

Planning and Zoning  
Department

# Memo

**To:** Anu Gary, Records Manager  
**From:** DJ Hart  
**CC:** Sharon Grant, Accounting  
**Date:** 7/9/2019  
**Re:** Z-19022 Hayes Property

Proof of Advertisement for the Baldwin County Commission Public Hearing on 7/16/2019.

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Anu:

Attached is the original Proof of Publication for the Baldwin County Commission public hearing for case:

**Z-19022 Hayes Property**

The Planning and Zoning Commission meeting was held **Thursday June 6, 2019**.

The County Commission public hearing is scheduled for **Tuesday July 16, 2019**.

Please let me know if you have any questions.

Thank You,

**DJ Hart**

# GULF COAST MEDIA

A DIVISION OF OPC NEWS, LLC  
PO BOX 1677 • SUMTER, SC 29150

FOLEY 251.943.2151  
The Courier – The Islander  
The Onlooker  
The Baldwin Times

LEGAL REP -  
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:

06/19/2019, 06/26/2019, 07/03/2019

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 10, 2022



AMBER KIMBLER  
My Commission Expires  
April 10, 2022

Sworn and subscribed to on 07/03/2019.

BC PLANNING & ZONING- LEGAL

Acct#: 983695

Ad#: 300405

Case No. Z-19022 Hayes Property

Amount of Ad: \$305.76

Legal File# Case No. Z-1902

### BALDWIN COUNTY COMMISSION BALDWIN COUNTY PLANNING & ZONING DEPARTMENT

Mailing Address  
22251 Palmer Street  
Robertsdale, AL 36567  
Phone: (251) 580-1655  
Fax: (251) 580-1656

Physical Address  
22070 Highway 59  
Robertsdale, AL 36567  
Phone: (251) 580-1655  
Fax: (251) 580-1656

Foley Office  
201 East Section Avenue  
Foley, AL 36535  
Phone: (251) 972-8523  
Fax: (251) 972-8520

### NOTICE OF PUBLIC HEARING

Case No. Z-19022  
Hayes Property  
Planning District 12

Notice is hereby given that the Baldwin County Commission will conduct a public hearing concerning a request submitted by Marvin D. Hayes, owner of property located on Co Rd 68 in Planning District 12. The applicant is requesting approval to rezone 26.93± acres from RA - Rural Agricultural District to RV-1 - RV Park District. The Parcel Identification Numbers are 05-41-03-08-0-000-014.007 and 05-41-03-08-0-000-012.000 and 05-41-03-08-0-000-014.005.

The public hearing will be conducted during the next regular meeting of the Baldwin County Commission which is scheduled for Tuesday, July 16, 2019, beginning at 8:30 a.m. at the Baldwin County Administration Building, 322 Courthouse Square in Bay Minette, AL.

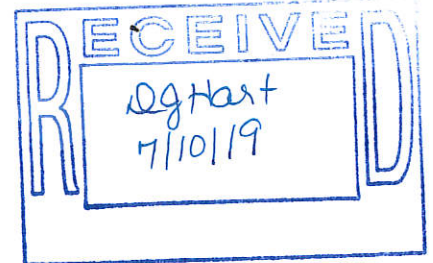
The said application will be considered by the Baldwin County Commission pursuant to Alabama Code 45-2-261. The application materials are available for public review at the office of the Baldwin County Planning & Zoning Department, 22070 Hwy 59 in Robertsdale, AL, or at the Foley Satellite Courthouse, 201 East Section Avenue in

Foley, Alabama during normal business hours. If you desire to speak with someone by telephone about this application please contact the Baldwin County Planning and Zoning Department at (251)580-1655. If you desire to submit written comments, please address your correspondence to:

Baldwin County Planning & Zoning Department  
22251 Palmer Street  
Robertsdale, AL 36567

You may fax your comments to Planning & Zoning Department at (251)580-1656. 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 or family status. Persons who require special accommodations under the Americans with Disabilities Act or those requiring language translation services should contact the Baldwin County Planning & Zoning Department at 251-580-1655.  
June 19-26; July 3, 2019





THE GULF COAST MEDIA GROUP, INC. THE GULF COAST MEDIA GROUP, INC. THE GULF COAST MEDIA GROUP, INC.

Printer Affidavit:

This is to certify the attached advertisement

Appeared in \_\_\_\_\_ Issue of Gulf Coast Media.

Publication Date(s):

6/26/19

Account # 987101 PO # Z-19022

Cost \$ 312 Ad # 244314

Bethany Randall

Bethany Randall

Sales Representative

Bill To:

BCPZ

Mail payments to:

Gulf Coast Media PO Box 1677- Sumter, SC 29151

Sworn to and subscribe before me

This 10<sup>th</sup> day of July, 20 19

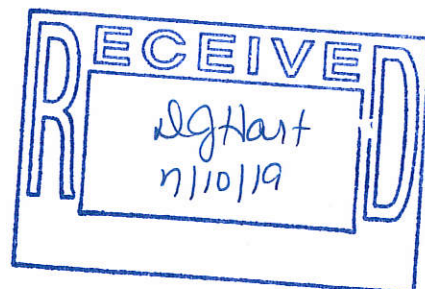
Amber Kimbler

Amber Kimbler

Notary Public for Alabama



AMBER KIMBLER  
My Commission Expires  
April 10, 2022





## FOLEY

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tential projects that are relevant to the answers returned. While some are brand-new ideas, others are things that are already in discussion or motion, or old ideas with twists. Some ideas can be implemented quickly, while others will be long-term. The ideas are merely starting points for what could be coming in the future based off consumer and business surveys.

One portion of the survey consisted of the top five positives and five negatives coming out of Downtown Foley according to consumers and business owners, which were discussed in the survey results.

