

COMPLAINT FORM:

CITIZEN COMPLETE THIS PORTION:

DATE:

10/31/18

NAME/EMAIL/CONTACT INFORMATION:

Jeremy Sumlin PX # 850-206-3460

LOCATION/ADDRESS OF COMPLAINT:

All vacant lots on Majesty Loop. are overgrown and are in need of cutting "ASAP" Shrub

TYPE OF COMPLAINT:

Overgrown Weeds on Majesty Loop in Foley Alabama. All vacant lots need to be cut + trimmed.

* Heather Terrace SWP.

TO BE COMPLETED BY STAFF:

INCIDENT #:

107342

PIN #:

ZONING/HISTORIC/OVERLAY DISTRICT:

ROUTE TO:

BUILDING:

ZONING:

ENVIRONMENTAL:



TO BE COMPLETED BY DIVISION/INSPECTOR:

INSPECTED BY:

JMM

DATE:

11/6/18

FINDINGS/REPORT:

Several lots in violation of Ord. No. 1095-09 Sec 4-104.

This has been an ongoing issue since Aug. Correspondence attached Reinspect 11/19/18. 11/26/18 No change. Council level.

ACTION: PERSONAL CONTACT:

LETTER:

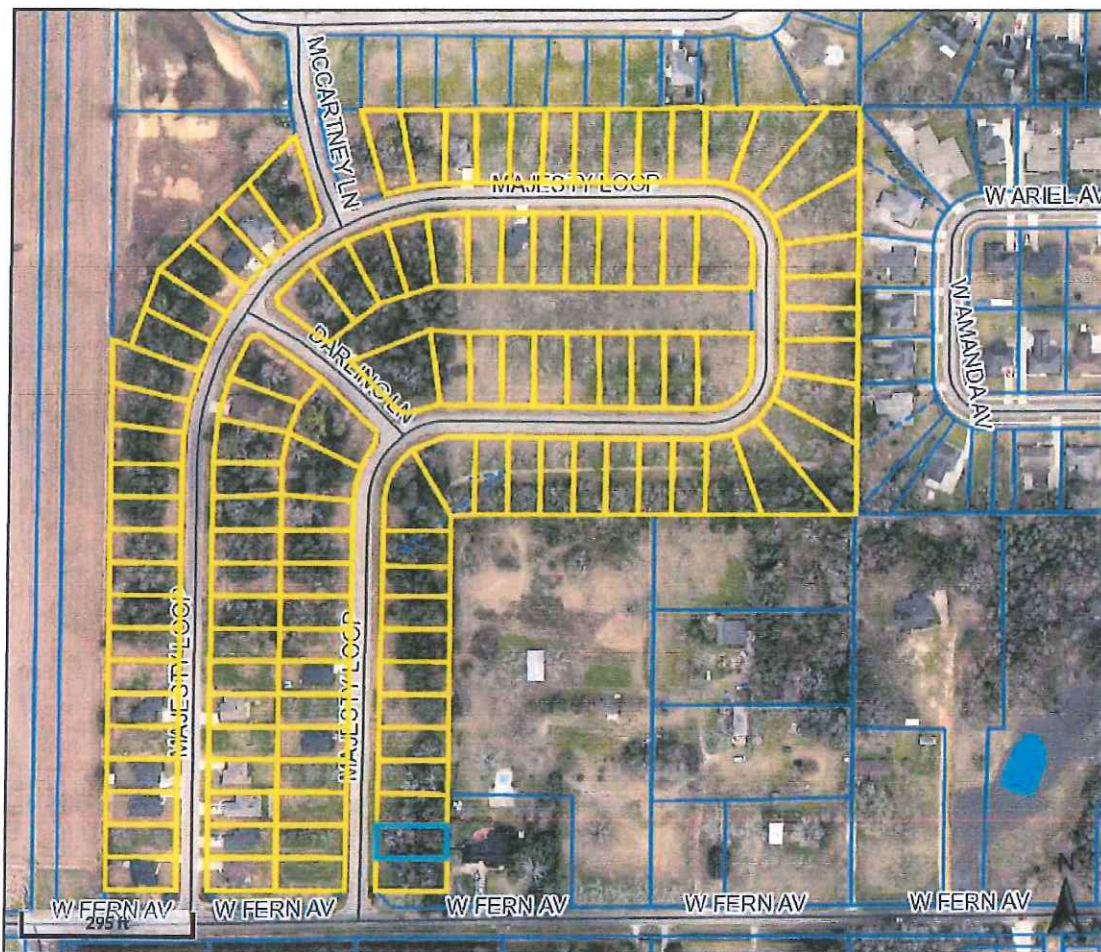


STOP WORK:

CITATION:

NO VIOLATION:

DATE CLOSED:



Overview



Legend

- Centerlines
- Foley City Limits
- ▣ County Mask
- Parcels
- Lot Lines
- Streams and Creeks
- Lakes and Bays

PIN - 289655
 Par Num - 003.012
 Acreage - 0.146
 Subdivision - HTS
 Lot - 2
 Street Name - MAJESTY LP
 Street Number - 1304
 Improvement - RES

Name - BENCHMARK HOMEBUILDERS L L C
 Address1 - 1290 MAIN ST STE E
 Address2 -
 Address3 -
 City - DAPHNE
 State - AL
 Zip - 36526

The information contained in the digital data distributed by the Baldwin County Commission is derived from a variety of public and private sources considered to be dependable, but the accuracy, completeness, currency, thereof are not guaranteed. The Baldwin County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the county geographic database. Additionally, the Baldwin County Commission or any agent, servant, or employee thereof assume no liability associated with the use of the data and assume no responsibility to maintain it in any matter or form.

Date created: 11/5/2018
 Last Data Uploaded: 11/4/2018 8:47:34 PM

Developed by  **Schneider**
 GEOSPATIAL



**Baldwin County
Revenue Commissioner**

**Property Appraisal Link
BALDWIN COUNTY, AL**

Current Date 11/ 5/2018

Tax Year 2018

Valuation Date October¹, 2017

OWNER INFORMATION

PARCEL 54-04-20-2-000-003.128 **PPIN** 289771 **TAX DIST** 07
NAME BANCORPSOUTH BANK AS TRUSTEE OF THE SMAL
ADDRESS P O BOX 8048
 SPANISH FORT AL 36577
DEED TYPE IN **BOOK** 0000 **PAGE** 1547845
PREVIOUS OWNER BANKTRUST AN ALABAMA BANKING CORPORATION
LAST DEED DATE 12/14/2015

DESCRIPTION

54' X 116.9' LOT 117 HEATHER TERRACE SUB SLIDE 2343-D E & F
 IN THE CITY OF FOLEY SEC 20-T7S-R4E (ST WD)

PROPERTY INFORMATION

PROPERTY ADDRESS

NEIGHBORHOOD

FOLEY

FOLEY AREA

PROPERTY CLASS

SUB CLASS

SUBDIVISION

HTS

SUB DESC

HEATHER TERRACE SUB

LOT 117 BLOCK

SECTION/TOWNSHIP/RANGE

00-00 -00

LOT DIMENSION

ZONING

PROPERTY VALUES

LAND: 21600 **CLASS 1:** **TOTAL ACRES:**
BUILDING: **CLASS 2:** 21600 **TIMBER ACRES:**
 ===== **CLASS 3:**
TOTAL PARCEL VALUE: 21600
ESTIMATED TAX: \$85.80

DETAIL INFORMATION

<u>CODE TYPE</u>	<u>REF METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC HsPn</u>	<u>MARKET USE</u>
					<u>VALUE</u> <u>VALUE</u>
M	<u>LAND</u> 1	BV BS-45000	X	9110-VAC RES 2	N N 21600

[View Tax Record](#)

[Back](#)



Baldwin County Revenue Commissioner

Property Appraisal Link BALDWIN COUNTY, AL

Current Date 11/ 5/2018

Tax Year 2018
Valuation Date October 1, 2017

OWNER INFORMATION

PARCEL 54-04-20-2-000-003.096 PPIN 289739 TAX DIST 07
NAME BENCHMARK HOMES GROUP L L C
ADDRESS 1290 MAIN ST STE E
DAPHNE AL 32526
DEED TYPE IN BOOK 0000 PAGE 1652786
PREVIOUS OWNER BENCHMARK HOMES INC
LAST DEED DATE 8/24/2017

DESCRIPTION

54' X 115' LOT 85 HEATHER TERRACE SUB SLIDE 2343-D E & F IN
THE CITY OF FOLEY SEC 20-T7S-R4E (WD)

PROPERTY INFORMATION

PROPERTY ADDRESS
NEIGHBORHOOD FOLEY FOLEY AREA
PROPERTY CLASS SUB CLASS
SUBDIVISION HTS SUB DESC HEATHER TERRACE SUB
LOT 85 BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION ZONING

PROPERTY VALUES

LAND: 21600 CLASS 1: TOTAL ACRES:
BUILDING: CLASS 2: 21600 TIMBER ACRES:
CLASS 3:
TOTAL PARCEL VALUE: 21600
ESTIMATED TAX: \$142.56

DETAIL INFORMATION

CODE	TYPE	REF METHOD	DESCRIPTION	LAND USE	TC	HsPn	MARKET USE VALUE	VALUE
M	LAND	1	BV BS-45000	X	9110-VAC RES	2	N N	21600

[View Tax Record](#)

[Back](#)



