



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:

Evelyn Cadenhead- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 1.40+/- acres. Property is currently zoned R-1A (Residential Single Family), proposed zoning is PO (Preferred Office District). Property is located at 1605 N. Alston St. Applicant is Evelyn Cadenhead.

Action Taken:

Commissioner Hellmich made a motion to approve the requested rezone contingent upon if the neighboring property is combined with this parcel (214 W. Camellia Ave and 1605 N Alston St.) the access be restricted to Alston St. or the alley. Commissioner Rouzie seconded the motion. All Commissioners voted aye.

Motion to approve the requested rezone contingent upon if the neighboring property is combined with this parcel (214 W. Camellia Ave and 1605 N Alston St.) the access be restricted to Alston St. or the alley passes.

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

Foley

Melissa

200 N. Alston St.

525.00

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

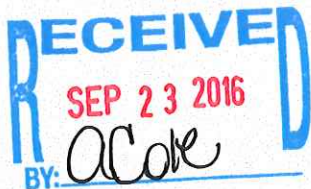
1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):
1605 N. ALSTON ST. - SEE ATTACHED #17062
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
SEE ATTACHED
3. APPROXIMATE SIZE OF PROPERTY:
1.40 ACRES
4. PRESENT ZONING OF PROPERTY:
R-1A
5. REQUESTED ZONING:
PO - PREFERRED OFFICE
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
SINGLE FAMILY HOME
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
OFFICE, MEDICAL
8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$15.00 PER ADDITIONAL ACRE OVER 20.

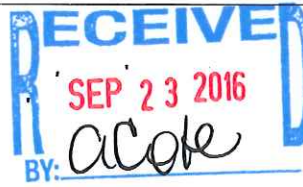
ENCLOSED

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

DATE: 9-23-14

EVERYN CADE-HEAD
PROPERTY OWNER/APPLICANT
1605 N. Alston ST Foley AL.
PROPERTY OWNER ADDRESS
251 943-6331
PHONE NUMBER
five09gulftel.com
EMAIL ADDRESS





24-504

STATE OF ALABAMA)
COUNTY OF BALDWIN)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that RICHARD SMITH and CYNTHIA M. SMITH, husband and wife, hereinafter called the "Grantors", for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS in cash and other good and valuable consideration, in hand paid to the Grantors by CLYDE M. CADENHEAD and EVELYN E. CADENHEAD, hereinafter called the "Grantees", the receipt and sufficiency of which is hereby acknowledged, subject to all matters and things hereinafter set forth, have this day bargained and sold and by these presents do hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantees, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, all that real property situated in the County of Baldwin, State of Alabama, described as follows, to-wit:

Lots 37 and 38, Kuhn's Park Addition to the Town of Foley, according to the plat thereof recorded in the Office of the Judge of Probate of Baldwin County, Alabama, in Map Book 5, page 135.

LESS AND EXCEPT such oil, gas, and other mineral interests and all rights and privileges in connection therewith as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Restrictive covenants as contained in Deed from Edith Carson, et al., to Robert B. Grantham and Ada Maureen Grantham, dated November 7, 1972 and recorded in Deed Book 436, page 546, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c).
2. Oil, gas and mineral lease from Robert B. Grantham and Ada Maureen Grantham to Shell Oil Company, dated October 21, 1981 and recorded in Real Property Book 105, page 356.
3. Ten foot easement for street purposes granted to the City of Foley as referenced in Deed Book 436, page 546.
4. Any claim which may arise as a result of the fence not being located on the property lines as shown on plat of survey by Parkway Surveying & Engineering Co., Inc. dated June 28, 1994.
5. Discrepancies between certain distances of record ("rec") and certain distances actual ("act") which exist on that plat of survey by Parkway Surveying & Engineering Co., Inc. dated June 28, 1994.

REAL 0660 REC 0213

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said above described property unto the said Grantees during the term of their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor, forever, together with every contingent remainder and right of reversion.

