



COMMUNITY DEVELOPMENT DEPARTMENT

120 S. MCKENZIE STREET

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

October 21, 2021

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

RE: Request for Rezoning

Dear Mayor Hellmich and City Council Members,

The City of Foley Planning Commission held a meeting on October 20, 2021 and the following action was taken:

Richard Lord Jr.- Rezone

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 3 +/- acres. Property is currently zoned B-3 (Local Business District). Proposed zoning is Recreational Vehicle (RV) Park District. Property is located at 22410 US Hwy. 98. Applicant is Richard Lord Jr.

Commissioner Hare made a motion to recommend the requested rezoning to Mayor and Council. Commissioner Engle seconded the motion. All Commissioners voted aye.

Motion to recommend the requested rezoning to Mayor and Council passes.

Please let me know if you have any questions or concerns.

Respectfully,

Melissa Ringler

Melissa Ringler
Planning & Zoning Coordinator
mringler@cityoffoley.org

MAYOR: Ralph Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Richard Dayton; Cecil R. Blackwell; Charles Ebert III



CITY OF FOLEY, ALABAMA
APPLICATION FOR
ZONING OF PROPERTY

1. LOCATION OF PROPERTY (ADDRESS, PIN #, LEGAL DESCRIPTION, MAP/SURVEY, DEED, AND CORPORATION OWNERSHIP INFORMATION):
22410 US Hwy 98, pin# 115844, Richard E. Lord Jr.
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
3. APPROXIMATE SIZE OF PROPERTY:
3 Acres
4. PRESENT ZONING OF PROPERTY:
B-3
5. REQUESTED ZONING:
RV
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY:
Auto repair shop with 4 out buildings
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
RV Park
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: 9/9/21

Richard Lord Jr.
PROPERTY OWNER/APPLICANT
22410 US Hwy 98 Foley AL 36535
PROPERTY OWNER ADDRESS
251-564-6337
PHONE NUMBER
KLord03@gmail.com
EMAIL ADDRESS

pd receipt
20070

SEP 17 2021

adobe

Property on Hwy 98 Foley

22410 US Hwy 98

#3. Property Size 1280ft X168ft. Or 5 Acre

#4. Property at 22410 US Hwy 98

#5 Rezone 3 Acre of Property at 22410 US Hwy 98

#6. Property is Currenty being used as an Auto Repair Shop with 4 out buildings

#7. Rezone South Side 3 Acres for 29 RV Spots



Baldwin County Revenue Commissioner

The site will go down approximately 5:00 P.M. CDT Friday
to replace/upgrade our server. We anticipate it to be down
the entire weekend.

We apologize for any inconvenience this may cause.

Property Link BALDWIN COUNTY, AL

Tax Year 2020

Current Date 9/ 9/2021

Valuation Date October 1, 2019

Records Last Updated 9/ 8/2021

PROPERTY DETAIL

OWNER LORD, RICHARD E JR
22410 EAST HWY 98

ACRES : 5.00

FOLEY, AL 36535

APPRAISED VALUE: 253100

ASSESSED : 50620

PARCEL 54-07-26-0-000-027.001

ADDRESS 22410 US HWY 98

TAX INFORMATION

YEAR 2020	TAX DUE	PAID	BALANCE
	1670.46	1670.46	0.00

LAST PAYMENT DATE 11 / 12 / 2020

MISCELLANEOUS INFORMATION

EXEMPT CODES **DESCRIPTION** 5 AC LOT 1 SCHLICHTING SUB IN
SW 1/4 SEC 26 SL 1355-A SEC 26
-T7S-R4E (QCD)

TAX DISTRICT 07

PPIN 115844 Entry 00

ESCAPE YEAR

ACCOUNT NUMBER 186915

TAX HISTORY

Year	Owner	Total Tax	Paid(Y/N)	Appraised	Assessed
2020	LORD, RICHARD E JR	1670.46	Y 11/12/2020	253100	50620
2019	LORD, RICHARD E JR	1456.62	Y 10/28/2019	220700	44140
2018	LORD, RICHARD E JR	1265.88	Y 11/20/2018	191800	38360
2017	LORD, RICHARD E JR	1265.88	Y 10/11/2017	191800	38360
2016	LORD, RICHARD E JR	1241.46	Y 10/27/2016	188100	37620
2015	LORD, RICHARD E JR	1205.16	Y 10/30/2015	182600	36520
2014	LORD, RICHARD E JR	1199.22	Y 10/24/2014	181700	36340
2013	LORD, RICHARD E JR	1017.52	Y 11/ 6/2013	181700	36340
2012	LORD, RICHARD E JR	1017.52	Y 12/17/2012	181700	36340
2011	LORD, RICHARD E JR	1092.00	Y 1/ 4/2012	195000	39000

