

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2025-059

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **CASE No. 224-000047 Randall Property** SUCH DETERMINATION AS AUTHORIZED PURSUANT TO SECTION 45-2-261 THROUGH SECTION 45-2-261.18, CODE OF ALABAMA (1975).

WHEREAS, Chason & Chason, P.C. has petitioned the Baldwin County Commission, on behalf of Robert Randall, to rezone certain property, in Planning (Zoning) District No. 37, for property identified herein and described as follows:

Rezone BCZ to RSF-2:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE PROCEED NORTH FOR A DISTANCE OF 40.00 FEET; THENCE PROCEED EAST FOR A DISTANCE OF 40.00 FEET TO A POINT AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAINT MICHAEL WAY (RIGHT OF WAY VARIES) AND THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY#104 (80' RIGHT OF WAY); THENCE PROCEED N00°15'43"E ALONG THE EAST RIGHT OF WAY LINE OF SAINT MICHAEL WAY (RIGHT OF WAY VARIES) FOR A DISTANCE OF 445.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°15'43"E ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 835.12 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE PROCEED S89°46'31"E FOR A DISTANCE OF 1186.97 FEET; THENCE PROCEED S00°20'23"W FOR A DISTANCE OF 621.16 FEET; THENCE PROCEED N89°57'38"W FOR A DISTANCE OF 197.04 FEET; THENCE PROCEED S00°24'06"W FOR A DISTANCE OF 214.75 FEET; THENCE PROCEED N89°41'36"W FOR A DISTANCE OF 988.57 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN A PORTION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA. CONTAINING 21.79 ACRES MORE OR LESS.

Rezone BCZ to B-2:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE PROCEED NORTH FOR A DISTANCE OF 40.00 FEET; THENCE PROCEED EAST FOR A DISTANCE OF 40.00 FEET TO A POINT AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAINT MICHAEL WAY (RIGHT OF WAY VARIES) AND THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY #104 (80' RIGHT OF WAY) TO THE POINT OF BEGINNING; THENCE PROCEED N00°15'43"E ALONG THE EAST RIGHT OF WAY LINE OF SAINT MICHAEL WAY (RIGHT OF WAY VARIES) FOR A DISTANCE OF 445.26 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE PROCEED S89°41'36"E FOR A DISTANCE OF 988.57 FEET; THENCE PROCEED S00°24'06"W FOR A DISTANCE OF 445.26 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 104 (80' RIGHT OF WAY); THENCE PROCEED N89°41'36"W ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 987.48 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN A PORTION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA. CONTAINING 10.1 ACRES MORE OR LESS.

Otherwise known as tax parcel number, **05-46-01-01-0-000-003.502** found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

WHEREAS, the petitioner has requested that ±21.79 acres be rezoned from BCZ, Base Community Zoning, to RSF-2, Residential Single Family, and ±10.1 acres be rezoned from BCZ, Base Community Zoning, to B-2, Neighborhood Business, and

WHEREAS, the Baldwin County Planning and Zoning Commission held a public hearing on December 5, 2024 and voted to recommend **APPROVAL** of the rezoning request; and

WHEREAS, the Baldwin County Commission held a public hearing on January 28, 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. 37 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 ±1.7 acres of the property (Case No. Z24-000047, Randall Property) as herein identified and described and as found within the confines of Planning (Zoning) District No.37 from BCZ, Base Community Zoning, to B-2, Neighborhood Business and RSF-2, Residential Single Family which amends the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 37 Official Map, is hereby **APPROVED**.

DONE, Under the Seal of the County Commission of Baldwin County, Alabama, on this the 18th day of February 2025.

Commissioner Matthew P. McKenzie, Chairman

ATTEST

Roger H. Rendleman, County Administrator