°05'58" WEST ALONG THE WEST LINE OF SAID UNIT 2 A DISTANCE OF 80.00 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID ANGIE BALDWIN SUBDIVISION SECOND ADDITION (SLIDE 807-A); THENCE RUN NORTH 89°21'23" EAST ALONG SAID SOUTH LINE A DISTANCE OF 248.73 FEET TO THE POINT OF BEGINNING.

ANGIE BALDWIN SUBDIVISION LOTS 1 THRU 16 AND KIRKLAND'S CAMP UNIT 1 & 2
A PORTION OF ANGIE BALDWIN SUBDIVISION (AN UNRECORDED PLAT) CONTAINING
LOTS 1 THRU 16, KIRKLAND'S CAMP UNIT 1 (UNRECORDED PLAT) CONTAINING LOTS
1 THRU 9 AND KIRKLAND'S CAMP UNIT 2 (UNRECORDED PLAT) CONTAINING LOTS 10
THRU 18, SAID LOTS LYING WITHIN THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A 1/2" IRON REBAR WITH CAP (CA#010) AT THE NORTHWEST
CORNER OF LOT 1-A, GOMEZ SUBDIVISION PHASE 2, A FAMILY SURVEY, AS SHOWN
ON PLAT THEREOF RECORDED ON SLIDE 2849-D IN THE OFFICE OF THE JUDGE OF
PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 82°21'57"
WEST A DISTANCE OF 35.86 FEET, MORE OR LESS, TO A POINT LYING AT THE
INTERSECTION OF THE NORTH MARGIN OF SANDY RIDGE ROAD (40' WIDE RIGHT-OF-
WAY) AND THE WEST MARGIN OF BODENHAMMER ROAD (30' WIDE RIGHT-OF-WAY)
FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 00°27'17" WEST ALONG SAID
WEST MARGIN A DISTANCE OF 579.95 FEET, MORE OR LESS, TO A POINT LYING ON
THE NORTH MARGIN OF PETTIBONE LANE (40' WIDE RIGHT-OF-WAY); THENCE RUN
SOUTH 89°17'50" WEST ALONG SAID NORTH MARGIN A DISTANCE OF 590.59 FEET TO
A DIGGER CHAIN; THENCE RUN SOUTH 89°25'17" WEST ALONG SAID NORTH MARGIN
A DISTANCE OF 860.13 FEET TO A DIGGER CHAIN; THENCE RUN NORTH 89°39'18"
WEST ALONG SAID NORTH MARGIN A DISTANCE OF 74.75 FEET TO A 1/2" IRON
REBAR; THENCE RUN SOUTH 89°08'02" WEST ALONG SAID NORTH MARGIN A
DISTANCE OF 225.30 FEET TO A DIGGER CHAIN; THENCE RUN SOUTH 89°26'06" WEST
ALONG SAID NORTH MARGIN A DISTANCE OF 150.02 FEET TO A DIGGER CHAIN
LYING ON THE WEST LINE OF SAID ANGIE BALDWIN SUBDIVISION; THENCE RUN
NORTH 00°36'47" WEST ALONG SAID WEST LINE A DISTANCE OF 580.58 FEET TO A 1"
CRIMPED TOP IRON PIPE LYING ON THE SOUTH MARGIN OF SAID SANDY RIDGE
ROAD; THENCE RUN NORTH 89°13'13" EAST ALONG SAID SOUTH MARGIN A
DISTANCE OF 75.19 FEET TO A DIGGER CHAIN; THENCE RUN NORTH 89°15'47" EAST
ALONG SAID SOUTH MARGIN A DISTANCE OF 74.64 FEET TO A DIGGER CHAIN;
THENCE RUN NORTH 89°34'56" EAST ALONG SAID SOUTH MARGIN A DISTANCE OF
150.20 FEET TO A 1/2" IRON REBAR WITH CAP (GIVENS); THENCE RUN NORTH 89°24'20"
EAST ALONG SAID SOUTH MARGIN A DISTANCE OF 561.08 FEET TO A 1" CRIMPED TOP
