



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

Foley

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

257-504-6337

PHONE NUMBER

RLord03@gmail.com

EMAIL ADDRESS

4pd receipt
20070

SEP 17 2021
Ooble

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 Currently 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.

STATE OF ALABAMA
BALDWIN COUNTY

W A R R A N T Y D E E D

WITH RIGHTS OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that NOLAN SCHLICHTING, a married man, hereinafter called the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration to said Grantor in hand paid by RICK LORD, JR. and wife, ~~SUSAN MARIE LORD~~, hereinafter called the Grantees, receipt of which is hereby acknowledged, does hereby (subject to the matters hereinafter set out) GRANT, BARGAIN, SELL AND CONVEY unto said Grantees herein, as joint tenants with rights of survivorship during their respective lives and, upon the death of either of them, then to the survivor of them, and to the heirs and assigns of such survivor, in fee simple, forever, that real property in Baldwin County, Alabama, described as follows, to-wit:

Being a lot of parcel of land lying in Southwest Quarter of Section 26, Township 7 South, Range 4 East, Baldwin County, Alabama, and being more particularly described as follows: Commencing at the Northeast Corner of said Southwest Quarter of said Section 26; thence South 84 degrees 13 minutes 41 seconds West, 404.44 feet to an iron set for corner of the right of way of U. S. Highway No. 98, same also being the point of beginning of the parcel herein described; thence South 00 degrees 04 minutes 02 seconds East, 1295.75 feet; thence North 89 degrees 57 minutes 34 seconds West, 168.14 feet; thence North 00 degrees 04 minutes 02 seconds West, 1295.89 feet to said South right of way; thence South 89 degrees 54 minutes 39 seconds East, 168.13 feet to the point of beginning of the parcel herein described and containing 5.0 acres of land more or less. Said parcel recorded on Slide No. 1355A in the office of the Judge of Probate, Baldwin County, Alabama and being a parcel in Schlichting Subdivision.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND TO HOLD unto the said Grantees, as joint tenants with rights of survivorship during their respective lives and, upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, in fee simple, forever.

Conveyance of the above described property and all covenants and warranties of the Grantor hereunder (whether express, implied or statutory) is made subject to the following:

1. Lien of taxes hereafter falling due.
2. Oil, gas and mineral lease dated May 12, 1980 and recorded in Real Property Book 73 page 1981.

RECEIVED
MAY 12 1988
PAGE 126

Double

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 October, 1992.

STATE OF Alabama
Baldwin COUNTY

Nolan Schlichting
NOLAN SCHLICHTING

488 PAGE 1267

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 October, 1992.

Samuel G. McKerall
Notary Public
Q-144

Grantor's Address:

Grantee's Address:

508 Cray Ann Ct
Foley, AL 36535

This instrument was prepared by:

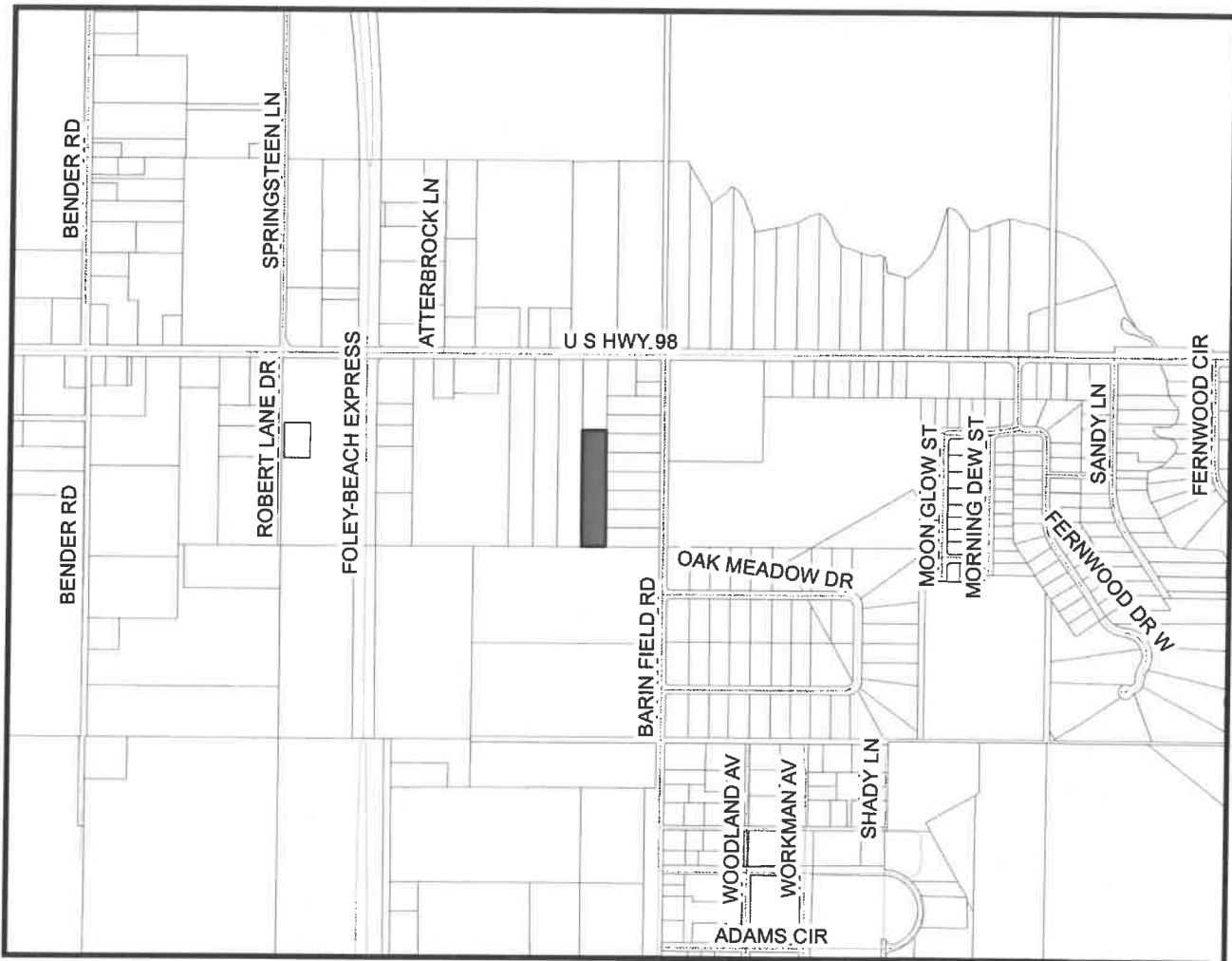
Samuel G. McKerall
Attorney at Law
Post Office Box 818
Gulf Shores, Al 36547.

1 SEP 17 2001



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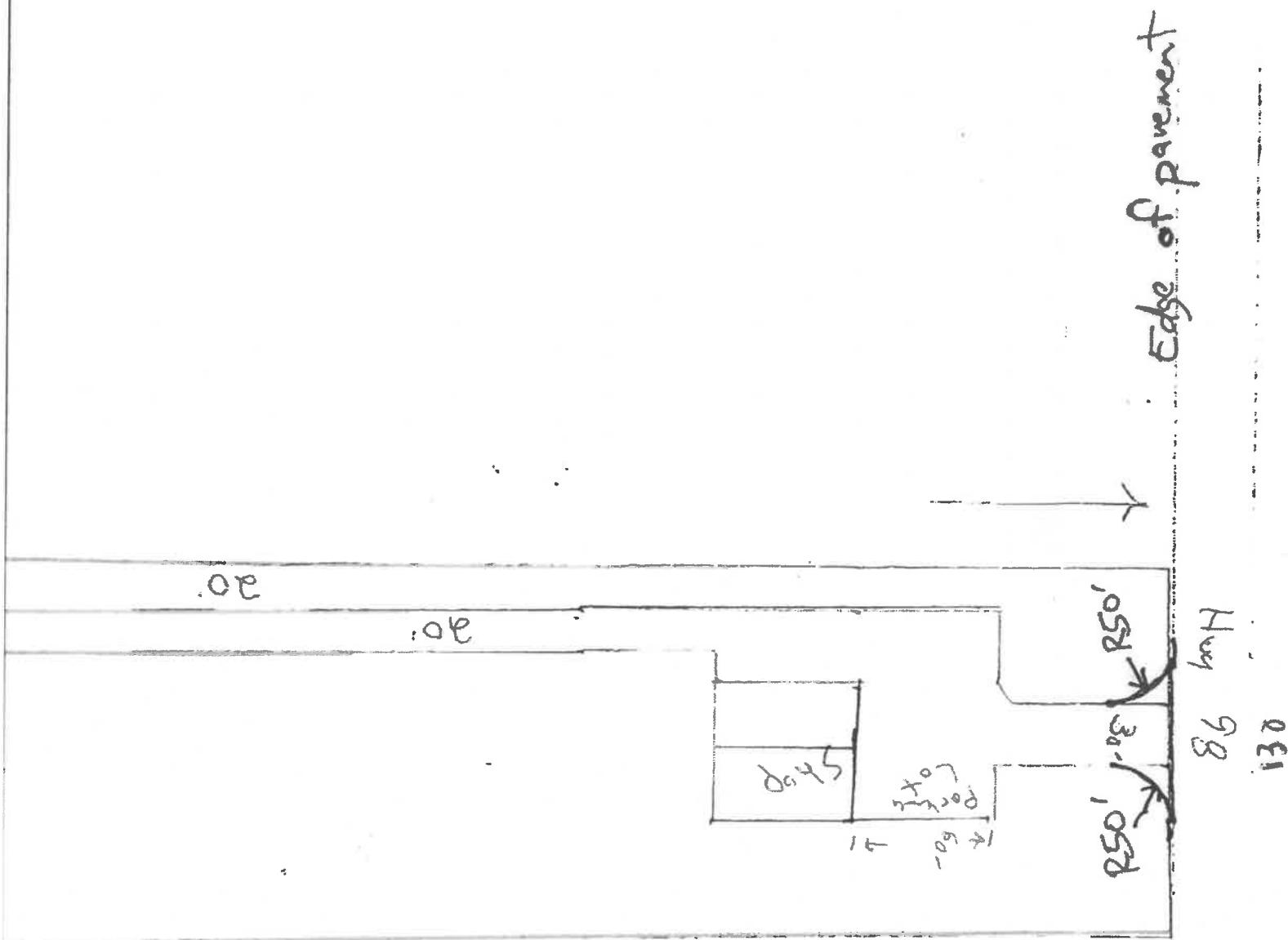
PUBLIC NOTICE



