



COMMUNITY DEVELOPMENT DEPARTMENT

200 NORTH ALSTON STREET

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

FAX (251) 971 -3442

November 7, 2013

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

RE: Request for Initial Zoning & Rezoning

Dear Mayor Koniar and City Council Members:

The City of Foley Planning Commission held a regular meeting on September 25, 2013 and the following action was taken:

Agenda Item # 2.

Blue Collar Country- Request for Initial Zoning and Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the initial zoning of multiple parcels (233+/- acres) east of Juniper Street and north of Miflin Road (CR20) and the rezoning of parcels (278+/- acres) located at the northwest intersection of the Foley Beach Express and Miflin Road (CR 20). The request is for PDD (Planned Development District).

Action Taken:

Motion to recommend the initial zoning and rezoning to Mayor and Council with the following contingencies carries.

- Foley Beach Express access plan being approved by the City and to a formal agreement from McDonalds that they agree to moving the access road to the Foley Beach Express and confirmation from George Woerner that he agrees to moving the access road and the median cut
- Balloon and amusement rides and other possible height issues being approved by the Navy
- Amusement ride portion of the PDD must have a site plan review
- Documentation/agreement from the owner of the parcels not owned by the applicant prior to Council taking any action
- Fire Department must sign off and approval the site plan reviews

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



**CITY OF FOLEY, ALABAMA
APPLICATION FOR PROPOSED AMENDMENT TO
ZONING ORDINANCE**

1. LOCATION OF PROPERTY (ADDRESS, TAX PARCEL ID#, LEGAL DESCRIPTION): 61-02-03-0-000-001.009; 001.008; 001.007; 001.004
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS: ☐
3. APPROXIMATE SIZE OF PROPERTY: 40+ Acres
4. PRESENT ZONING OF PROPERTY: PDD
5. ZONING REQUEST: PDD
6. BRIEF DESCRIPTION OF CURRENT CHARACTER AND IMPROVEMENTS LOCATED ON PROPERTY:
7. IS IMMEDIATE USE OF THE PROPERTY (WITHIN 6 MONTHS) ANTICIPATED UPON THE REQUESTED REZONING?
8. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, UNITS BY DENSITY AND NUMBER, ETC.):
9. APPROXIMATE DATE PROPOSED DEVELOPMENT TO COMMENCE:

I, _____, FULLY UNDERSTAND THAT PRIOR TO THE PROCESSING OF THIS APPLICATION I AM TO REMIT A PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER EACH ADDITIONAL ACRE OVER 20. AND PROVIDE ALL OF THE INFORMATION OUTLINED IN THE PROCEDURE INSTRUCTIONS FOR REZONING BY PETITION OF PROPERTY OWNER FOR WHICH I HEREBY ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND.

DATE: 11/7/13

See Attached

PROPERTY OWNER/APPLICANT

P.O. Box 1438
Daphne, AL 36526

PROPERTY OWNER ADDRESS

251-607-5750

PHONE NUMBER

E-MAIL ADDRESS

BRYANT BANK

October 29, 2013

Glen B. Bilbo
Developer / Principal
Blue Collar Destinations, LLC
10113 Foley Beach Expressway
Foley, Alabama 36535

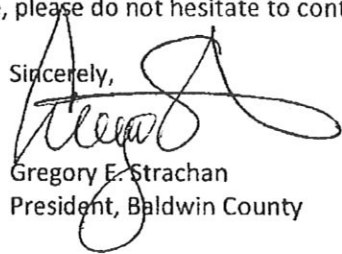
RE: PDD

Dear Glen,

Please be advised that Bryant Bank accepts the modifications to the Planned Development District of Blue Collar Country as recently approved by the city of Foley, as they relate to our interests in the property that represents the southeastern section of Blue Collar Country.

If you need any additional information from me, please do not hesitate to contact me.

Sincerely,



Gregory E. Strachan
President, Baldwin County

Unbeatable Service. Legendary Results.



