

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2025-148

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **CASE No. 225-17, McLean Property** SUCH DETERMINATION AS AUTHORIZED PURSUANT TO SECTION 45-2-261 THROUGH SECTION 45-2-261.18, CODE OF ALABAMA (1975).

WHEREAS, Baldwin County Planning and Zoning Department has petitioned the Baldwin County Commission, on behalf of Jade Consulting, LLC, to rezone certain property, in Planning (Zoning) District No. 26, for property identified herein and described as follows:

PARTS OF SECTIONS 7 & 8, TOWNSHIP 7 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA;
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CAPPED REBAR (LOWREY) AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°-56'-14" EAST ALONG THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 402.24 FEET TO A CAPPED REBAR (ILLEGIBLE); THENCE RUN SOUTH 00°-15'-31" EAST A DISTANCE OF 20.39 FEET TO A 1/2" REBAR; THENCE RUN NORTH 89°-56'-14" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SLEEPY HOLLOW LANE (20' R/W) A DISTANCE OF 223.02 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 00°-03'-46" EAST A DISTANCE OF 19.61 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 3 (80' R/W); THENCE RUN NORTH 89°-56'-14" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 598.19 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 45°-44'-12" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 71.18 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 3; THENCE RUN SOUTH 00°-18'-53" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1,244.75 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 00°-06'-20" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1,438.49 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 00°-06'-20" WEST A DISTANCE OF 561.00 FEET TO A 1/2" REBAR; THENCE RUN SOUTH 89°-59'-21" WEST A DISTANCE OF 1,281.85 FEET TO A 3" OPEN TOP PIPE ON THE WEST LINE OF SAID SECTION 8; THENCE RUN SOUTH 00°-19'-26" WEST ALONG THE WEST LINE OF SAID SECTION 8 A DISTANCE OF 411.78 FEET TO A CAPPED REBAR (MOORE); THENCE RUN NORTH 89°-47'-28" EAST A DISTANCE OF 1,282.69 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 3; THENCE RUN SOUTH 00°-05'-48" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1,561.02 FEET TO A CAPPED REBAR (HMR) ON THE NORTH RIGHT-OF-WAY LINE OF JAMES LOWE LANE (60' R/W); THENCE RUN NORTH 89°-50'-17" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID JAMES LOWE LANE A DISTANCE OF 883.50 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 10°-58'-55" EAST A DISTANCE OF 572.80 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 49°-59'-49" WEST A DISTANCE OF 125.00 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 89°-47'-37" WEST A DISTANCE OF 420.00 FEET TO A CAPPED REBAR (WATTEIR) ON THE WEST LINE OF SAID SECTION 8; THENCE RUN SOUTH 00°-18'-05" WEST ALONG THE WEST LINE OF SAID SECTION 8 A DISTANCE OF 10.23 FEET TO A CAPPED REBAR (WATTIER); THENCE, ENTERING INTO SECTION 7 OF SAID TOWNSHIP 7 SOUTH, RANGE 2 EAST, RUN NORTH 89°-58'-36" WEST A DISTANCE OF 475.66 FEET TO A CAPPED REBAR (MOORE); THENCE RUN SOUTH 89°-59'-01" WEST A DISTANCE OF 320.79 FEET TO AN AXLE; THENCE RUN NORTH 89°-54'-46" WEST A DISTANCE OF 522.01 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 00°-27'-44" EAST A DISTANCE OF 670.06 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 00°-09'-26" EAST A DISTANCE OF 12.86 FEET; THENCE RUN NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 69°-49'-22", A RADIUS OF 870.00 FEET, A CHORD BEARING OF NORTH 53°-00'-09" EAST, AND A CHORD LENGTH OF 995.82 FEET) AN ARC DISTANCE OF 1,060.21 FEET; THENCE RUN NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 23°-40'-05", A RADIUS OF 1,010.00 FEET; A CHORD BEARING OF NORTH 29°-55'-30" EAST, AND A CHORD LENGTH OF 414.26 FEET) AN ARC DISTANCE OF 417.22 FEET; THENCE RUN NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 48°-14'-27", A RADIUS OF 760.00 FEET; A CHORD BEARING OF NORTH 65°-52'-47" EAST, AND A CHORD LENGTH OF 621.16 FEET), ENTERING INTO SECTION 8 OF SAID TOWNSHIP

7 SOUTH, RANGE 2 EAST, AN ARC DISTANCE OF 639.89 FEET; THENCE RUN SOUTH 90°-00'-00" EAST A DISTANCE OF 1,034.18 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 91.08 ACRES, MORE OR LESS.

Otherwise known as tax parcel numbers, **05-56-03-07-0-000-003.001, 05-56-03-07-0-000-004.000, 05-56-03-08-0-000-013.000, 05-56-03-08-0-000-013.001 and 05-56-03-08-0-000-015.000 (part of)** as found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

WHEREAS, the petitioner has requested that 91.08+/- acres be rezoned from RA, Rural Agricultural District, to RSF-1, Residential Single Family District; and

WHEREAS, the Baldwin County Commission held a public hearing on July 16, 2025; and

WHEREAS, the requirements of SECTION 45-2-261 THROUGH SECTION 45-2-261.18, CODE OF ALABAMA (1975), regarding procedures to consider this rezoning request, which would affect the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 26 Official Map, have been met; now therefore

BE IT RESOLVED, BY THE BALDWIN COUNTY COMMISSION, IN REGULAR SESSION ASSEMBLED, that the petitioner's request to rezone 91.08+/- acres (Case No. Z25-17, McLean Property) as herein identified and described and as found within the confines of Planning (Zoning) District No. 26 from RA, Rural Agricultural District, to RSF-1, Residential Single Family District, which amends the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 26 Official Map, is hereby **APPROVED**.

DONE, under the Seal of the County Commission of Baldwin County, Alabama, on this the 16th day of July 2025.

Commissioner Matthew P. McKenzie, Chairman

ATTEST

Roger H. Rendleman, County Administrator