



COMMUNITY DEVELOPMENT DEPARTMENT

200 NORTH ALSTON STREET

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

April 24, 2018

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

RE: Rezoning Recommendation

Dear Mayor Koniar and City Council Members:

The City of Foley Planning Commission held a regular meeting on April 18, 2018 and the following action was taken:

Agenda Item: Wilson Trailer Sales & Service, Inc.- Request for Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of .71+/- acres. Property is currently zoned R-1A (Residential Single Family) proposed zoning is B-3 (Local Business District). Property is located S. of Chestnut Dr. Applicant is Wilson Trailer Sales & Service, Inc.

Action Taken: Commissioner Rogers made a motion to recommend to Mayor and Council the requested rezoning. Commissioner Watkins seconded the motion. All Commissioners voted aye.

Motion to recommend to Mayor the requested rezoning 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

Foley

CITY OF FOLEY, ALABAMA
APPLICATION FOR
ZONING OF PROPERTY

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):

Chestnut Dr. lot #15 - pin # 290604

2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:

3. APPROXIMATE SIZE OF PROPERTY:

100 X 300

4. PRESENT ZONING OF PROPERTY:

Residential R-1A

5. REQUESTED ZONING:

B3

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

vacant

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

Trailer sales & repair shop

8. PROCESSING FEE OF \$500.00 FOR 20 ACRES OR LESS, PLUS \$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: 3-26-18

Wilson Trailer

PROPERTY OWNER/APPLICANT

19923 Chestnut Dr Foley A

PROPERTY OWNER ADDRESS

251-557-4123

PHONE NUMBER

Wilsontrailer2@gmail.com

EMAIL ADDRESS



The following information is furnished in accordance with Code of Alabama 1975, Section 40-22-1, and is verified by the signature of the Grantor below:

Grantor's name: William Joseph Kitchings, Sr.
Mailing address: 3332 Burning Tree Drive
Hoover, AL 35226-2607
Grantee's name: Wilson Trailer Sales & Service, Inc.
Mailing address: 8344 State Hwy 1515
Foley, AL 36535

Property address: _____

Lot 15 Mummie Land

Date of Sale: September 26, 2016

Total Purchase Price: \$10,000.00

or Actual Value: _____

or Assessor's Market Value: _____

The purchase price or actual value claimed can be verified in the following documentary evidence: (check one)

____ Bill of Sale, ____ Sales Contract, ☒ Closing Statement, ____ Appraisal, ____ other

WARRANTY DEED

STATE OF ALABAMA:
COUNTY OF BALDWIN:

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM JOSEPH KITCHINGS, SR., a MARRIED man, the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration hereby acknowledge to have been paid to the said GRANTOR by WILSON TRAILER SALES & SERVICE, INC., the GRANTEE, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said GRANTEE, in fee simple, subject to the provisions hereinafter contained, all that real property in said County, State of Alabama described as follows, to-wit:

Lot 15, MUMME LAND SUBDIVISION, according to map or plat thereof recorded in the Office of the Judge of Probate of Baldwin County, Alabama, in Map Book 8, page 79.

THIS CONVEYANCE AND THE WARRANTIES HEREUNDER ARE SUBJECT TO THE FOLLOWING:

1. Covenants, conditions and restrictions appearing of record in Miscellaneous Book 24 page 62, Miscellaneous Book 24 page 157 as may have been amended by that certain document recorded April 15, 1998 in Real Property Book 818 page 113 et seq.
2. Reservation of 1/2 interest in and to all oil, gas, and minerals and rights in connection therewith as contained in deed from Alfred M. Neumann and Irene R. Neumann to Martha H. Mummie, dated January 11, 1952, and recorded in Deed Book 184, page 147.
3. Reservation of one-half interest in and to all oil, gas, and minerals and rights in connection therewith as contained in deed from William Joseph Kitchings, Sr. and Jerrie Cantrell Kitchings to William Joseph Kitchings, Sr. and Jerrie Cantrell Kitchings, dated January 16, 1986, and recorded in Real Property Book 239, page 554.
4. Reservation of one-half interest in and to all oil, gas, and minerals and rights in connection therewith as contained in deed from Roy Spivey and Evalyn S. Spivey to William Joseph Kitchings, Sr. and Jerrie Cantrell Kitchings, dated March 31, 1980, and recorded in Real Property Book 67, page 1381.
5. Reservation of one-half interest in and to all oil, gas, and minerals and rights in connection therewith as contained in deed from William Joseph Kitchings, Sr. and Jerrie Cantrell Kitchings to William Joseph Kitchings, Sr., dated January 14, 1987, and recorded in Real Property Book 275, page 585.
6. City of Foley, Alabama, Subdivision Regulations dated January 7, 2008, and recorded at Instrument 1098026, and all amendments thereto.
7. Tree and Natural Feature Preservation Ordinance Number 1009-07, recorded at Instrument 1079685, as the same may have been modified at Instrument 1556660, Heritage Tree Preservation Ordinance Number 15-1003 as recorded at Instrument 1508545, and Ordinance Number 15-1003 Regulating Environmental Permits Related to Land Disturbance within the City of Foley recorded at Instrument 1508544.

