

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2024-166

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **CASE No. PRD24-000001 Sailor's Landing (PRD) Site Plan** SUCH DETERMINATION AS AUTHORIZED PURSUANT TO SECTION 45-2-261 THROUGH SECTION 45-2-261.18, CODE OF ALABAMA (1975).

WHEREAS, Bailey Agriculture & Development, LLC has petitioned the Baldwin County Commission to rezone certain property, in Planning (Zoning) District No.22, for property identified herein and described as follows:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 98 (100' R/W), AND THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER SECTION 27, TOWNSHIP 7 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA; THENCE GO S 00°18'43" W ALONG SAID EAST LINE 2616.47 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 27; THENCE GO S 00°05'29" W ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER FOR 1329.62 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE GO S 89°50'19" W ALONG THE SOUTH LINE THEREOF 1995.44 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE GO N 00°00'26" E ALONG THE WEST LINE THEREOF 1329.11 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 27; THENCE GO THENCE GO N 89°49'27" E ALONG SAID SOUTH LINE 665.80 FEET TO THE SOUTHWEST OF THE NORTHEAST QUARTER; THENCE GO N 00°04'51" E ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 1327.56 FEET; THENCE CONTINUE ALONG SAID WEST LINE N 00°01'58" W 956.23 FEET; THENCE GO N 89°59'52" E 937.60 FEET; THENCE GO N 00°05'14" W 335.99 FEET TO ABOVE-MENTIONED SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 98; THENCE GO N 89°54'05" E ALONG SAID LINE 407.42 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 134.075 ACRES.

Otherwise known as tax parcel number, **05-53-08-27-0-000-004.000** 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 August 1, 2024 and voted to recommend **Approval** of the PRD request with the following conditions;

1. Approval of the rezoning request from RA to RSF-2 by the County Commission (the Planning Commission approved the rezoning in June).
2. ALDOT must approve 2 accesses onto US Highway 98. The southern emergency ingress/egress must meet ISO requirements for use by emergency vehicles. If ALDOT does not approve 2 entrances on Hwy 98, the access to County Rd. 95 must be a full-service entrance, and the road must meet pavement and right-of-way requirements. If the subdivision is requested in phases, all ALDOT entrances and required improvements shall be installed in the first phase of development.
3. During preliminary plat review, the traffic study must be revised to show 2 entrances onto Hwy 98.
4. Provide revised utility letters that show approval for reduced utility setbacks. If setbacks must be increased, the amount of open space reflected on the site plan (33.95 ac) must be maintained.
5. Fire flow must meet ISO requirements for home spacing (1,000+ gpm at 20 psi for spacing between 11-20 feet). If building setbacks must be increased, the amount of open space reflected on the approved site plan (33.95 ac) must be maintained.
6. The agriculture parcel has been restored to the site plan since the initial staff report was written.
7. A bike path appears to encroach into the required 30 ft. non-disturbed wetland buffer. This will require a variance from the Board of Adjustments #2. If the variance is denied, the path must be relocated.
8. The size of lots approved – 50 75-ft lots, 176 60-ft lots
9. Details for all amenities must be submitted during preliminary plat review.

and


WHEREAS, the Baldwin County Commission held a public hearing on September 17, 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. 22 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. PRD24-000001, as herein identified and described and as found within the confines of Planning (Zoning) District No.22 which amends the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 22 Official Map, is hereby **APPROVED with conditions listed above plus one additional condition of:**

1. Reducing the landscape buffer to 20' along northeast property line, where the adjacent property is zoned B-2 only and increase the landscape buffer to 40' along the out parcel that is used residentially.

DONE, Under the Seal of the County Commission of Baldwin County, Alabama, on this the 17th day of September 2024.


Commissioner Billie Jo Underwood, Chairman

ATTEST


Roger H. Rendleman, County Administrator