**CITY OF FOLEY, ALABAMA
APPLICATION FOR PROPOSED AMENDMENT TO
ZONING ORDINANCE**

1. LOCATION OF PROPERTY (ADDRESS, TAX PARCEL ID#, LEGAL DESCRIPTION): Parcel #61-02-03-0-000-010.000; 001.001; 001.003
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS: ☐
3. APPROXIMATE SIZE OF PROPERTY: 244 Acres
4. PRESENT ZONING OF PROPERTY: PUD/PDD
5. ZONING REQUEST: PDD
6. BRIEF DESCRIPTION OF CURRENT CHARACTER AND IMPROVEMENTS LOCATED ON PROPERTY:
7. IS IMMEDIATE USE OF THE PROPERTY (WITHIN 6 MONTHS) ANTICIPATED UPON THE REQUESTED REZONING?
8. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, UNITS BY DENSITY AND NUMBER, ETC.):
9. APPROXIMATE DATE PROPOSED DEVELOPMENT TO COMMENCE:

I, _____, FULLY UNDERSTAND THAT PRIOR TO THE PROCESSING OF THIS APPLICATION I AM TO REMIT A PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER EACH ADDITIONAL ACRE OVER 20. AND PROVIDE ALL OF THE INFORMATION OUTLINED IN THE PROCEDURE INSTRUCTIONS FOR REZONING BY PETITION OF PROPERTY OWNER FOR WHICH I HEREBY ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND.

DATE: 11/7/2013

John B. Bill
PROPERTY OWNER/APPLICANT

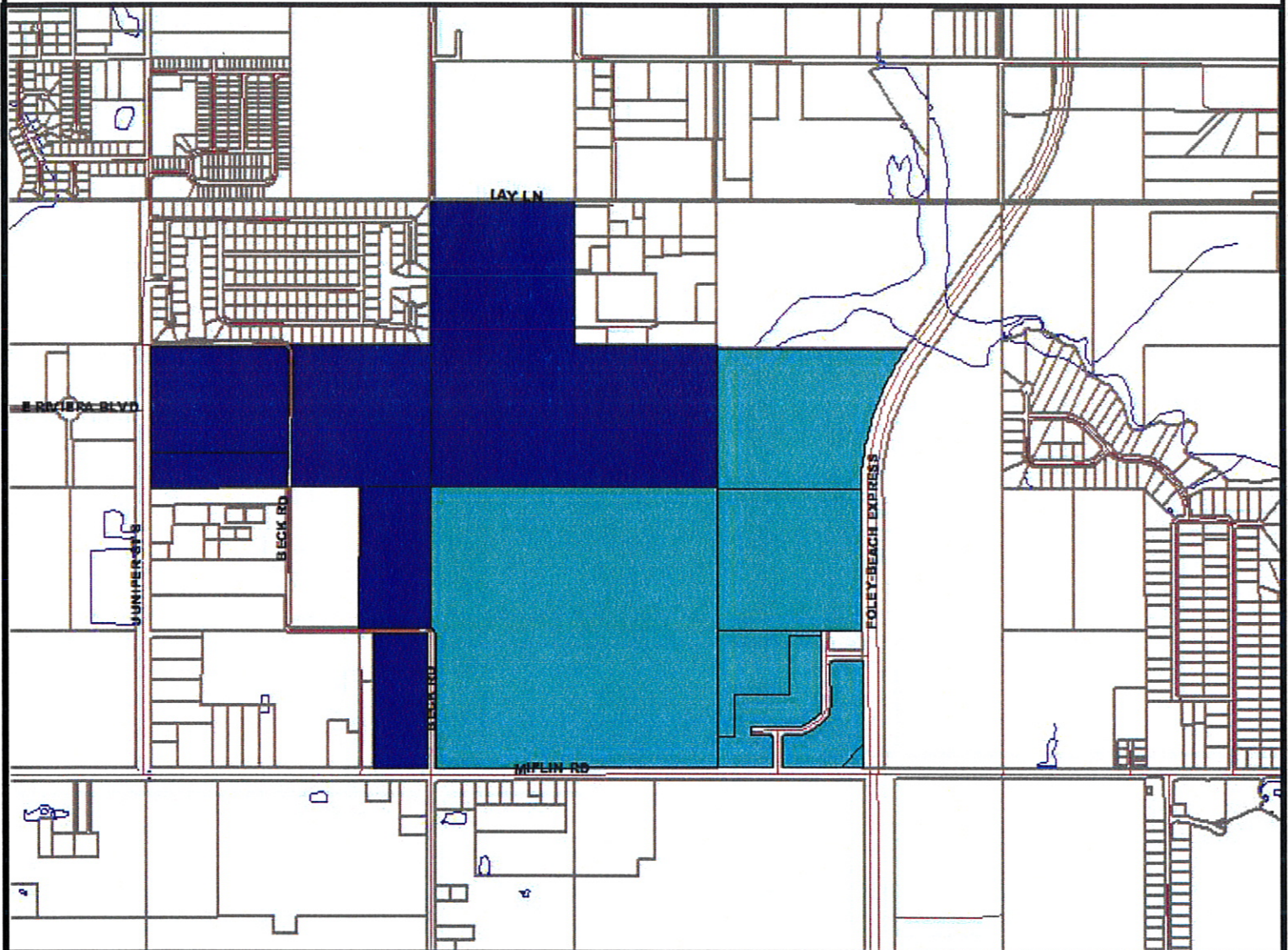
10113 Foley Beach Express, Foley, AL 36535
PROPERTY OWNER ADDRESS

