STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2026-015

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **CASE No. Z25-47, Roach Property** SUCH DETERMINATION AS AUTHORIZED PURSUANT TO SECTION 45-2-261 THROUGH SECTION 45-2-261.18, <u>CODE OF ALABAMA</u> (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 89°56'42" EAST A DISTANCE OF 123.40 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 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 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 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 SOUTH 00°14'45" 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, <u>CODE OF ALABAMA</u> (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 <u>thi</u> s the 18th day of November 2025 .
	Commissioner James E. Ball, Chairman
ATTEST	
Roger H. Rendleman, County Administrate	nr