If married, Grantor hereby certifies that the above described property does not constitute his homestead or the homestead of his spouse.

COPY
RECEIVED
MAR 26 2018
BY: _____

TOGETHER WITH ALL AND SINGULAR the rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in anywise appertaining; **TO HAVE AND TO HOLD** unto the said GRANTEE, and to the successors and assigns of said GRANTEE, in fee simple, **FOREVER**.

And, except as to the above and taxes hereafter falling due, which are assumed by the GRANTEE, the GRANTOR, for GRANTOR and for the heirs and assigns of GRANTOR, does hereby **COVENANT AND WARRANT** to and with the said GRANTEE, the successors and assigns of said GRANTEE, that GRANTOR is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same; that GRANTOR is in quiet and peaceable possession thereof; and that said real property is, except as is recited above, free and clear of all liens and encumbrances of every kind and nature whatsoever; and GRANTOR does hereby **WARRANT AND WILL FOREVER DEFEND** the title to said real property, and the possession thereof, unto the said GRANTEE, and the successors and assigns of said GRANTEE, against the lawful claims and demands of all persons whomsoever.

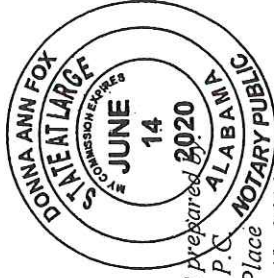
IN WITNESS WHEREOF, GRANTOR has set his hand and seal on this the 27th day of September, 2016.

William Joseph Kitchings, Sr.
WILLIAM JOSEPH KITCHINGS, SR.

STATE OF Alabama :
COUNTY OF Jefferson :

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that WILLIAM JOSEPH KITCHINGS, SR., 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 same bears date.

Given under my hand and seal on this 27 day of September, 2016.



This instrument prepared by
Lori Meadows, P.C.
24407 Lauder Place
Orange Beach, AL 36561
(251) 942-5541

[Signature]
NOTARY PUBLIC
My Commission Expires: Dec 14 2020



Alabama Secretary of State



WILSON TRAILER SALES & SERVICE, INC	
Entity ID Number	334 - 888
Entity Type	Domestic Corporation
Principal Address	8344 HIGHWAY 59 SOUTH FOLEY, AL 36535
Principal Mailing Address	8344 HIGHWAY 59 SOUTH FOLEY, AL 36535
Status	Exists
Place of Formation	Baldwin County
Formation Date	4-28-2015
Registered Agent Name	AZEVEDO, TERRY J
Registered Office Street Address	1501 N BURTON WOOD DRIVE FOLEY, AL 36535
Registered Office Mailing Address	1501 N BURTON WOOD DRIVE FOLEY, AL 36535
Nature of Business	ANY AND ALL LAWFUL BUSINESS
Capital Authorized	1000 @ \$1.00 PV
Capital Paid In	
Incorporators	
Incorporator Name	AZEVEDO, TERRY J
Incorporator Street Address	1501 N BURTON WOOD DRIVE FOLEY, AL 36535
Incorporator Mailing Address	1501 N BURTON WOOD DRIVE FOLEY, AL 36535
Directors	
Director Name	AZEVEDO, TERRY J
Director Street Address	8344 HIGHWAY 59 SOUTH FOLEY, AL 36535
Director Mailing Address	8344 HIGHWAY 59 SOUTH FOLEY, AL 36535
Annual Reports	
Annual Report information is filed and maintained by the Alabama Department of Revenue. If you have questions about any of these filings, please contact Revenue's Business Privilege Tax	

