

**Planning and Zoning
Department**

Memo

To: Anu Gary

From: Brenda Brock

Date: 9/3/2024

Re: Z24-13 – Bailey Agriculture Development Property

Z24-19 – Fincher Property

Z24-26 – Johnson Property

Z24-29 – McCraney Property

Z24-30 – Childress Property

PRD24-01 – Sailor's Landing

PRD24-06 – Bear Creek

Proof of Advertisement for the Baldwin County Commission Public Hearing on 9/17/2024

Anu:

Attached are the original Proofs of Publication for the Baldwin County Commission public hearing for cases Z24-13 - Bailey Agriculture Development Property, Z24-19 - Fincher Property, Z24-26 - Johnson Property, Z24-29 - McCraney Property, Z24-30 - Childress Property, PRD24-01 - Sailor's Landing and PRD24-06 - Bear Creek.

The County Commission public hearing is scheduled for **Tuesday September 17, 2024**.

Please let me know if you have any questions.

Thank You,

Brenda Brock

GULF COAST MEDIA

PO Box 1677 • Sumter, SC 29150
GulfCoastMedia.com

The Courier, The Islander
The Onlooker & The Baldwin Times
Office: 251-943-2151 • Legals: 251-345-6805

PROOF OF PUBLICATION STATE OF ALABAMA • BALDWIN COUNTY

Before me, the undersigned authority in and for said County, in said State, personally appeared April M. Perry who, by me duly sworn, deposes and says that: she is the Legal Representative of the following newspaper listed below, a newspaper of GENERAL CIRCULATION, PUBLISHED and PRINTED in Baldwin County, Alabama, and that there was published in The Courier, The Islander, The Onlooker, & or The Baldwin Times in the issue/s of:

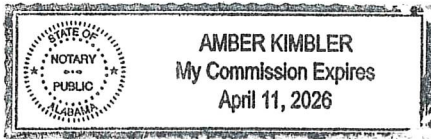
08/14/2024, 08/21/2024, 08/28/2024

a legal notice, a copy of which is hereto attached. The sum charged by the Newspaper for said publication does not exceed the lowest classified rate paid by commercial customers for an advertisement of similar size and frequency in the same newspaper(s) in which the public notice appeared.

There are no agreements between the Newspaper and the officer or attorney charged with the duty of placing the attached legal advertising notices whereby any advantage, gain or profit accrued to said officer or attorney.

X April M. Perry
April M. Perry, Legal Ad Representative

X Amber Kimbler
Amber Kimbler, Notary Public
Baldwin County, Alabama
My commission expires April 11, 2026



Sworn and subscribed to on 08/28/2024.

BC PLANNING & ZONING- LEGAL ACCO
Acct#: 983695
Ad#: 353713
PH: 7 Hearings
Amount of Ad: \$373.55
Legal File# 7 Hearings

BALDWIN COUNTY COMMISSION NOTICE OF PUBLIC HEARING(S)

Case(s) #: Z24-13, Z24-19,
Z24-26, Z24-29, Z24-30,
PRD24-01 & PRD24-06

Notice is hereby given that the Baldwin County Commission will conduct one or more public hearings concerning proposed amendments to the Baldwin County Zoning Ordinance. These amendments may be for the proposed rezoning of specific parcels of property (an amendment to the zoning map) or for the proposed change to zoning ordinance text (a text amendment).

The public hearing(s) will be conducted during the regular meeting of Baldwin County Commission, which is scheduled for Tuesday, September 17, 2024, beginning at 10:00 a.m. at the Baldwin County Fairhope Satellite Courthouse, County Commission Meeting Chambers-2nd Floor, 1100 Fairhope Avenue, Fairhope AL 36532, and will be considered pursuant to Alabama Code Section 45-2-261.

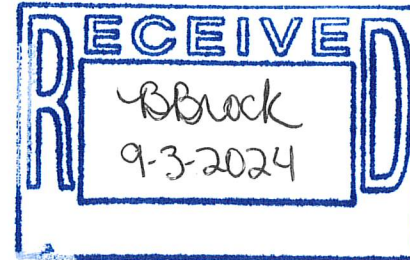
A copy of the proposed ordinance, regulation, or amendment thereto, is available for public inspection at the nearest county courthouse or nearest county courthouse satellite office during normal business hours.

Information related to the amendments can be viewed online at <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda> or at the office of the Baldwin County Planning and Zoning Department at either: 22251 Palmer Street in Robertsdale, Alabama, or 201 East Section Avenue in Foley, Alabama during normal business hours. You can also speak with someone by telephone about the proposed amendment(s) by calling 251-580-1655.

You can submit comments about the proposed amendment(s) by email Planning@baldwincountyal.gov or sending correspondence to the Baldwin County Planning & Zoning Department, 22251 Palmer Street Robertsdale, AL 36567. If you desire to address the Baldwin County Commission in person about this application, please attend the public hearing at the time and location listed above.

Public participation is solicited without regard to race, color, national origin, sex, age, religion, disability. Persons who require special accommodations under the Americans with Disability Act or those requiring language translation services should contact the Baldwin County Planning & Zoning Department at 251-580-1655.