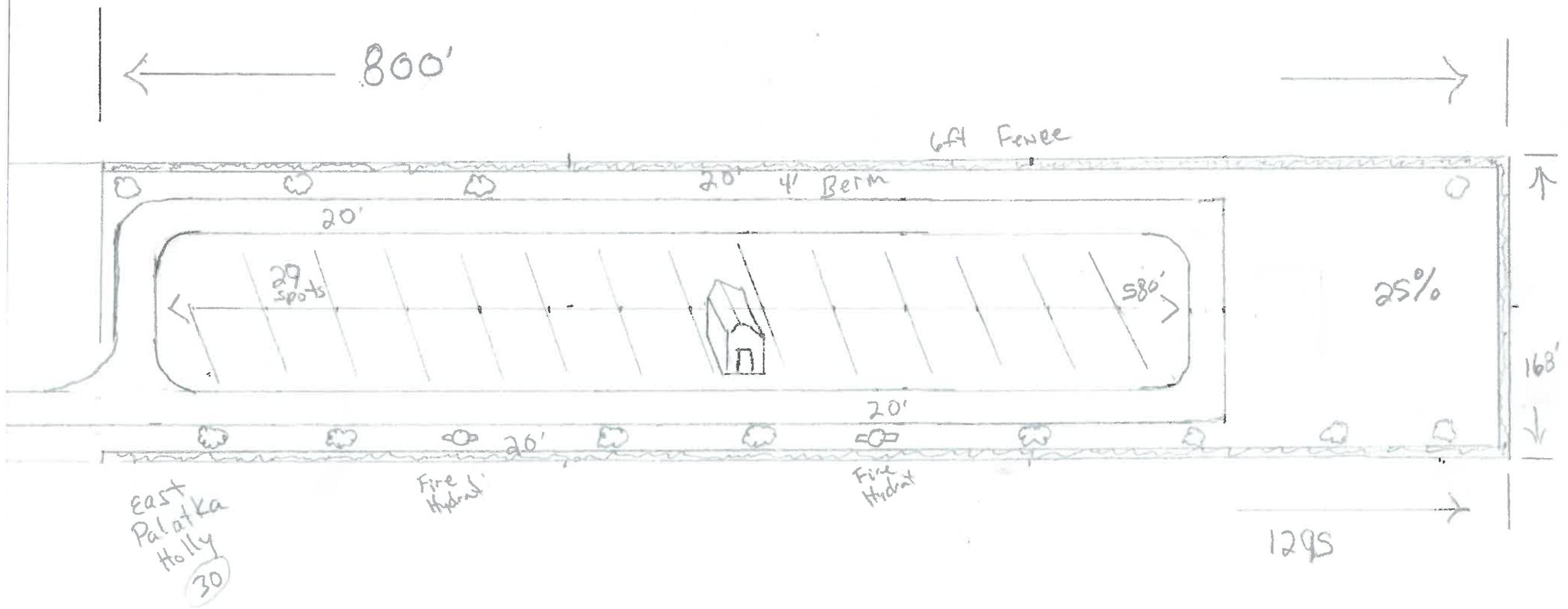
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Anyone interested in this rezoning request may be heard at a public hearing scheduled for October 20, 2021 in the Civic Center of City Hall located at 407 W. Laurel Ave. at 5:30 p.m. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

Phillip Hinesley
Planning Commission Chairman



Map 17 2021
Dodge



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