

COMPLAINT FORM:

CITIZEN COMPLETE THIS PORTION:

DATE: 8-21-18

NAME/EMAIL/CONTACT INFORMATION: Mike Willis President, Carnoustie Place POA
mike.willis@runbox.com 251-209-2733

LOCATION/ADDRESS OF COMPLAINT: Lakewood Drive and adjacent properties
as shown on the attached map

TYPE OF COMPLAINT: Weed Abatement. WCMC Eight LLC is not maintaining
the required 50 foot cut buffer around PIN 118193. This complaint
is in addition to the previous complaint against WCMC Globetex
regarding PIN 244567

TO BE COMPLETED BY STAFF:

INCIDENT #: 105898

PIN #: 118193

ZONING/HISTORIC/OVERLAY DISTRICT: PUD

ROUTE TO: BUILDING: _____ ZONING: _____ ENVIRONMENTAL: ☒

TO BE COMPLETED BY DIVISION/INSPECTOR:

INSPECTED BY: JMM DATE: 8/22/18

FINDINGS/REPORT: additional WCMC undeveloped lot overgrown with vegetation.
violation of Ord. No. 1095-09 sec 4-104. Required 50 ft. cut buffer along
neighboring private property lines. Letter mailed. Reinspect 9/5/18.

ACTION: PERSONAL CONTACT: _____ LETTER: ☒ STOP WORK: _____ CITATION: _____ NO VIOLATION: _____

DATE CLOSED: _____

8/6/18
* See additional/attached complaint. No charge. Council level.

11-13-11

At the meeting, the following Committee members were present: 11-13-11

1. Mr. [Name] 2. Mr. [Name] 3. Mr. [Name] 4. Mr. [Name] 5. Mr. [Name]

The following items were discussed: 1. [Item] 2. [Item] 3. [Item] 4. [Item] 5. [Item]