251-923-2111

PHONE NUMBER

gbilbo@bluecollardestinations.com
E-MAIL ADDRESS

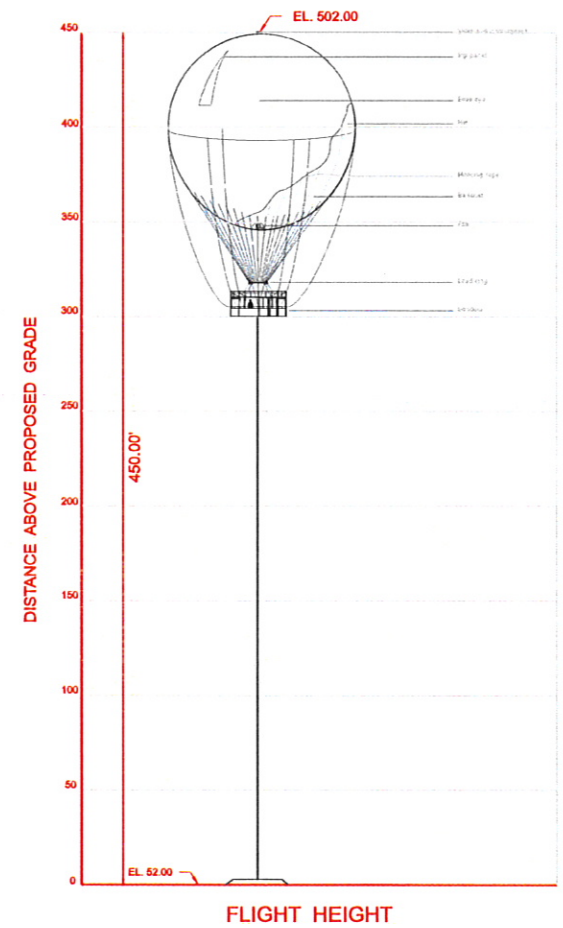
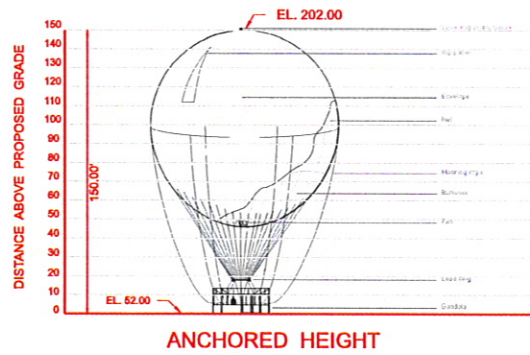
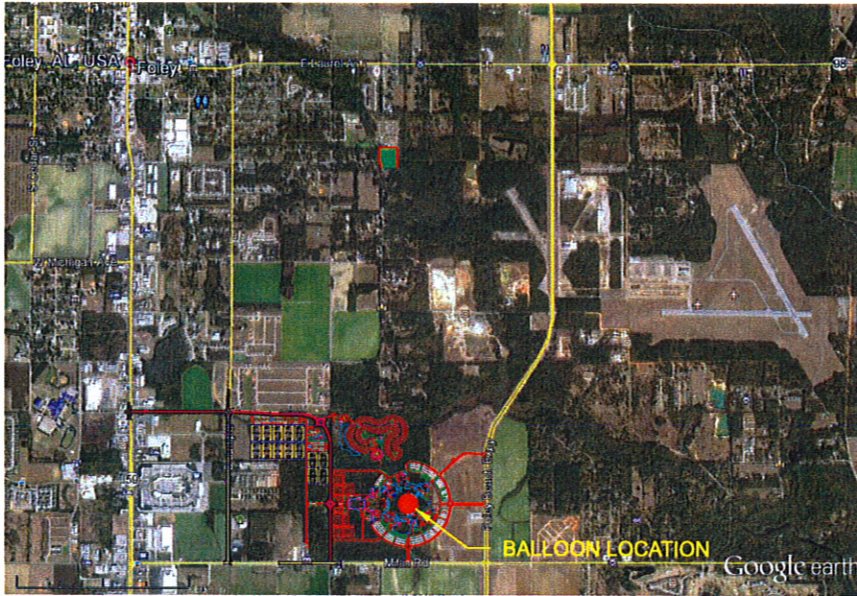
Public Notice