And except as to taxes hereafter falling due which are assumed by the Grantees, and except as to the above mentioned encumbrances, the Grantors do, for themselves and their heirs and assigns, hereby covenant with the Grantees that they are seized of an indefeasible estate in fee simple in said property, are in peaceable possession thereof, that said property is free and clear of all encumbrances, and that they do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the peaceable possession thereof, unto the Grantees, and to the survivor of them, and to the heirs and assigns of such survivor, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this the 28th day of November, 1995.

 (SEAL)
RICHARD SMITH

 (SEAL)
CYNTHIA M. SMITH

STATE OF LOUISIANA

COUNTY OF LAFAYETTE

I, D. David Dyer, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that RICHARD SMITH and CYNTHIA M. SMITH, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they each have executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 28th day of November, 1995.


Notary Public

My Commission Expires:
upon Death

D. David Dyer, Notary Public
Parish of Lafayette, State of Louisiana
Commission Expires Upon Death

This Instrument Prepared by:

G. DAVID CHAPMAN III, P.C.
Attorney at Law
Post Office Box 1508
Gulf Shores, Alabama 36547
File 95.3381

Mortgage Recorded Simultaneously

Grantors' Address:

512 Cambridge Drive
Lafayette, Louisiana 70503

Grantees' Address:

2481 Flagmoor Drive
Snellville, Georgia 30278

REAL 0660 PAGE 0214

RECORDED
STATE OF LOUISIANA
CLERK OF NOTARY
COUNTY OF LAFAYETTE
FILED NOV 29 1995
5:00
Dec 6 2 16 PM '95
ALICE C. FREEMAN



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the re-zoning of 2 parcels each consisting of 1.40 +/- acres. Property is currently zoned R-1A (Residential Single Family), proposed zoning is PO (Preferred Office District). Property is located at 1605 N. Alston St. and 214 W. Camellia Ave. Applicants are Mattie DiBenedetto and Evelyn Cadenhead.

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



Baldwin County Revenue Commissioner



Property Appraisal Link BALDWIN COUNTY, AL

Current Date 9/22/2016

Tax Year 2016

Valuation Date October 1, 2015

OWNER INFORMATION

PARCEL 54-04-20-1-000-016.000 **PPIN** 017062 **TAX DIST** 07
NAME CADENHEAD, CLYDE M ETAL CADENHEAD, EVELY
ADDRESS 1605 ALSTON ST N
 FOLEY AL 36535
DEED TYPE RP **BOOK** 0660 **PAGE** 0000213
PREVIOUS OWNER
LAST DEED DATE //0000

DESCRIPTION

211.3' X 298.6' LOT 37 & 38 KRHN'S PARK ADDN TO TOWN OF FOLEY
 Y MB3 PG11 IN FOLEY CORP LIMITS SEC 20-T7S-R4E (WD-SURVIVORS
 HIP)

PROPERTY INFORMATION

PROPERTY ADDRESS 1605 ALSTON ST N
NEIGHBORHOOD FOLEY **FOLEY AREA**
PROPERTY CLASS **SUB CLASS**
SUBDIVISION 01KP **SUB DESC** KUHN PARK
LOT 37&38 BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION 211X298 **ZONING** R-1A

PROPERTY VALUES

LAND: 55000 **CLASS 1:** **TOTAL ACRES:**
BUILDING: 185900 **CLASS 2:** **TIMBER ACRES:**
TOTAL PARCEL VALUE: 240900 **CLASS 3:** 240900
ESTIMATED TAX: \$0.00

DETAIL INFORMATION

CODE	TYPE	REF	METHOD	DESCRIPTION	LAND USE	TC	Hs	Pn	MARKET USE	VALUE	VALUE
M	LAND	1	BV	BS-25000 X	1110-RESIDENTIAL	3	Y	N	55000		
	BLDG	1	R	111 SINGLE FAMILY RESIDENCE	-	3	Y	N	169700		
	BLDG	2	O	29 SPVIN POOL, VINYL LINED	-	3	Y	N	12800		