**Baldwin County
Revenue Commissioner**

**Property Appraisal Link
BALDWIN COUNTY, AL**

Current Date 11/ 5/2018

Tax Year 2018
Valuation Date October 1, 2017

OWNER INFORMATION

PARCEL 54-04-20-2-000-003.123 **PPIN** 289766 **TAX DIST** 07
NAME BENCHMARK HOMES GROUP L L C
ADDRESS 1290 MAIN ST STE E
DAPHNE AL 32526
DEED TYPE IN **BOOK** 0000 **PAGE** 1618875
PREVIOUS OWNER BENCHMARK HOMES INC
LAST DEED DATE 2/17/2017

DESCRIPTION

54' X 117.1' LOT 112 HEATHER TERRACE SUB SLIDE 2343-D E & F
IN THE CITY OF FOLEY SEC 20-T7S-R4E (WD)

PROPERTY INFORMATION

PROPERTY ADDRESS 1546 MAJESTY LOOP
NEIGHBORHOOD FOLEY **FOLEY AREA**
PROPERTY CLASS **SUB CLASS**
SUBDIVISION HTS **SUB DESC** HEATHER TERRACE SUB
LOT 112 BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION **ZONING**

PROPERTY VALUES

LAND: 21600 **CLASS 1:** **TOTAL ACRES:**
BUILDING: 123900 **CLASS 2:** **TIMBER ACRES:**
CLASS 3: 145500
TOTAL PARCEL VALUE: 145500
ESTIMATED TAX: \$480.48

DETAIL INFORMATION

<u>CODE</u>	<u>TYPE</u>	<u>REF</u>	<u>METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>Hs</u>	<u>Pn</u>	<u>MARKET</u>	<u>USE</u>
									<u>VALUE</u>	<u>VALUE</u>
M	LAND	1	BV	BS-45000 X	1110-RESIDENTIAL	3	N	N	21600	
	BLDG	1	R	111 SINGLE FAMILY RESIDENCE	-	3	N	N	123900	

[View Tax Record](#)



Jacqueline McGonigal <jmcgonigal@cityoffoley.org>

Fwd: Heather Terrace Lot Mowing

4 messages

Katy Taylor <ktaylor@cityoffoley.org>

Mon, Sep 17, 2018 at 11:27 AM

To: Leslie Gahagan <lgahagan@cityoffoley.org>, Jacqueline Trimble <jtrimble@cityoffoley.org>, Michael Thompson <mthompson@cityoffoley.org>

Leslie,

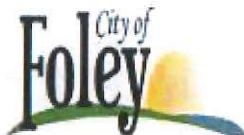
I spoke with Brooks Delaney this morning after he received my letter for the weed abatement at the Lot 43 in Heather Terrace. He informed that about a month ago, they sold the remaining lots to DR Horton. He emailed DR Horton and copied me, which is below. Hopefully, DR Horton will have the lots cut prior to the public hearing.

Thanks
Katy

Kathryn Taylor, CMC || City Clerk || City of Foley

407 East Laurel Avenue Foley, Alabama 36535 ||

251.943.1545 || ktaylor@cityoffoley.org



----- Forwarded message -----

From: **Brooks DeLaney** <brooks@delaneycompany.com>

Date: Mon, Sep 17, 2018 at 10:57 AM

Subject: Heather Terrace Lot Mowing

To: Crain T Rogers <Ctrogers@drhorton.com>

Cc: ktaylor@cityoffoley.org

Crain-

I have copied Katy Taylor with the city of Foley to this email. I received a letter from the city about the Heather Terrace lots being in need of mowing. I have spoken to Katy and informed her that DR Horton is the current owner, and Katy was asking for a mailing address for the current owner. If you would let her know that please.

Thanks

Brooks DeLaney

251.476.0700

brooks@delaneycompany.com

Jacqueline McGonigal <jmcgonigal@cityoffoley.org> Mon, Sep 17, 2018 at 11:32 AM

To: Katy Taylor <ktaylor@cityoffoley.org>

Cc: Leslie Gahagan <lgahagan@cityoffoley.org>, Jacqueline Trimble <jtrimble@cityoffoley.org>, Michael Thompson <mthompson@cityoffoley.org>

A letter went to DR Horton about the vacant lots/common areas within Heather Terrace on September 6th once I heard that DR Horton had purchased them. Reinspection is on September 21st.

Jacqueline McGonigal

Environmental Assistant

City of Foley Environmental Department & Graham Creek Nature Preserve

251-923-4267 ext 883

[Quoted text hidden]

Katy Taylor <ktaylor@cityoffoley.org>

Mon, Sep 17, 2018 at 11:34 AM

To: Jacqueline McGonigal <jmcgonigal@cityoffoley.org>

Cc: Leslie Gahagan <lgahagan@cityoffoley.org>, Jacqueline Trimble <jtrimble@cityoffoley.org>, Michael Thompson <mthompson@cityoffoley.org>

Lot 43 has already come to Council. The Public Hearing is set for October 1. Can you send me the address for DR Horton?