TAX SALES/TAX LIENS

PURCHASE COUNTY TAX SALE FILES

DESCRIPTION:

Commencing at the Northeast corner of the Southwest Quarter of Section 26, T7S-R4E, Baldwin County, Alabama; thence run S84°13'41"W 404.44 feet to a point on the South right of way line of U.S. Highway No. 98; thence run S00°04'02"E 518.54 feet to the point of beginning of the property herein described; thence continuing S00°04'02"E run a distance of 777.21 feet to a point; thence run N89°57'34"W 168.14 feet to a point; thence run N00°04'02"W 777.21 feet to a point; thence run S89°57'34"E 168.14 feet to the point of beginning. Containing 130,680 Square Feet or 3.00 Acres, more or less.

Apple

signature page for warranty deed, Schlichting to Lord.

3. Fifteen (15) foot utility easement as described on survey prepared by Phillip H. Lindsey & Associates, Inc. and recorded on Slide No. 1355A in the office of the Judge of Probate, Baldwin County, Alabama.

AND GRANTOR DOES FOR GRANTOR and for Grantor's heirs and assigns hereby covenant to and with the Grantees and Grantees' heirs and assigns that the Grantor is seized an indefeasible estate in fee simple in and to said property; that Grantor is in peaceful possession thereof and has a perfect right to sell and convey the same; that the same is free from all encumbrances and that Grantor will forever warrant and defend title to and possession of said property unto the Grantees and their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument this the 25th day of November, 1992.

Nolan Schlichting
NOLAN SCHLICHTING

STATE OF Alabama
Baldwin COUNTY

I, the undersigned authority, in and for said county in said state, hereby certify that NOLAN SCHLICHTING, a married man, 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, such person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of November, 1992.

[Signature]
Notary Public
9-1-92

Grantor's Address:

Grantee's Address:

508 Carol Ann Ct
Foley, AL 36535

This instrument was prepared by:

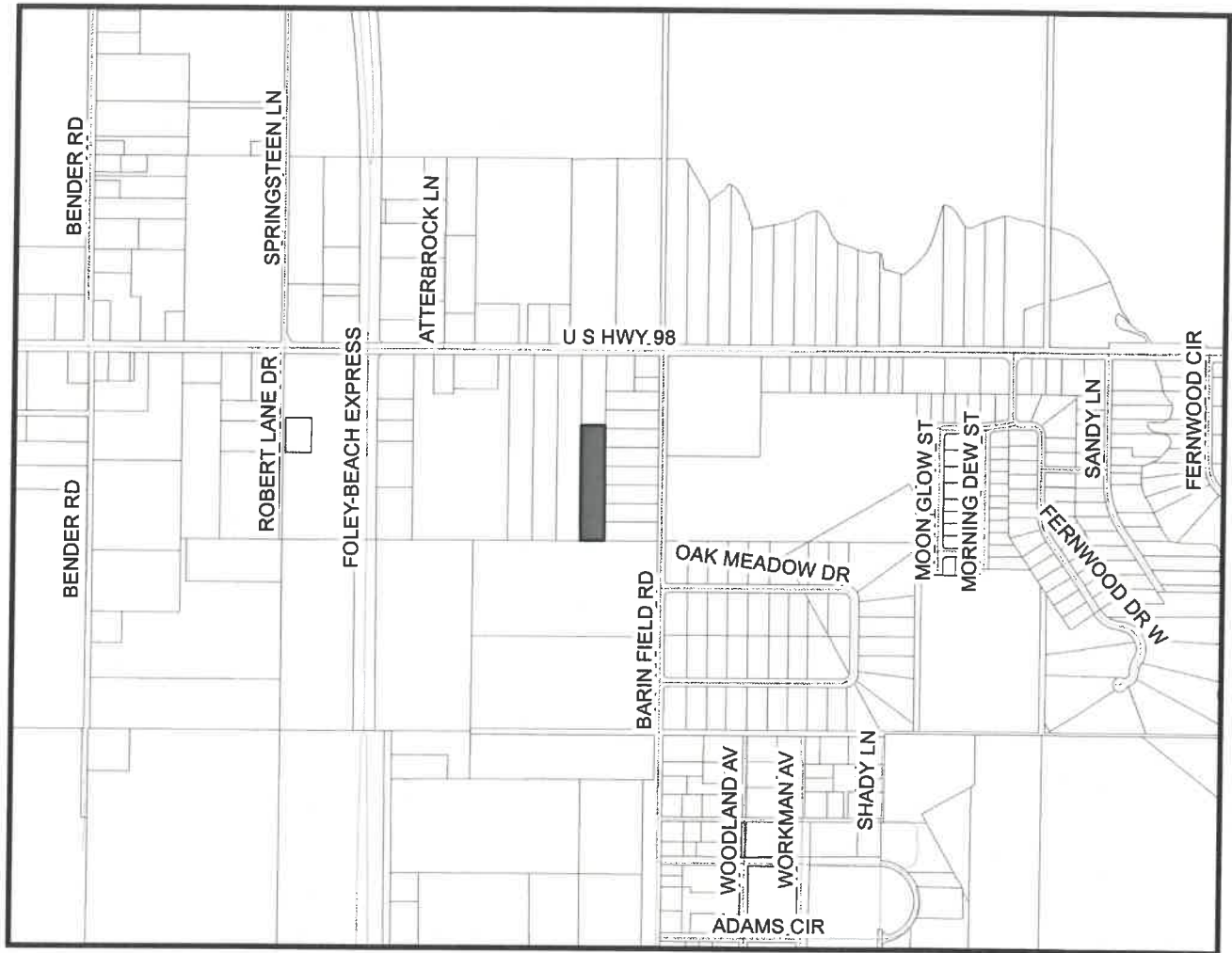
Samuel G. McKerral
Attorney at Law
Post Office Box 818
Gulf Shores, AL 36547.