IRON PIPE; THENCE RUN NORTH 89°24'28" EAST ALONG SAID SOUTH MARGIN A
DISTANCE OF 1050.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ANGIE BALDWIN SUBDIVISION LOTS 17 THRU 24 AND KIRKLAND'S CAMP UNIT 3

A PORTION OF ANGIE BALDWIN SUBDIVISION (AN UNRECORDED PLAT) CONTAINING LOTS 17 THRU 24, KIRKLAND'S CAMP UNIT 3 (UNRECORDED PLAT) CONTAINING LOTS 19 THRU 27, SAID LOTS LYING WITHIN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A 1/2" IRON REBAR WITH CAP (CA#010) AT THE NORTHWEST CORNER OF LOT 1-A, GOMEZ SUBDIVISION PHASE 2, A FAMILY SURVEY, AS SHOWN ON PLAT THEREOF RECORDED ON SLIDE 2849-D IN THE OFFICE OF THE JUDGE OF PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 82°21'57" WEST A DISTANCE OF 35.86 FEET, MORE OR LESS, TO A POINT LYING AT THE INTERSECTION OF THE NORTH MARGIN OF SANDY RIDGE ROAD (40' WIDE RIGHT-OF-WAY) AND THE WEST MARGIN OF BODENHAMMER ROAD (30' WIDE RIGHT-OF-WAY); THENCE RUN SOUTH 00°27'17" WEST ALONG SAID WEST MARGIN A DISTANCE OF 579.95 FEET, MORE OR LESS, TO A POINT LYING ON THE NORTH MARGIN OF PETTIBONE LANE (40' WIDE RIGHT-OF-WAY); THENCE CONTINUE SOUTH 00°27'17" WEST ALONG SAID WEST MARGIN A DISTANCE OF 40.00 FEET TO A POINT LYING ON THE SOUTH MARGIN OF PETTIBONE LANE (40' WIDE RIGHT-OF-WAY) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°27'17" WEST ALONG SAID WEST MARGIN A DISTANCE OF 290.41 FEET TO A 5/8" IRON REBAR WITH CAP (WATTIER) LYING ON THE SOUTH LINE OF SAID KIRKLAND'S CAMP UNIT 3; THENCE LEAVING SAID WEST MARGIN RUN SOUTH 89°22'25" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1294.41 FEET TO A 5/8" IRON REBAR WITH CAP (WATTIER); THENCE RUN NORTH 00°37'55" WEST A DISTANCE OF 23.39 FEET TO A DIGGER CHAIN LYING ON THE SOUTH LINE OF SAID ANGIE BALDWIN SUBDIVISION; THENCE RUN SOUTH 89°26'16" WEST ALONG SAID SOUTH LINE A DISTANCE OF 449.88 FEET TO A DIGGER CHAIN; THENCE RUN SOUTH 89°23'47" WEST ALONG SAID SOUTH LINE A DISTANCE OF 150.46 FEET TO A 5/8" IRON REBAR WITH CAP (WATTIER) LYING AT THE SOUTHWEST CORNER ON THE WEST LINE OF SAID ANGIE BALDWIN SUBDIVISION; THENCE RUN NORTH 00°32'52" WEST ALONG SAID WEST LINE A DISTANCE OF 266.90 FEET TO A DIGGER CHAIN LYING ON THE SOUTH MARGIN OF SAID PETTIBONE LANE; THENCE RUN NORTH 89°25'26" EAST ALONG SAID SOUTH MARGIN A DISTANCE OF 449.89 FEET TO A DIGGER CHAIN; THENCE RUN NORTH 89°42'27" EAST ALONG SAID SOUTH MARGIN A DISTANCE OF 74.60 FEET TO A 1/2" IRON REBAR WITH CAP (BEASLEY); THENCE RUN NORTH 89°21'34" EAST ALONG SAID SOUTH MARGIN A DISTANCE OF 1375.37 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.