

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2025-035

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **CASE No. Z24-00017 Point Clear Village** SUCH DETERMINATION AS AUTHORIZED PURSUANT TO SECTION 45-2-261 THROUGH SECTION 45-2-261.18, CODE OF ALABAMA (1975).

WHEREAS, William Dorgan, *Point Clear 98 LLC*, has petitioned the Baldwin County Commission to rezone certain property, in Planning (Zoning) District No. 26, for property identified herein and described as follows:

PID 05-56-03-31-0-000-017.000:

212'(S) X 195'(S) IRR LOT 4 POINT CLEAR VILLAGE PHASE 2 SLIDE 2683-D GR SEC 31-T7S-R2E (ST/WD)

PID 05-56-03-31-0-000-021.001 :

BEGINNING AT A 1/2" IRON REBAR WITH CAP (CA#604) LYING ON THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 32 (90' WIDE R.O.W.) AND BEING THE NORTHWEST CORNER OF LOT 1, POINT CLEAR VILLAGE, AS SHOWN ON PLAT THEREOF RECORDED ON SLIDE 2647-C IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY SOUTH 00°24'00" WEST A DISTANCE OF 88.29 FEET TO A 1/2" IRON REBAR WITH CAP (CA#565); THENCE RUN SOUTH 00°44'36" WEST A DISTANCE OF 116.20 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604); THENCE RUN SOUTH 88°03'29" EAST A DISTANCE OF 118.24 FEET TO A POINT; THENCE RUN SOUTH 04°28'59" WEST A DISTANCE OF 249.79 FEET TO A 3/4" crimped top iron pipe; THENCE RUN NORTH 22°09'05" WEST A DISTANCE OF 75.73 FEET TO A 1/2" IRON REBAR WITH CAP (CA#565); THENCE RUN NORTH 22°09'05" WEST A DISTANCE OF 163.42 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604); THENCE RUN NORTH 89°40'51" WEST A DISTANCE OF 200.51 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604) LYING ON THE EAST RIGHT-OF-WAY OF SCENIC HIGHWAY 98 (80' WIDE RIGHT-OF-WAY); THENCE RUN NORTHERLY ALONG SAID EAST RIGHT-OF-WAY AND A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3059.92 FEET, AN ARC LENGTH OF 25.70 FEET, A CHORD BEARING NORTH 20°42'43" WEST, AND A CHORD DISTANCE OF 25.70 FEET TO A 1/2" IRON REBAR WITH CAP (CA#565); THENCE RUN NORTHERLY ALONG SAID EAST RIGHT-OF-WAY AND A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3459.48 FEET, AN ARC LENGTH OF 73.23 FEET, A CHORD BEARING NORTH 20°41'30" WEST, AND A CHORD DISTANCE OF 73.23 FEET TO A 1/2" IRON REBAR; THENCE RUN NORTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY AND A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3459.18 FEET, AN ARC LENGTH OF 157.07 FEET, A CHORD BEARING NORTH 22°15'52" WEST, AND A CHORD DISTANCE OF 157.05 FEET TO A 1/2" IRON REBAR WITH CAP (CA#604) AT THE INTERSECTION OF SAID COUNTY ROAD 32 SOUTH RIGHT-OF-WAY; THENCE RUN SOUTH 89°18'19" EAST ALONG SAID SOUTH RIGHT-OF-WAY DISTANCE OF 249.62 FEET TO THE POINT OF BEGINNING.

Otherwise known as tax parcel numbers, **05-56-03-31-0-000-017.000 and 05-56-03-31-0-000-021.001** as found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

WHEREAS, the petitioner has requested that 2.2 acres be rezoned from B-2, Local Business District, to RSF-2, Residential Single-Family District; and

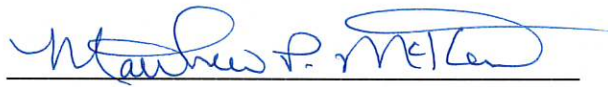
WHEREAS, the Baldwin County Planning and Zoning Commission held a public hearing on November 7, 2024 and voted to recommend **APPROVAL** of the rezoning request; and

WHEREAS, the Baldwin County Commission held a public hearing on December 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. 26 Official Map, have been met; now therefore

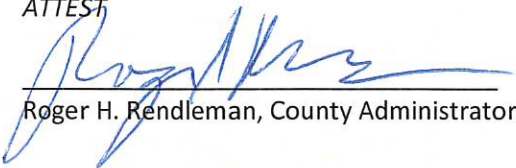
BE IT RESOLVED, BY THE BALDWIN COUNTY COMMISSION, IN REGULAR SESSION ASSEMBLED, That the petitioner's request to rezone 2.2 +/- acres (Case No. Z24-000017, Point Clear Village), as herein identified and described and as found within the confines of Planning (Zoning) District No.26 from B-2, Local Business District, to RSF-2, Residential Single-Family District which amends the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 26 Official Map, is hereby **APPROVED**.

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



Commissioner Matthew P. McKenzie, Chairman

ATTEST



Roger H. Rendleman, County Administrator