The top five positives for consumers were: Special events that create vibrancy in the downtown; Downtown Foley is a good investment; clean, safe location, even at night; and positive image. For businesses the numbers were: Downtown Foley is a good investment; special events that create vibrancy; clean, safe location; and positive image.

The bottom five answers were: pedestrian-

friendly; exceptional service; bicycle-friendly; Downtown Foley has diversity for all age groups; and "I tell people to shop downtown."

As to recent trends in Downtown Foley, 58% of consumers and 66% of businesses said the area was improving or making progress; 34% of consumers and 25% of businesses said downtown was steady or holding its own; and 7% of consumers and 9% of businesses said the area was declining or losing ground. Of businesses surveyed, 64% said they had witnessed a gross sales and revenue increase from 2017 to 2018, while 69% expect to see an increase in 2019.

To gather a sense of where priorities lie among both groups, a list was provided of potential improvement efforts asking participants to rate what they feel are the highest priorities. For consumers, the results were: create incentives for new and expanding downtown businesses; staging additional festivals and special events; and improving downtown streetscape and sidewalks. Businesses said: create incentives; improve streetscapes and sidewalks; and ad-

ditional festivals and events.

An open-ended question concerned things that would improve Downtown Foley, allowing responders to write anything they chose, which were then categorized in these groups: adding and recruiting business or diversifying the business mix; making building appearance enhancements; and traffic and transportation improvements.

"One question we asked was what makes downtown tick today?" said Schlinsog. "What are those things that drive activities, that help sustain businesses in the downtown area?"

Surveyors were asked for what purposes have they visited Downtown Foley within the past year, and the results were: 72% said dining; 64% came for festivals and special events; and 58% came for shopping.

For a better sense of daily traffic in the area, consumers were asked the reasons they visit Downtown Foley daily, which gave different results: 53% said they visit the area daily for errands and office purposes; 25% for eating, drinking, or entertainment; and 14% for shopping.

"Now, when we look at these results, let's not forget that there's a group not represented in these surveys," said Schlinsog. "Visitors, that tourist in the marketplace that has a lot to do with what drives daily activity isn't accounted for in these results."

As to future potential targets for businesses, consumers voted that in the eating and drinking places category the number one thing they want to see is a bakery in downtown, with 48%. Following was breakfast/brunch restaurant at 46% and a brewery at 42%. On the retail side, bakery was again at number one, this time with 60% of consumers who would love to see one. Specialty food and wines came in at 56%, women's clothing store at 50%, home furnishing and gifts at 37%, and arts, crafts, and hobbies at 34%.

Something Schlinsog said may surprise people was that when asked if anyone would be interested in living in Downtown Foley, 46% of consumers said yes or maybe, with their most desired housing being townhouses at 48%, lofts at 43%, and condos at 39%.

When asked about what people liked most about Downtown Foley, Main Street found multiple answers, all varying, and sometimes not even representing a tangible thing.

"People love the environment, the atmosphere, the character," said Schlinsog. "It's a full range of what makes for the Downtown Foley experience. Then there's the tourist market, and how do we appeal to them? What tends to happen is that over time we see too many communities that design for

the tourists and everything looks the same and it's not even local anymore. In fact the locals kind of avoid it. But that's not what you have here in Foley. All these things that you like about Downtown Foley, visitors want to experience that. Build this area for you, make it a place that you love, do things that you want to do and that you want to experience; the visitors will come, they'll want a piece of that real genuine Foley experience."

Next will be the Transformation Strategy that will take the data provided from the analysis and make sure that the plans being done make sense for the local market.

To learn more about Main Street, check out their website at [www.mainstreetalabama.org/foley](http://www.mainstreetalabama.org/foley), and follow Foley Main Street on Facebook.



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22251 Palmer Street Robertsdale, AL 36567 Phone: (251) 580-1655 Fax: (251) 580-1656	22070 Highway 59 Robertsdale, AL 36567 Phone: (251) 580-1655 Fax: (251) 580-1656	201 East Section Avenue Foley, AL 36535 Phone: (251) 972-8523 Fax: (251) 972-8520

#### NOTICE OF PUBLIC HEARING Case No. Z-19011 Savannah Estates PRD Planning District 15

Notice is hereby given that the Baldwin County Commission will conduct a public hearing concerning a request submitted by Kevin Kirchhart, owner of property located on Co Rd 54 and 64 in Planning District 15. The applicant is requesting site plan approval for a 392 -unit on 148.5 ± acres Planned Residential Development to be known as Savannah Estates. The Parcel Identification Numbers are 05-43-06-13-0-000-002.009 and 05-43-06-13-0-000-014.003 and 05-43-06-13-0-000-013.000 and 05-43-06-13-0-000-002.006 and 05-43-06-13-0-000-014.004 and 05-43-06-13-0-000-018.000.

The public hearing will be conducted during the next regular meeting of the Baldwin County Commission which is scheduled for Tuesday, July 16, 2019, beginning at 8:30 a.m. at the Baldwin County Administration Building, 322 Courthouse Square in Bay Minette, AL.

The said application will be considered by the Baldwin County Commission pursuant to Alabama Code 45-2-261. The application materials are available for public review at the office of the Baldwin County Planning & Zoning Department, 22070 Hwy 59 in Robertsdale, AL, or at the Foley Satellite Courthouse, 201 East Section Avenue in Foley, Alabama during normal business hours. If you desire to speak with someone by telephone about this application please contact the Baldwin County Planning and Zoning Department at (251)580-1655. If you desire to submit written comments, please address your correspondence to:

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#### NOTICE OF PUBLIC HEARING Case No. Z-19022 Hayes Property Planning District 12

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