

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2026-029

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **CASE No. Z25-58, Bertolla 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 Jade Consulting to rezone certain property, in Planning (Zoning) District No. 37, for property identified herein and described as follows:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND A PORTION OF THE WEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL LYING IN SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED REBAR (19254) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY ALABAMA; THENCE RUN SOUTH 89°-49'-19" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST OF SAID SECTION 2 A DISTANCE OF 1,330.24 FEET TO A CAPPED REBAR (ILLEGIBLE) AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE RUN SOUTH 89°-51'-01" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 1,330.33 FEET TO A CAPPED REBAR (ILLEGIBLE) AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE RUN SOUTH 00°-11'-23" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 1,326.46 TO A CAPPED REBAR (LAWLER) AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE RUN SOUTH 89°-52'-20" EAST ALONG THE NORTH LINE THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 330.03 FEET TO A CAPPED REBAR (WATTIER) AT THE NORTHEAST CORNER OF THE WEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE RUN SOUTH 00°-17'-30" WEST ALONG THE EAST LINE OF THE WEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 1,261.09 FEET TO CAPPED REBAR (WATTIER) ON THE NORTH RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY 104 (VARIABLE R/W); THENCE RUN NORTH 89°-57'-03" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1,001.86 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 00°-41'-30" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 19.61 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 89°-56'-30" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1,323.91 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE RUN NORTH 00°-32'-01" EAST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 AND A PROJECTION THEREOF A DISTANCE OF 1,294.79 FEET TO A NAIL & DISK IN THE CONCRETE FOOTING OF A FENCE POST; THENCE RUN NORTH 89°-41'-20" WEST A DISTANCE OF 676.31 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE RUN NORTH 00°-26'-09" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 1,314.90 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 148.88 ACRES, MORE OR LESS.

Otherwise known as tax parcel number, **05-46-01-02-0-000-001.505** as found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

WHEREAS, the petitioner has requested that 148.5+/- acres be rezoned from RA, Rural Agricultural District, to RSF- 2, Residential Single Family District; and

WHEREAS, the Baldwin County Commission held a public hearing on February 19, 2026; 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. 37 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 148.5+/- acres (Case No. Z25-58, Bertolla Property) as herein identified and described and as found within the confines of Planning (Zoning) District No. 37 from RA, Rural Agricultural District, to RSF-2, Residential Single Family District, which amends the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 37 Official Map, is hereby **APPROVED**.

DONE, under the Seal of Baldwin County, Alabama, as affixed on this the **19th** day of **February** 2026.

Commissioner James E. Ball, Chairman

ATTEST

Roger H. Rendleman, County Administrator