

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2026-003

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **CASE No. Z25-44, Schonemann 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 Lieb Engineering to rezone certain property, in Planning (Zoning) District No. 8, for property identified herein and described as follows:

Part of the Southwest Quarter of the Southeast Quarter of Section Twenty-Eight (28), Township Six (6) South, Range Two (2) East, Baldwin County, Alabama, more particularly described as follows: Beginning at a 1/2" uncapped rebar on the North right of way of County Road 34, 40.00 feet North 00 Degrees 21 Minutes 18 Seconds East of the Southeast corner of said Quarter -Quarter; THENCE North 89 Degrees 46 Minutes 15 Seconds West along said North right of way, 230.11 feet to a 1/2" uncapped rebar; THENCE leaving said North right of way and running North 00 Degrees 13 Minutes 31 Seconds East 256.01 feet to a 1" OD pinched iron pipe; THENCE North 89 Degrees 45 Minutes 29 Seconds West 169.70 feet to a 1" OD pinched iron pipe; THENCE North 89 Degrees 47 Minutes 06 Seconds West 170.07 feet to a 1/2" capped rebar marked Moore; THENCE North 89 Degrees 46 Minutes 17 Seconds West 169.95 feet to a 1/2" capped rebar marked Moore; THENCE South 00 Degrees 18 Minutes 33 Seconds West 256.01 feet to a 1/2" uncapped rebar on said North right of way; THENCE North 89 Degrees 46 Minutes 15 Seconds West along said North right of way, 523.55 feet to a 1/2" x 18" capped rebar marked BMS 40196S, (hereinafter referred to as a BMS rebar); THENCE leaving said North right of way and running North 00 Degrees 21 Minutes 14 Seconds East 91.92 feet to a BMS rebar; THENCE North 27 degrees 13 Minutes 48 Seconds East 148.32 feet to a BMS rebar; THENCE South 89 Degrees 38 Minutes 42 Seconds East 109.93 feet to a BMS rebar; THENCE North 00 Degrees 21 Minutes 14 Seconds East 1051.96 feet to a BMS rebar; THENCE South 89 Degrees 21 Minutes 57 Seconds East 1086.81 feet to a BMS rebar; THENCE South 00 Degrees 21 Minutes 18 Seconds West 1268.11 feet to the place of beginning, containing 29.545 acres, more or less.

Subject to a drainage easement more particularly described as: Commencing at the Southwest corner of Lot 22, Summer Lake Subdivision, Phase One, recorded on Slide 2224 A&B, Probate Records, Baldwin County, Alabama; THENCE South 00 Degrees 49 Minutes 26 Seconds West for a distance of 40.05 feet to the South right-of-way of Manley Road; THENCE North 89 Degrees 51 Minutes 57 Seconds East along said right-of-way for a distance of 31.30 feet; THENCE South 00 Degrees 13 Minutes 25 Seconds West for a distance of 660.00 feet; THENCE South 89 Degrees 49 Minutes 00 Seconds East for a distance of 660.00 feet; THENCE South 00 Degrees 21 Minutes 23 Seconds West for a distance of 115.00 feet; THENCE North 89 Degrees 20 Minutes 53 Seconds West for a distance of 20.00 feet; THENCE North 00 Degrees 21 Minutes 23 Seconds East for a distance of 115.00 feet; THENCE South 89 Degrees 20 Minutes 53 Seconds East for a distance of 20.00 feet to the Point of Beginning.

Also, together with and subject to all other rights of way, covenants, easements and restrictions of record. Otherwise known as tax parcel number, **05-46-08-28-0-000-014.000** as found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

WHEREAS, the petitioner has requested that 30+/- acres be rezoned from BCZ, Base Community Zoning District, to RSF-1, Residential Single Family District; and

WHEREAS, the Baldwin County Commission held a public hearing on October 21, 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. 8 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 30+/- acres (Case No. Z25-44, Schonemann Property) as herein identified and described and as found within the confines of Planning (Zoning) District No. 8 from BCZ, Base Community Zoning District, to RSF-1,

Residential Single Family District, which amends the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 8 Official Map, is hereby **APPROVED**.

DONE, under the Seal of Baldwin County, Alabama, as affixed on this the 21st day of October 2026.



Commissioner Matthew P. McKenzie, Chairman

ATTEST



Roger H. Rendleman, County Administrator