11-13-11

11-13-11

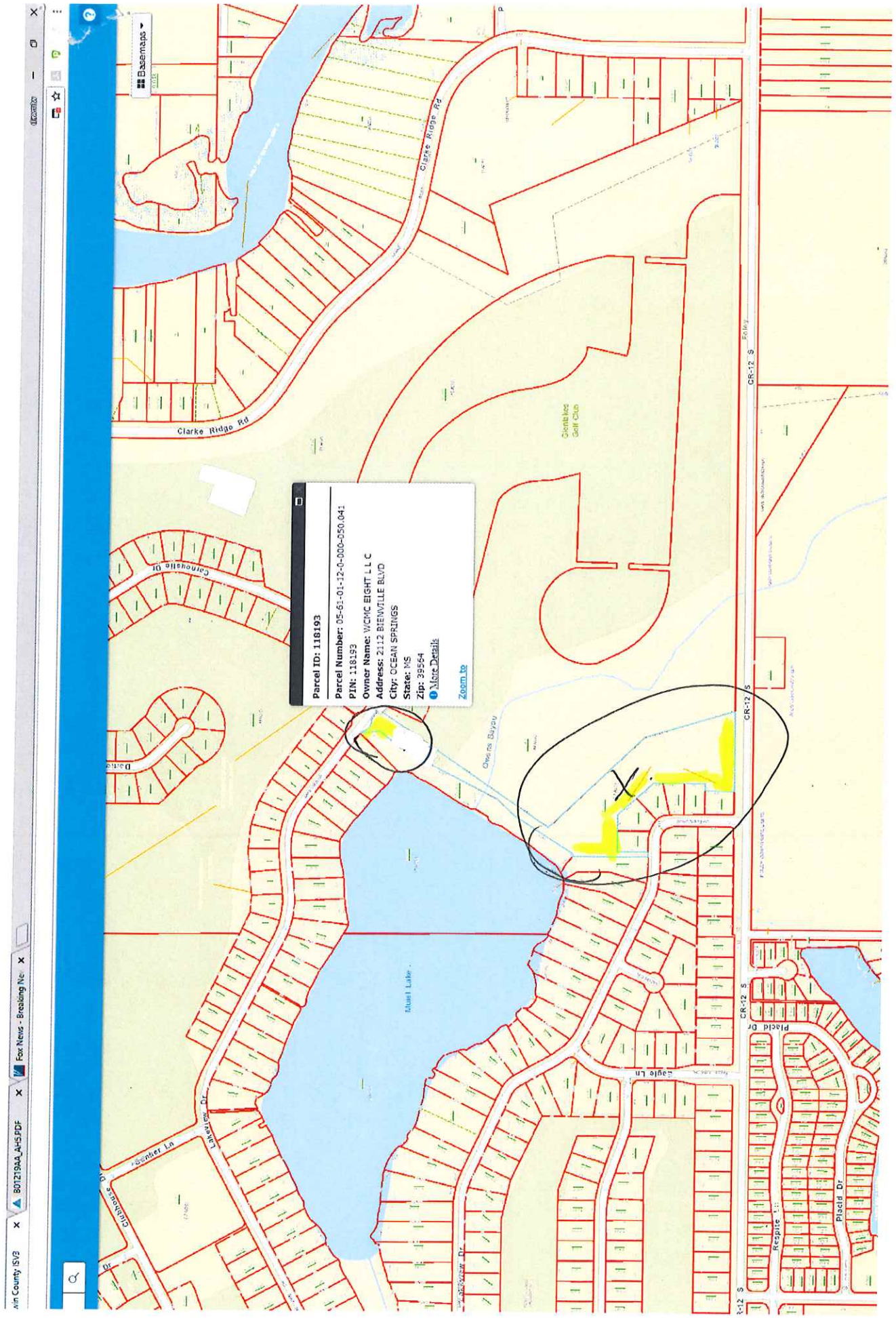
11-13-11

1. [Item] 2. [Item] 3. [Item] 4. [Item] 5. [Item]

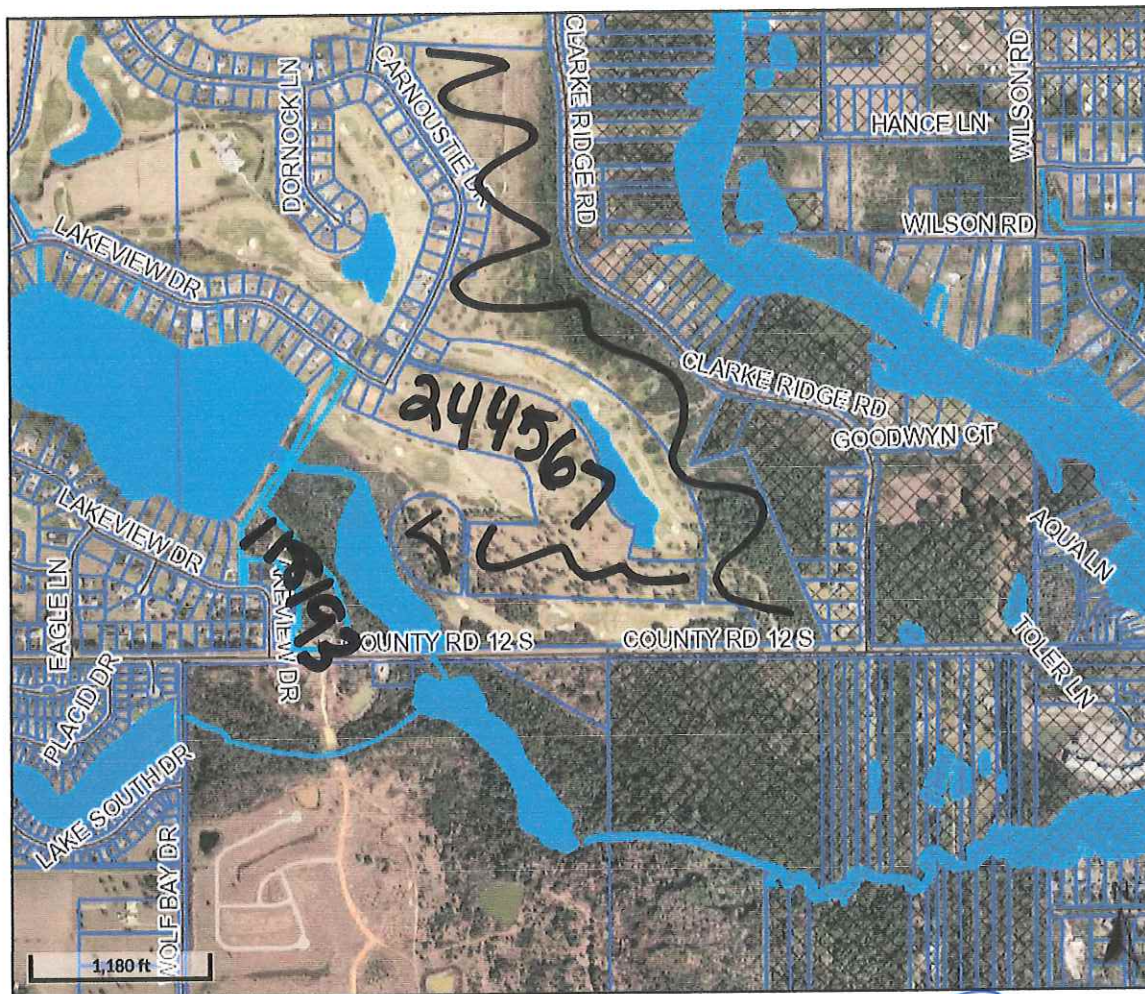
11-13-11

1. [Item] 2. [Item] 3. [Item] 4. [Item] 5. [Item] 6. [Item] 7. [Item] 8. [Item] 9. [Item] 10. [Item]

