



COMMUNITY DEVELOPMENT DEPARTMENT

120 S. MCKENZIE STREET
Foley, Alabama 36535
www.cityoffoley.org
(251) 952-4011

June 23, 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 regular meeting on June 17, 2021 and the following action was taken:

Agenda Item: Schlichting Family, LLC- Rezoning

The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 14 +/- acres. Property is currently zoned AO (Agricultural Open Space) proposed zoning is B-1A (Extended Business District). Property is located at 12476 Robert Ln. Applicant is The Schlichting Family, LLC.

Action Taken:

Commissioner Hare made a motion to recommend the requested rezoning to Mayor and Council. Commissioner Engel 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
Planning & Zoning Coordinator
mringle@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):
12476 Robert Ln Dr, 05-54-07-26-0-000-029.000
2. ATTACH A SEPARATE LIST OF ADJACENT PROPERTY OWNERS:
3. APPROXIMATE SIZE OF PROPERTY:
144/-
4. PRESENT ZONING OF PROPERTY:
AO
5. REQUESTED ZONING:
B1A
6. BRIEF DESCRIPTION OF CURRENT USE AND STRUCTURES LOCATED ON THE PROPERTY: Residential home (will be torn down)
7. BRIEFLY DESCRIBE THE CONTEMPLATED USE OF THE PROPERTY IF REZONED (TYPE OF DEVELOPMENT, DENSITY, ETC.)
Commercial (possible gas station)
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: 5/13/21

Sharon Woerner
PROPERTY OWNER/APPLICANT
26250 BRAUN RD ELBERTA, AL 36530
PROPERTY OWNER ADDRESS
251-747-7822
PHONE NUMBER
sharonpsw@gmail.com
EMAIL ADDRESS

lpcd no receipt
20031



CITY OF FOLEY

AGENT AUTHORIZATION FORM

I/We authorize and permit Eddie Woerner & Blaine Cook
to act as My/Our representative and agent in any manner regarding this application which
relates to property described as tax parcel ID# 05-54-07-26-0-000-029.000
I/We understand that the agent representation may include but not be limited to decisions
relating to the submittal, status, conditions, or withdrawal of this application. In understanding
this, I/We release the City of Foley from any liability resulting from actions made on My/Our
behalf by the authorized agent and representative. I hereby certify that the information stated
on and submitted with this application is true and correct. I also understand that the submittal of
incorrect information will result in the revocation of this application and any work performed will
be at the risk of the applicant.

**Note: All correspondence will be sent to the authorized representative. It will be the
representative's responsibility to keep the owner(s) adequately informed as to the status of the
application.*

PROPERTY OWNER(S):

Sharon Woerner
Name(s) printed
26250 Bruhn Rd.
Address
Elberta, AL 36530
City/State
251-747-7822
Phone
Email
Fax
Sharon Woerner
Signature(s)
Date

PROPERTY OWNER(S):

Name(s) printed

Address

City/State

Phone
Email
Fax

Signature(s)
Date



Alabama Secretary of State



The Schlichting Family, L.L.C.	
Entity ID Number	670 - 074
Entity Type	Domestic Limited Liability Company
Principal Address	FOLEY, AL
Principal Mailing Address	Not Provided
Status	Exists
Place of Formation	Baldwin County
Formation Date	5-25-2000
Registered Agent Name	— WOERNER, SHARON
Registered Office Street Address	805 NORTH MCKENZIE ST FOLEY, AL 36535-3544
Registered Office Mailing Address	Not Provided
Nature of Business	OPERATION OF REAL ESTATE DEVELOPMENT/REAL ESTATE SALES BUSINESS
Members	
Member Name	WIGSTROM, MARIE
Member Street Address	Not Provided
Member Mailing Address	Not Provided
Member Name	WOERNER, SHARON
Member Street Address	Not Provided
Member Mailing Address	Not Provided
Member Name	FRENCH, VICKY
Member Street Address	Not Provided
Member Mailing Address	Not Provided
Member Name	BOLEN, MARILYN
Member Street Address	Not Provided
Member Mailing Address	Not Provided
Member Name	SCHLICHTING, KEVIN
Member Street Address	Not Provided
Member Mailing Address	Not Provided
Scanned Documents	
Document Date / Type / Pages	<u>5-25-2000</u> <u>Certificate of Formation</u> <u>4 pgs.</u>