FILED
488
PAGE 1267

SEP 17 1992



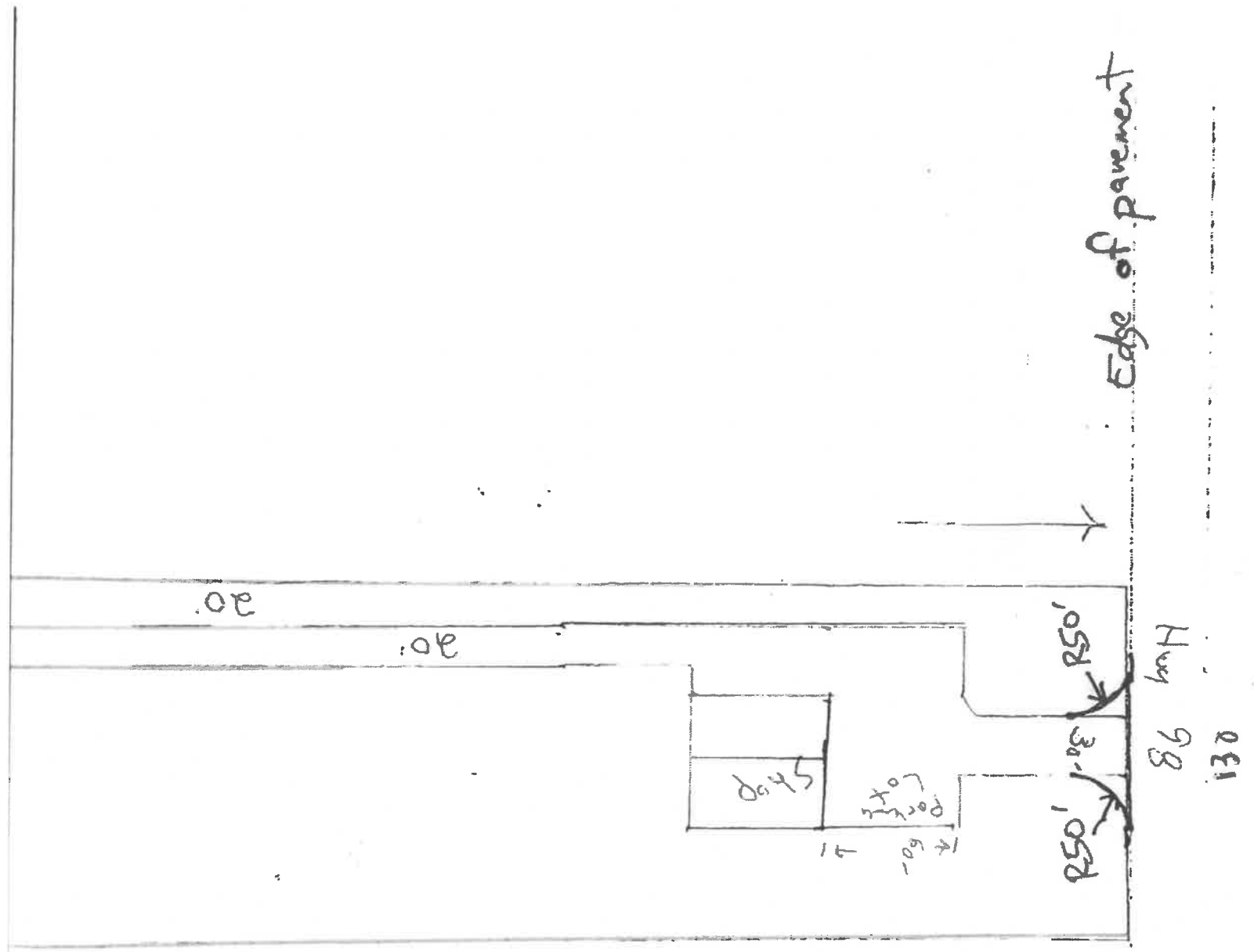
PUBLIC NOTICE



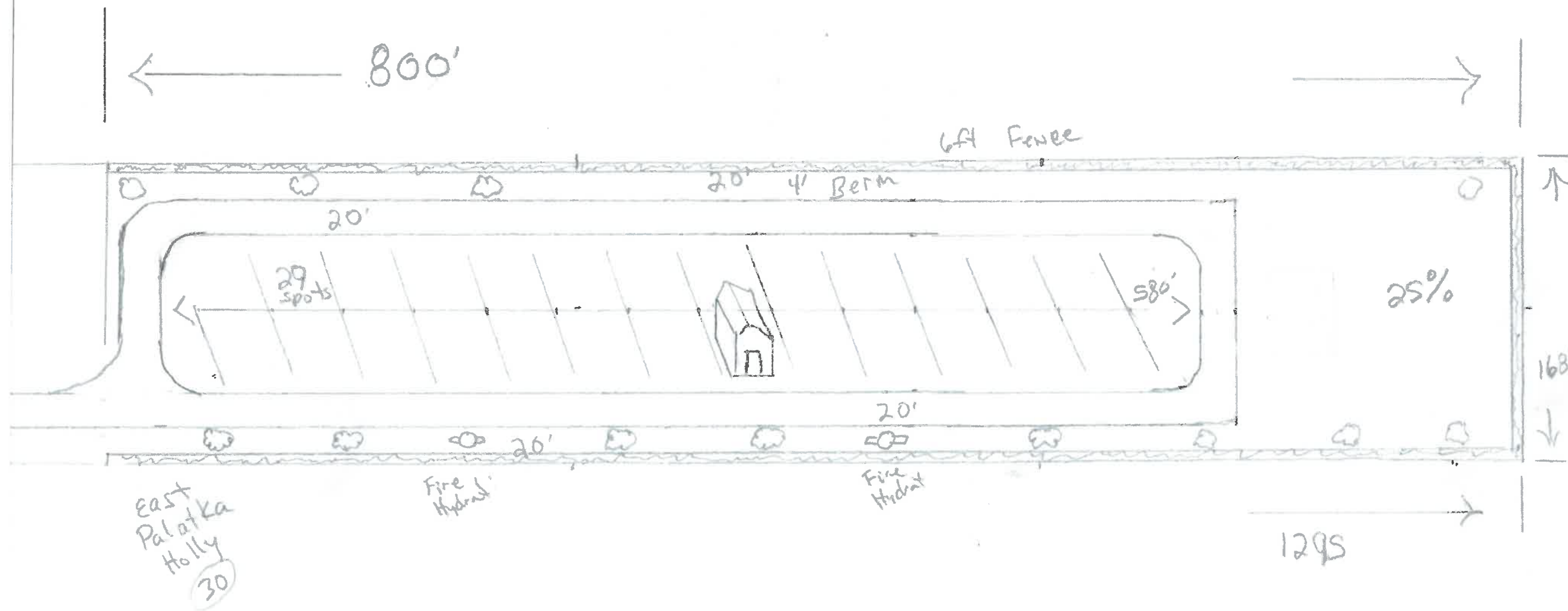
The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 3 +/- acres. Property is currently zoned B-3 (Local Business District). Proposed zoning is Recreational Vehicle (RV) Park District. Property is located at 22410 US Hwy. 98. Applicant is Richard E. Lord Jr.

Anyone interested in this rezoning request may be heard at a public hearing scheduled for October 20, 2021 in the Civic Center of City Hall located at 407 W. Laurel Ave. at 5:30 p.m. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Phillip Hinesley
Planning Commission Chairman



SEP 17 2021
 Alate



DESCRIPTION:

Commencing at the Northeast corner of the Southwest Quarter of Section 26, T7S-R4E, Baldwin County, Alabama; thence run S84°13'41"W 404.44 feet to a point on the South right of way line of U.S. Highway No. 98; thence run S00°04'02"E 518.54 feet to the point of beginning of the property herein described; thence continuing S00°04'02"E run a distance of 777.21 feet to a point; thence run N89°57'34"W 168.14 feet to a point; thence run N00°04'02"W 777.21 feet to a point; thence run S89°57'34"E 168.14 feet to the point of beginning. Containing 130,680 Square Feet or 3.00 Acres, more or less.