11-13-11



Parcel ID: 118193
Parcel Number: 05-61-01-12-0-000-050.041
PIN: 118193
Owner Name: WCMC EIGHT L.L.C.
Address: 2112 BIEWILLE BLVD
City: OCEAN SPRINGS
State: MS
Zip: 39564
[More Details](#)
[Zoom to](#)



Overview



Legend

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

PIN - 118193
 Par Num - 050.041
 Acreage - 7.746
 Subdivision -
 Lot -
 Street Name - CO RD 12
 Street Number - 0
 Improvement -

Name - GLENLAKES REALTY CO F/K/A LAKEVIEW REALT
 Address1 - P O BOX 818
 Address2 -
 Address3 -
 City - FOLEY
 State - AL
 Zip - 36536

different address on property appraisal

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Ergonomics, 2016; Vol. 59, No. 7, 829–840

[illegible]



**Baldwin County
Revenue Commissioner**

**Property Appraisal Link
BALDWIN COUNTY, AL**

Current Date 8/21/2018

Tax Year 2018

Valuation Date October 1, 2017

OWNER INFORMATION

PARCEL 61-01-12-0-000-050.041 **PPIN** 118193 **TAX DIST** 07
NAME WCMC EIGHT L L C
ADDRESS 2112 BIENVILLE BLVD
 STE A
 OCEAN SPRINGS MS 39564
DEED TYPE IN BOOK 0000 **PAGE** 1621497
PREVIOUS OWNER GLENLAKES REALTY CO F/K/A LAKEVIEW REALT
LAST DEED DATE 3/1/2017

DESCRIPTION

7.7 AC(C) COM AT THE SW COR SEC 12 RUN E 706'(S) TH N 50' FO
 R THE POB, TH N 146'(S), TH E 35'(S), TH N 252'(S), TH NW'LY
 232'(S), TH W 183'(S), TH S 151'(S), TH W 26'(S), TH N 375'
 (S), TH SE'LY 15', TH NE'LY 1139'(S), TH NW'LY 99'(S) TH ALG
 A CURVE SE'LY 157'(S), TH SW'LY 1029'(S), TH SE'LY 650'(S),
 TH SE 464'(S), TH W 392'(S) TO THE POB LYING IN THE CITY OF F
 OLEY SEC 12-T8S-R4E (ST WD)

PROPERTY INFORMATION

PROPERTY ADDRESS CO RD 12
NEIGHBORHOOD FOLEYSO
PROPERTY CLASS **SUB CLASS**
LOT BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION **ZONING**

PROPERTY VALUES

LAND: 88600 **CLASS 1:** **TOTAL ACRES:** 7.70
BUILDING: 6900 **CLASS 2:** **TIMBER ACRES:**
 ===== **CLASS 3:** 95500
TOTAL PARCEL VALUE: 95500
ESTIMATED TAX: \$315.48

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	<u>LAND</u>	2	ST AC9	7.70 acres	9110-VAC RES	3	N	N	88600	
	<u>BLDG</u>	1	B B42	BARN, B-42	-	3	N	N	6900	



ENVIRONMENTAL DEPARTMENT

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

August 22, 2018

WCMC Eight LLC

2112 Bienville Blvd
Ste A
Ocean Springs, MS 39564

Dear Sir/Madam:

A complaint has been received concerning the overgrown grass and weeds becoming a public nuisance within the Glen Lakes subdivision in Foley, AL. This lot is further described as PIN 118193 on the Baldwin County Tax Maps.

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 August 22, 2018 revealed that the above described property was 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.

This lot is undeveloped. As a result, a 50 foot cut buffer along neighboring property lines is all that is required. If you have any questions or concerns please contact our office at 251-923-4267.

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



WCMC lot
behind Carnaustine
PIN 244567

WCMC Glen Lakes LLC
2112 Bienville Blvd
Ste A
Ocean Springs, MS 39564

Reinspect on 9/4/18





ENVIRONMENTAL DEPARTMENT

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

August 17, 2018

WCMC Glenlakes LLC

2112 Bienville Blvd
Ste A
Ocean Springs, MS 39564

Dear Sir/Madam:

A complaint has been received concerning the overgrown grass and weeds becoming a public nuisance within the Glen Lakes subdivision in Foley, AL. This lot is further described as PIN 244567 on the Baldwin County Tax Maps.

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 August 17, 2018 revealed that the above described property was 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.

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