Baldwin County Revenue Commissioner

Property Appraisal Link BALDWIN COUNTY, AL

Current Date 5/ 7/2021

Tax Year 2021
Valuation Date October 1, 2020

OWNER INFORMATION

PARCEL 54-07-26-0-000-029.000 **PPIN** 037763 **TAX DIST** 07
NAME SCHLICHTING FAMILY L L C, THE
ADDRESS 26250 BRUHN
ELBERTA AL 36530
DEED TYPE IN **BOOK** 0000 **PAGE** 0552247
PREVIOUS OWNER WOERNER, SHARON SCHLICHTING (1/5 INT) ET
LAST DEED DATE 6/16/2000

DESCRIPTION

15 AC(C) FM SW COR OF SEC 26 RUN N 1345'(S) TO POB TH E 515'
(S), TH N 1273'(S), TH NW 35', TH W 501', TH S 415'(S), TH E
200'(S), TH S 240', TH W 180'(S), TH N 240', TH W 20', TH S
885'(S) TO POB (WD) SEC 26-T7S-R4E RP303 PG1497

PROPERTY INFORMATION

PROPERTY ADDRESS 12476 ROBERT LANE DR
NEIGHBORHOOD FOLEY FOLEY AREA
PROPERTY CLASS SUB CLASS
LOT BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION

ZONING

PROPERTY VALUES

LAND: 1752400 **CLASS 1:** **TOTAL ACRES:** 15.00
BUILDING: 67000 **CLASS 2:** 191100 **TIMBER ACRES:**
===== **CLASS 3:** 1628300
TOTAL PARCEL VALUE: 1819400
ESTIMATED TAX: \$1,285.68
TOTAL USE VALUE: 7448

DETAIL INFORMATION

CODE	TYPE	REF	METHOD	DESCRIPTION	LAND USE	TC	Hs	Pn	MARKET USE	VALUE	VALUE
M	LAND	1	SF SQ-3.00	X	8100-AGRICULTURAL	3	N	N	1628300		
U	USE	2	ST AC9	14.00 acres	8110-CROP (GOOD A1)	3	N	N		7448	
M	LAND	4	SF SQ-3.00	X	1110-RESIDENTIAL	2	N	N	124100		
	BLDG	1	R 111	SINGLE FAMILY RESIDENCE -		2	N	N	65200		
	BLDG	4	O 26 SAPF	UTILITY STEEL OR ALUM PR -		2	N	N	1800		

[View Tax Record](#)



[View Map](#)

STATE OF ALABAMA
COUNTY OF BALDWIN

WARRANTY DEED

State of Alabama, Baldwin County
I certify this instrument was filed
and taxes collected on:
2000 July - 3 10:58AM
Instrument Number 552247 Pages 3
Recording 3.00 Mortgage
Deed 85.00 Min Tax
Index 3.00 DP 1.00
Archive 3.00
Adrian T. Johns, Judge of Probate

KNOW ALL MEN BY THESE PRESENTS that SHARON SCHLICHTING WOERNER, a married woman, VICKY S. FRENCH, f/k/a VICKY SCHLICHTING BLACK, a/k/a VICKY S. BLACK, f/k/a VICKY S. COCKERHAM, a married woman, MARILYN SCHLICHTING BOLEN, a married woman, KEVIN D. SCHLICHTING, a divorced man, and FRANCIS MARIE WIGSTROM, a widowed woman, hereinafter called the "Grantors," for and in consideration of the sum of TEN DOLLARS (\$10.00) cash and other good and valuable considerations to said Grantor in hand paid by THE SCHLICHTING FAMILY, L.L.C., hereinafter called the "Grantee," receipt of which is hereby acknowledged, does hereby (subject to the matters hereinafter set out) GRANT, BARGAIN, SELL and CONVEY unto said Grantee, its successors and assigns, in fee simple, forever, all that real property in Baldwin County, Alabama, described as follows, to-wit:

The West one-half (1/2) of the Northwest Quarter of the Southwest Quarter of Section 26, Township 7 South, Range 4 East, LESS AND EXCEPT a parcel heretofore conveyed to Vicky Schlichting Black which is situated in the above described 20 acre tract and measuring 240 feet in depth along the East and West boundary lines and 180 feet along the North and South boundary lines and subject to road rights of way.