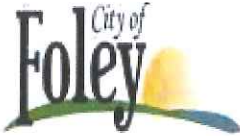
Thanks

Katy

Kathryn Taylor, CMC || City Clerk || City of Foley

407 East Laurel Avenue Foley, Alabama 36535 ||

251.943.1545 || ktaylor@cityoffoley.org



[Quoted text hidden]

Jacqueline McGonigal <jmcgonigal@cityoffoley.org>

Mon, Sep 17, 2018 at 11:37 AM

To: Katy Taylor <ktaylor@cityoffoley.org>

Cc: Leslie Gahagan <lgahagan@cityoffoley.org>, Jacqueline Trimble
<jtrimble@cityoffoley.org>, Michael Thompson <mthompson@cityoffoley.org>

DR Horton Inc
25366 Profit Drive
Daphne, AL 36526

Jacqueline McGonigal
Environmental Assistant
City of Foley Environmental Department & Graham Creek Nature Preserve
251-923-4267 ext 883

[Quoted text hidden]



Jacqueline McGonigal <jmcgonigal@cityoffoley.org>

Heather Terrace grass complaint

1 message

Jacqueline McGonigal <jmcgonigal@cityoffoley.org>

Mon, Sep 24, 2018 at 10:53 AM

To: Gwen Thomas <acole@cityoffoley.org>

Cc: Environmental Office <lgahagan@cityoffoley.org>, lmstickland@drhorton.com

Amanda,

Lisa Strickland with DR Horton called about the letter they received from the city in regards to all of the Heather Terrace lots/common areas. She said they are sending one of their superintendents down to figure out what needs to be cut and they will address the overgrown vegetation this time around. However, they are in the process of setting up an HOA within that subdivision. Technically, the HOA is responsible for maintaining common areas, but they are inactive at this time. DR Horton is electing an HOA board and a management company to take over management of Heather Terrace's grass/maintenance.

I believe this is in the works to go to council level, but I can schedule another re inspection for next week now that we have this update.

Jacqueline McGonigal
Environmental Assistant
City of Foley Environmental Department & Graham Creek Nature Preserve
251-923-4267 ext 883

11/6/18 DR Horton never addressed this issue

Foley

ENVIRONMENTAL DEPARTMENT

23030 WOLF BAY DRIVE
Foley, Alabama 36535
(251) 923-4267
www.cityoffoley.org

November 9, 2018

DR Horton Inc
25366 Profit Drive
Daphne, AL 36526

Dear Sir/Madam:

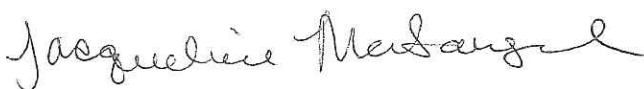
A numerous complaints have been received concerning the overgrown grass and weeds becoming a public nuisance at the various vacant lots and common areas owned by DR Horton in Heather Terrace in Foley, AL.

The City of Foley Ordinance No. 1095-09 Regarding the Clearing and Maintenance of Lots that Constitute a Public Nuisance Section 4-104 states that a nuisance may be declared when grass and weeds which bear seeds of a wingy or downy nature, which attain a large growth so as to become a fire menace when dry, or otherwise noxious or dangerous. Private property owners should take regular steps to maintain the property in a manner to prevent the nuisance.

A visual inspection, conducted on November 6, 2018 revealed that the above described lots were overgrown by grass and weeds which may constitute a public nuisance. Please be advised that as of this date you are placed on notice that this violation must be corrected within 10 days from your receipt of this letter. Failure to do so may result in a Resolution by the City Council that finds and declares that the weeds, grass and other vegetation are a public nuisance and orders the abatement of the nuisance subject to its findings after a public hearing.

If you have any questions or concerns please contact our office at 251-923-4267.

Sincerely,



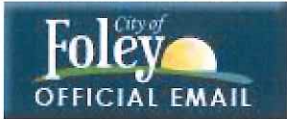
Jacqueline McGonigal
Environmental Inspector
City of Foley

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Katherine Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Ralph G. Hellmich; Cecil R. Blackwell; Charles Ebert III



Jacqueline McGonigal <jmcgonigal@cityoffoley.org>

Majesty Loop grass/weed reinspection

1 message

jackie trimble <trimble.jackie0@gmail.com>
To: jtrimble@cityoffoley.org

Mon, Nov 26, 2018 at 11:01 AM

Sent from my iPhone

4 attachments



IMG_6120.JPG
2359K



IMG_6118.JPG
3728K

IMG_6117.JPG
2959K

11/26/2018

City of Foley Mail - Majesty Loop grass/weed reinspection



IMG_6116.JPG
5210K