The City of Foley Planning Commission has received a request to recommend to Mayor & Council the initial zoning of multiple parcels (233+/- acres) east of Juniper Street and north of Miflin Road (CR 20) and the rezoning of parcels (278+/- acres) located at the northwest intersection of the Foley Beach Express and Miflin Road (CR 20). The request is for PDD, Planned Development District.

Anyone interested in this initial zoning proposal may be heard at a public hearing scheduled for Wednesday, September 25, 2013 in City Hall Council Chambers located at 407 East Laurel Avenue at 5:30 pm or may respond in writing to 200 North Alston Street, Foley AL 36535.

**Roderick Burkle
Planning Commission Chairman**



NOTE:
ELEVATIONS ARE MEAN SEA LEVEL DATUM

REV.	DATE	DESCRIPTION	CHG.	REMARKS

DESIGNED BY: _____	CDM Smith 1500 Lakeside Blvd, Suite 200 Mobile, Alabama 36688 Tel: (904) 485-0300	DATE: AUGUST 2013
DRAWN BY: _____		
CHECKED BY: _____		
APPROVED BY: _____		

BLUE COLLAR DESTINATIONS, LLC.
BLUE COLLAR COUNTRY
FOLEY, ALABAMA

BALLOON DISPLAY

PROJECT NO. 123548-95882
FILE NAME: _____
SHEET NO. _____

30% SUBMITTAL - NOT FOR CONSTRUCTION

Blue Collar

Foley

PDD Area Designations



PROJECT

Blue Collar Country
Foley, Alabama

CURRENT

PAGE TITLE

Blue Collar Country
Foley, Alabama

SCALE

Scale N/A

NOTES

Hospitality, Office,
Restaurants, Retail,
Attractions, Rides,
Theaters, Residential

RV Resort, Hotel,
Restaurant, Retail

Events Center,
Restaurant, Retail,
Office, Hospitality

Sports, Restaurants,
Retail, Medical, Office

BSP
Bentwood Studio & Print