August 14-21-28, 2024



GULF COAST MEDIA

Printer Affidavit:

This is to certify the attached advertisement

Appeared in The Courier, The Islander & The Onlooker Issue of Gulf Coast Media.

Publication Date(s):

August 21, 2024

Account # 987101 PO # _____

Cost \$ 535.50 Ad # 297000

Bethany McCourt

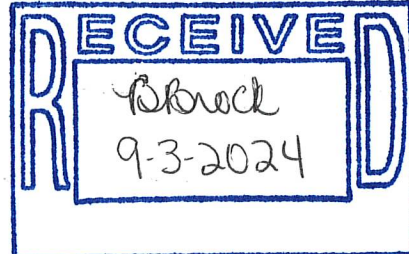
**Bethany McCourt
Sales Representative**

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Baldwin County Planning +
Zoning

Mail payments to:

Gulf Coast Media PO Box 1677- Sumter, SC 29151

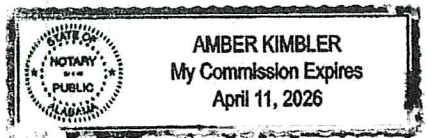


Sworn to and subscribe before me

This 21st day of August, 2024

Amber Kimbler

**Amber Kimbler
Notary Public for Alabama
My commission expires on April 11, 2026**



EATERY FROM PAGE A1

community for decades, known for its delicious buffets, steaks, seafood and homemade desserts.

To view more details on this property, visit www.gulfcostmedia.com/listing/36873137.

OTHER PROPERTIES FOR SALE

1308 Gulf Shores Parkway, Gulf Shores
The property spans over 11,000 square feet and includes three established businesses, Sherwin Williams, Matt's Ice Cream and Taco Fiesta. With a sale price of \$4.5 million, this mixed-use development offers an 8.0% cap rate. The property includes an additional lot for potential expansion, allowing for the construction of a fourth building on the 0.80-acre site.

The Sherwin Williams store, built in 2023, occupies approximately 4,399 square feet under a triple net lease. Matt's Ice Cream, with a space of 2,410 square feet, operates under a modified gross lease. Additionally, Taco Fiesta, which underwent a complete renovation in 2022, covers approximately 2,079 square feet.

A unique feature of this property is the loft above Matt's Ice Cream. This condo, completed in 2022, boasts a contemporary design with four bedrooms, two bathrooms and a kitchen with an open-concept layout, 17-foot ceilings and large windows.

To view more details about this property, visit www.gulfcostmedia.com/listing/36873272.

1220 Gulf Shores Parkway, Gulf Shores
The property next door houses the Hammered Crab Restaurant, a recently opened dining spot that benefits from high visibility on the busy highway. The 3,757-square-foot restaurant is listed at \$2.2 million with a cap rate of 8.0%. It operates under a five-year modified gross lease, offering potential buyers a turnkey operation.

Recently built, the Hammered Crab features a modern interior and a newly updated patio, completed in May 2024.

For more details about this property, visit www.gulfcostmedia.com/listing/36873275.



Located at 537 U.S. Highway 31, Streets is positioned in a high-traffic area, making it a popular location for dining, parties and catering.

The Onlooker

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Dream Center of Baldwin County gets \$10,000 to support underserved youth

STAFF REPORT

The Dream Center of Baldwin County has been awarded a \$10,000 grant from The Community Foundation of South Alabama (CFSA), a critical boost that will enhance its efforts to serve underprivileged youth across the region.

The grant will support the Dream Center's evidence-based programs, which focus on providing comprehensive services such as counseling, mentoring, educational tutoring and pro-social activities. Additionally, the funding will help cover the costs of daily meals and activities for participants, ensuring they receive the necessary support to thrive both academically and socially.

Located in Foley, the Dream Center is dedicated to offering a place of

hope and healing for underserved youth aged 12 to 18 throughout Baldwin County. The organization's mission is made possible through partnerships with entities like CFSA, the City of Foley, Baldwin EMC and other local supporters.

"We are very appreciative of our partnership with The Community Foundation of South Alabama," Dream Center Executive Director Joe Aldrete said in a news release. "It is a different world for these kids today, and we want to give them every opportunity to succeed. With assistance from CFSA, the City of Foley, Baldwin EMC and other partners in our community, the Dream Center is committed to helping our youth in Baldwin County overcome the issues preventing them from achieving success in academics and in the community."

Rebecca Byrne, President & CEO of CFSA, emphasized the importance of investing in local youth.

"We remain steadfast in our support of nonprofits and programs dedicated to our local youth because we believe in the power of young minds to transform our community. By investing in their growth and potential, we are building a foundation for a brighter future for all."

The Dream Center continues to expand its reach and impact, thanks to the ongoing support of community partners and donors. For more information about the Dream Center of Baldwin County, visit www.dreamcenterbaldwincounty.org or follow them on Facebook.

To subscribe, go to GulfCoastMedia.com/subscribe or call our office at (251) 943-2151 during normal business hours. To make an address change or a vacation delivery stop, email aribard@gulfcostmedia.com.
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BALDWIN COUNTY COMMISSION
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