

**STATE OF ALABAMA**

**COUNTY OF BALDWIN**

**RESOLUTION # 2025-024**

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **CASE No. PRD24-000005 Cambridge (PRD) Site Plan** SUCH DETERMINATION AS AUTHORIZED PURSUANT TO SECTION 45-2-261 THROUGH SECTION 45-2-261.18, CODE OF ALABAMA (1975).

**WHEREAS**, KAD Properties LLC has petitioned the Baldwin County Commission to rezone certain property, in Planning (Zoning) District No. 12, for property identified herein and described as follows:

38 AC(C) THE SW1/4 OF NW1/4 LESS AND EXCEPT RD ROWS SEC 35-T 5S-R3E (QCD)

93 AC(C) FM NW COR OF SEC 35 RUN E 1330'(S) TO THE POB CONT E 2056'(S), TH S 1316'(S), TH W 653'(S), TH S 1263'(S), TH W 30', TH N 400', TH W 893'(S), TH S 400'(S), TH W 473'(S), T H N 2555'(S) TO THE POB SEC 35-T5S-R3E (ST WD)

21 AC(C) FM NW COR OF SEC 35 RUN E 3386'(S) TO THE POB TH CO NT E 699'(S), TH S 1320'(S), TH W 699'(S) TH N 1316'(S) TO T HE POB SEC 35-T5S-R3E (ST WD)

Otherwise known as tax parcel numbers, **05-42-07-35-0-000-004.000**, **05-42-07-35-0-000-002.000**, and **05-42-07-35-0-000-002.006** as found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

**WHEREAS**, the petitioner has requested a Planned Residential Development (PRD) Site Plan Approval for a residential development; and

**WHEREAS**, the Baldwin County Planning and Zoning Commission held a public hearing on October 3, 2024 and voted to recommend **Denial** of the PRD request; and

**WHEREAS**, the Baldwin County Commission held a public hearing on November 19, 2024; 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. 12 Official Map, have been met; now therefore

**BE IT RESOLVED, BY THE BALDWIN COUNTY COMMISSION, IN REGULAR SESSION ASSEMBLED**, That the petitioner's request for Planned Residential Development (PRD) Site Plan Approval (Case No. PRD24-000005, as herein identified and described and as found within the confines of Planning (Zoning) District No. 12 which amends the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 12 Official Map, is hereby **APPROVED with the following conditions**:

1. Approval of the rezoning request from RA & B-3 to RSF-2 (Z24-28, Childress Property) as well as approval of Z24-18 (Bengston Property).
2. Per the Natural Resource Planner, the two wetland delineations reflecting jurisdictional wetlands (based on the professional wetland delineators' opinions) shall be reconciled into a single document and also reflected on the PRD Site Plan to be presented to the County Commission.
3. The US Army Corp of Engineers (USACE) permit #SAM-2024-00869 will need to be approved and reflected on the PRD Sketch Plan which will need to be submitted prior to Preliminary Plat approval.
4. When the preliminary plat is submitted, the wetlands and wetland buffer may be adjusted to reflect what is shown on an acceptable wetland report, but the number of lots cannot be increased without Planning Commission approval.

DONE, Under the Seal of the County Commission of Baldwin County, Alabama, on this the 19<sup>th</sup> day of November,  
2024.

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Commissioner Matthew P. McKenzie, Chairman

*ATTEST*

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Roger H. Rendleman, County Administrator