GRANTORS HEREBY REPRESENT AND WARRANT THAT THE FOREGOING PROPERTY IS NOT THE HOMESTEAD OF GRANTORS.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, 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 for taxes hereafter falling due.
2. Reservation of oil, gas and other minerals and rights in connection therewith by prior owners now of record, if any.
3. Shortages, encroachments, overlaps and other matters which an accurate survey would reveal.
4. Easements, rights of way and roads now of record or visible from the surface of said land.

(All recording references refer to the records in the office of the Judge of Probate of Baldwin County, Alabama.)

And except as provided above, the Grantors, for Grantors and Grantors' heirs and assigns, hereby covenant to and with the Grantee, Grantee's successors and assigns, that the Grantors are seized of an indefeasible estate in fee simple in and to said property; that Grantors are in peaceable possession thereof and have a perfect right to sell and convey the same; that the same is free from all encumbrances and that Grantors will forever warrant and defend title to and possession of said property unto the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

552247

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this
22 day of June, 2000.

Sharon Schlichting Woerner
SHARON SCHLICHTING WOERNER

Vicky S. French
VICKY S. FRENCH, f/k/a VICKY
SCHLICHTING BLACK, f/k/a VICKY S. BLACK,
f/k/a VICKY S. COCKERHAM

Marilyn Schlichting Golen
MARILYN SCHLICHTING GOLEN

Kevin D. Schlichting
KEVIN D. SCHLICHTING

Francis Marie Wigstrom
FRANCIS MARIE WIGSTROM

GRANTOR'S ADDRESS:

26250 Beulah Rd
Elberta AL 36530

GRANTEE'S ADDRESS:

26250 Beulah Rd
Elberta AL 36530

STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHARON SCHLICHTING WOERNER, 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, she executed the same voluntarily on the day the same bears date.

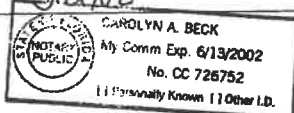
Given under my hand and official seal this, the 16th day of
June, 2000.

Mike D. Dugan
NOTARY PUBLIC
My Commission Expires: 1/14/2003

STATE OF Florida
COUNTY OF Lee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VICKY S. FRENCH, f/k/a VICKY SCHLICHTING BLACK, f/k/a VICKY S. BLACK, f/k/a VICKY S. COCKERHAM, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 8 day of JUNE, 2000.



Carolyn Beck
NOTARY PUBLIC

STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARILYN SCHLICHTING BOLEN, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 22nd day of June, 2000.

Thay D. Dugan
NOTARY PUBLIC
My Commission Expires: 1/14/2003

STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KEVIN D. SCHLICHTING, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 16th day of June, 2000.

Thay D. Dugan
NOTARY PUBLIC
My Commission Expires: 1/14/2003

STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FRANCIS MARIE WIGSTROM, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 16th day of June, 2000.

Thay D. Dugan
NOTARY PUBLIC
My Commission Expires: 1/14/2003

THIS INSTRUMENT PREPARED,
WITHOUT EXAMINATION OF TITLE, BY:

JULIAN B. BRACKIN
BRACKIN AND McGRIFF, P.C.
Post Office Box 998
Foley, Alabama 36536
334/943-4040



120 West Verbena Avenue
Foley, Alabama 36535
(251) 943-1266
Fax (251) 943-7432
www.cityoffoley.org

May 27, 2021

City of Foley Planning Commission
407 East Laurel Avenue
Foley, Alabama 36535

Re: Schlichting Family Rezoning
Sharon Woerner
Application for Rezoning

Fire has reviewed this Application for Rezoning and has found no issues.