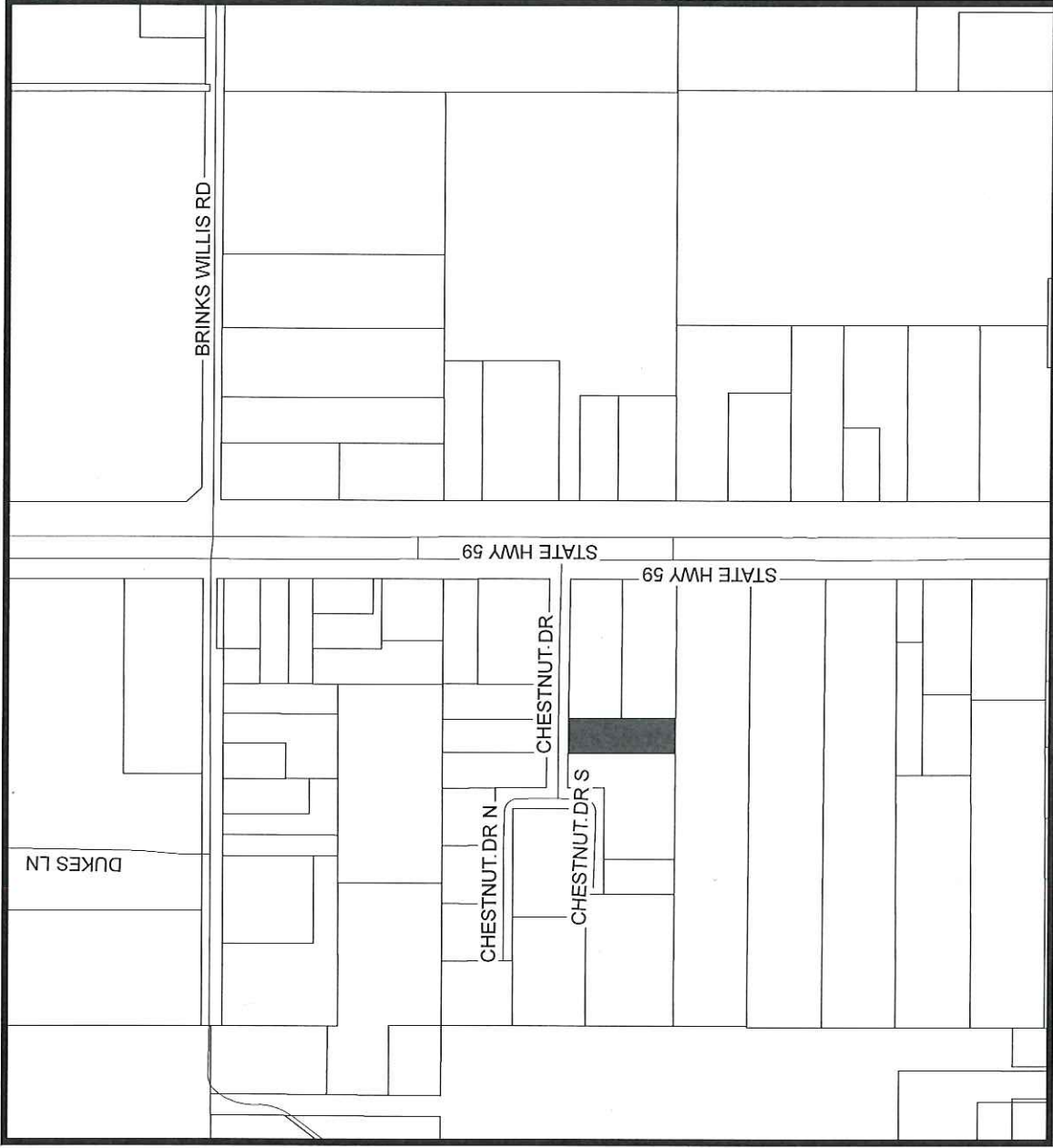
WILSON TRAILER SALES & SERVICE, INC			
Division at 334-242-1170 or www.ador.alabama.gov . The Secretary of State's Office cannot answer questions about or make changes to these reports.			
Report Year		2016	2017 2018
Transactions			
Transaction Date		5-4-2015	
Miscellaneous Filing Entry		New Entity Effective 04-28-2015 10:06	
Scanned Documents			
Document Date / Type / Pages		5-4-2015	Certificate of Formation 4 pgs.

Browse Results

New Search



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the re-zoning of 0.71 +/- acres. Property is currently zoned R-1A (Residential Single Family), proposed zoning is B-3 (Local Business District). Property is located S. of Chestnut Dr. Applicant is Wilson Trailer Sales & Service, Inc.

Anyone interested in this re-zoning request may be heard at a public hearing scheduled for April 18, 2018 in City Hall Council Chambers 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 Vice-Chairman