

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2026-015

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **CASE No. 225-47, Roach 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 Hunter Smith with Smith, Clark, & Associates, LLC to rezone certain property, in Planning (Zoning) District No. 39, for property identified herein and described as follows:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE SOUTH 89°50'45" EAST A DISTANCE OF 667.1 FEET TO A POINT; THENCE SOUTH 00°14'10" WEST A DISTANCE OF 1293.0 FEET TO A POINT ON THE NORTH MARGIN OF THE RIGHT OF WAY OF BALDWIN COUNTY ROAD NO. 3; THENCE SOUTH 89°59'15" EAST, ALONG SAID NORTH MARGIN, A DISTANCE OF 333.2 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 89°57'27" EAST, ALONG SAID NORTH MARGIN, A DISTANCE OF 105.79 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 01°17'29" EAST A DISTANCE OF 193.39 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 89°46'24" EAST A DISTANCE OF 10.00 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 01°17'29" EAST A DISTANCE OF 4.98 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 89°46'24" EAST A DISTANCE OF 105.14 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 00°13'36" EAST A DISTANCE OF 25.47 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 89°56'42" EAST A DISTANCE OF 108.94 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 00°14'45" WEST A DISTANCE OF 223.40 FEET TO A POINT ON THE AFOREMENTIONED NORTH MARGIN MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 89°57'27" WEST A DISTANCE OF 227.69 FEET TO THE POINT OF BEGINNING, CONTAINING 47,459 SQUARE FEET (1.089 ACRES) MORE OR LESS.

Otherwise known as tax parcel number, **05-56-05-21-0-000-002.000** as found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

WHEREAS, the petitioner has requested that 1.08+/- acres be rezoned from BCZ, Base Community Zoning District, to RSF-2 Residential Single Family District; and

WHEREAS, the Baldwin County Commission held a public hearing on November 18, 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. 39 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 1.08+/- acres (Case No. Z25-47, Roach Property) as herein identified and described and as found within the confines of Planning (Zoning) District No. 39 from BCZ, Base Community Zoning District, to RSF-2, Residential Single Family District, which amends the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 39 Official Map, is hereby **APPROVED**.

DONE, under the Seal of Baldwin County, Alabama, on ~~this~~ the **18th** day of November **2025**.

Commissioner James E. Ball, Chairman

ATTEST

Roger H. Rendleman, County Administrator