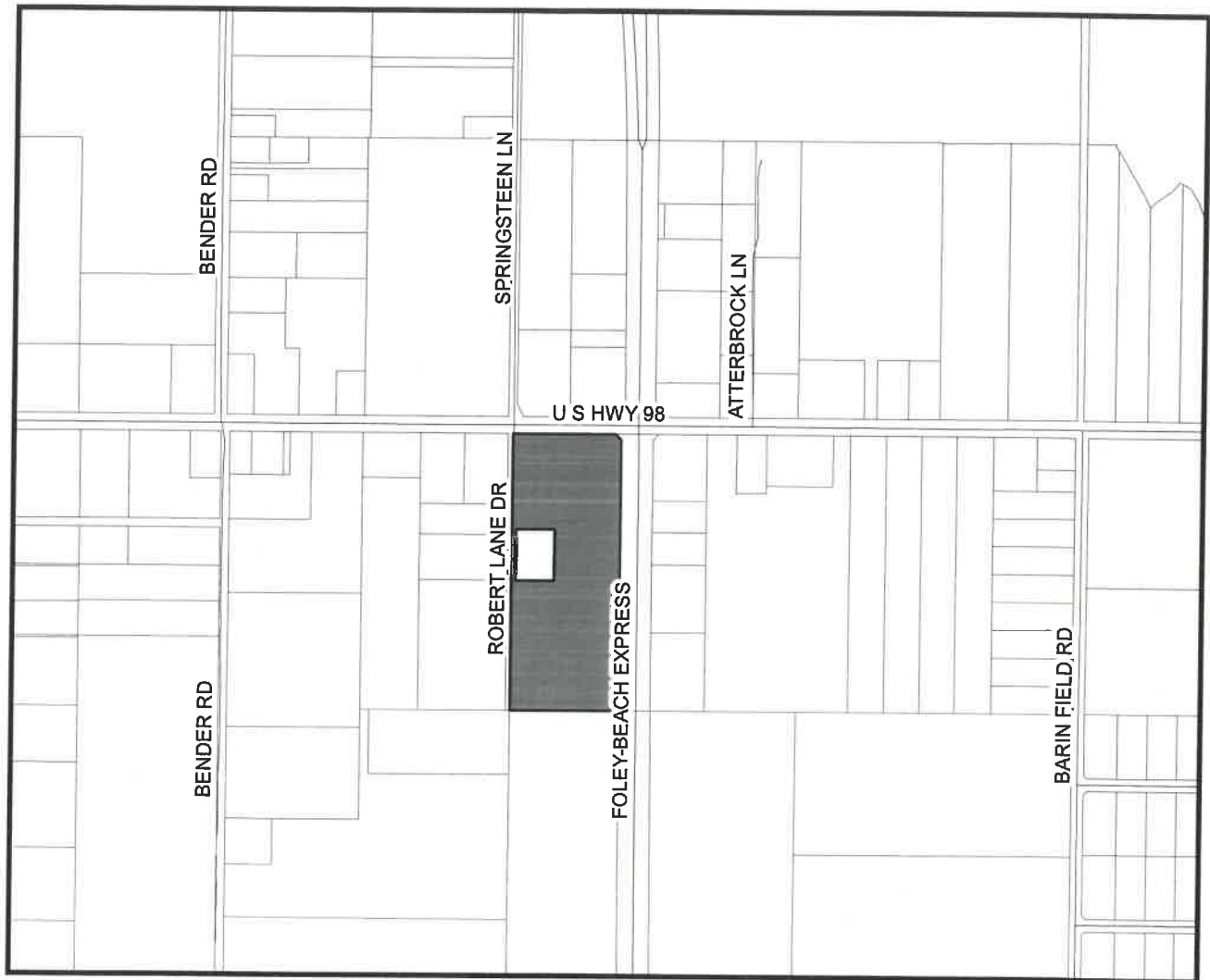
Sincerely,

Brad Hall
Fire Inspector
City of Foley
bhall@cityoffoley.org

cc: City of Foley Planning and Zoning



PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to Mayor and Council the rezoning of 14+/- acres. Property is currently zoned AO (Agricultural Open Space) proposed zoning is B-1A (Extended Business District). Property is located at 12476 Robert Ln. Applicant is The Schlichting Family, LLC.

Anyone interested in this rezoning request may be heard at a public hearing on June 16, 2021 in City Hall Council Chambers located at 407 E. 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

Legal Description

The West one-half (1/2) of the Northwest Quarter of the Southwest Quarter of Section 26, Township 7 South, Range 4 East, LESS AND EXCEPT a parcel heretofore conveyed to Vicky Schlichting Black which is situated in the above described 20 acre tract and measuring 240 feet in depth along the East and West boundary lines and 180 feet along the North and South boundary lines and subject to road rights of way.