

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2026-016

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **CASE No. 225-48, Vaughan 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. 10, for property identified herein and described as follows:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 2 EAST; THENCE RUN NORTH, 57 FEET TO A POINT; THENCE RUN WEST, 368 FEET TO A POINT: THENCE RUN NORTH 00 DEGREES 00 MINUTES 07 SECONDS EAST, 87.83 FEET TO A POINT; THENCE RUN NORTH 77 DEGREES 17 MINUTES 16 SECONDS WEST, 369.03 FEET TO A POINT: THENCE RUN NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST 61.47 FEET TO A POINT; THENCE RUN SOUTH 77 DEGREES 17 MINUTES 16 SECONDS EAST 12.30 FEET TO AN IRON PIPE FOR THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY OF OLD MOBILE HIGHWAY; THENCE RUN NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, 338.28 FEET TO AN IRON PIPE; THENCE RUN NORTH 89 DEGREES 58 MINUTES 51 SECONDS EAST, 108 FEET TO AN IRON PIPE; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 10 SECONDS WEST, 362.68 FEET

TO AN IRON PIPE ON THE NORTH RIGHT-OF-WAY OF OLD MOBILE HIGHWAY; THENCE RUN NORTH 77 DEGREES 17 MINUTES 16 SECONDS WEST. 110.71 FEET TO THE POINT OF BEGINNING. BEING ONE AND THE SAME PROPERTY AS DESCRIBED IN INSTRUMENT NUMBER 2149661 AND FURTHER DESCRIBED AS:

100'(S) X 353'(S) IRR FM SW COR OF SEC 22 RUN E 625'(S), TH N 280'(S) TO POB TH N 75.8', TH W 10', TH N 150', TH E 10', TH N 104.8', TH E 95' (S), TH S 353', TH NW ALG N/L OF OLD MOBILE HWY 100'(S) TO POB SEC 22-T4S-R2E (SP-WD)

Otherwise known as tax parcel number, **05-32-05-22-0-000-061.000** as found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

WHEREAS, the petitioner has requested that 0.82+/- acres be rezoned from RSF-1, Residential Single Family 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. 10 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 0.82+/- acres (Case No. Z25-48, Vaughan Property) as herein identified and described and as found within the confines of Planning (Zoning) District No. 10 from RSF-1, Residential Single Family District, to RSF-2, Residential Single Family District, which amends the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 10 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