

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2026-042

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **CASE No. Z25-62, Morgan 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 S.E. Civil Engineering & Surveying, to rezone certain property, in Planning (Zoning) District No. 15, for property identified herein and described as follows:

PARCEL 1:

BEGINNING AT A 4"X4" CONCRETE MONUMENT FOUND, BEING THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA: THENCE RUN S 00°25'26" E, ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 1279.77 FEET, TO A 1/2" CAPPED REBAR FOUND (CA0565LS); THENCE RUN S 00°36'05" W, ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 1254.51 FEET, TO A 1/2" CAPPED REBAR SET (SE CIVIL CA1167), ON THE NORTH RIGHT-OF-WAY OF COUNTY ROAD 54; THENCE, DEPARTING THE EAST LINE OF SAID SECTION 31, RUN N 89°32'32" W, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 491.04 FEET, TO A 1/2" CAPPED REBAR SET (SE CIVIL CA1167); THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY, RUN N 44°33'08" W, A DISTANCE OF 350.40 FEET, TO A 1/2" CAPPED REBAR SET (SE CIVIL CA1167); THENCE RUN S 45°26'52" W, A DISTANCE OF 345.57 FEET, TO A 1/2" CAPPED REBAR SET (SE CIVIL CA1167) ON SAID NORTH RIGHT-OF-WAY; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2824.93 FEET, AN ARC LENGTH OF 977.81 FEET, (CHORD BEARS N 76°50'44" W, FOR A CHORD DISTANCE OF 972.94 FEET), TO A 1/2" CAPPED REBAR SET (SE CIVIL CA1167); THENCE RUN N 66°55'46" W, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 797.94 FEET, TO A 1/2" CAPPED REBAR SET (SE CIVIL CA1167); THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY, RUN N 00°06'02" E, A DISTANCE OF 2036.95 FEET, TO A WOODEN FENCE POST, HELD AS CORNER, HAVING (2) 1/2" CAPPED REBAR SET (REFERENCE CA1167), BEING 5 FEET OFFSETS TO THE SOUTH AND EAST OF WOODEN FENCE POST, RESPECTIVELY, AND BEING ON THE NORTH LINE OF SAID SECTION 31; THENCE RUN S 88°56'33" E, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 1978.43 FEET, TO A 1/2" CAPPED REBAR FOUND (MOORE); THENCE RUN S 89°02'13" E, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 686.77 FEET, TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCING AT A 4"X4" CONCRETE MONUMENT FOUND, BEING THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA: THENCE RUN N 89°02'13" W, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 686.77 FEET, TO A 1/2" CAPPED REBAR FOUND (MOORE); THENCE RUN N 88°56'33" W, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 1978.43 FEET, TO A WOODEN FENCE POST; THENCE, DEPARTING NORTH LINE OF SAID SECTION 31, RUN S 00°06'02" E, A DISTANCE OF 2036.95 FEET, TO A 1/2" CAPPED REBAR SET (SE CIVIL CA1167), ON THE NORTH RIGHT-OF-WAY OF COUNTY ROAD 54; THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY, RUN S 00°06'44" W, A DISTANCE OF 86.88 FEET, TO A 1/2" CAPPED REBAR SET (SE CIVIL CA1167), ON THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 54, FOR THE POINT OF BEGINNING; THENCE RUN S 66°55'46" E, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 764.05 FEET, TO A 1/2" CAPPED REBAR SET (SE CIVIL CA1167); THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2904.93 FEET, AN ARC LENGTH OF 702.23 FEET, (CHORD BEARS S 73°51'17" E, FOR A CHORD DISTANCE OF 700.52 FEET), TO A 1/2" CAPPED REBAR SET (SE CIVIL CA1167); THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY, RUN N 89°47'46" W, A DISTANCE OF 1376.85 FEET, TO A 1/2" OPEN END PIPE FOUND; THENCE RUN N 00°07'04" E, A DISTANCE OF 565.31 FEET, TO THE POINT OF BEGINNING.

Otherwise known as tax parcel number, **05-42-09-31-0-000-001.000**, as found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

WHEREAS, the petitioner has requested that 153.51+/- acres be rezoned from RA, Rural Agricultural District, to RSF-2, Residential Single Family District; and

WHEREAS, the Baldwin County Commission held a public hearing on June 16, 2026; 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. 15 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 153.51+/- acres (Case No. Z25-62, Morgan Property) as herein identified and described and as found within the confines of Planning (Zoning) District No. 15 from RA, Rural Agricultural District, to RSF-2, Residential Single Family District, which amends the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 15 Official Map, is hereby **APPROVED**.

DONE, under the Seal of Baldwin County, Alabama, on this the 16th day of June 2026.

Commissioner James E. Ball, Chairman

ATTEST

Roger H. Rendleman, County Administrator