

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2025-086

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **CASE No. PRD24-000010 Two Lakes Phases 1 & 2 (PRD) Site Plan** SUCH DETERMINATION AS AUTHORIZED PURSUANT TO SECTION 45-2-261 THROUGH SECTION 45-2-261.18, CODE OF ALABAMA (1975).

WHEREAS, Lieb Engineering, LLC has petitioned the Baldwin County Commission to rezone certain property, in Planning (Zoning) District No. 30, for property identified herein and described as follows:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA;

THENCE RUN S89° 45'23"E, 1365.70 FEET TO THE POINT OF BEGINNING; THENCE RUN N00°05'08"W, 1312.02 FEET TO A POINT; THENCE RUN S89°30'59"E, 1333.55 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ROSCOE ROAD; THENCE RUN S00°26'06"W, ALONG SAID WEST RIGHT-OF-WAY LINE 1306.42 FEET TO A POINT; THENCE RUN N89°45'23"W, LEAVING SAID WEST RIGHT-OF-WAY LINE, 1321.64 FEET TO THE POINT OF BEGINNING. CONTAINING 39.90 ACRES MORE OR LESS

Otherwise known as tax parcel number, **05-61-07-35-0-000-007.000** 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 February 6, 2025 and voted to recommend **Approval** of the PRD request; and

WHEREAS, the Baldwin County Commission held a public hearing on March 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. 30 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. PRD24-000010, as herein identified and described and as found within the confines of Planning (Zoning) District No. 30 which amends the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 30 Official Map, is hereby **APPROVED with the following conditions:**

1. If the northern 30-foot landscape buffer of existing vegetation is reduced during construction or is inadequate, staff may require additional plantings.
2. If the Commission approves the construction of casitas on each site, the recorded Final Plat (Slide 2984-B) for Phase I must be amended to remove the note that no single-family dwellings are allowed.
3. For Phase II, the applicant must submit Preliminary and Final Plat applications to sell individual sites. A Construction Plan Review (CPR) application is required before starting construction or installing any improvements.

DONE, Under the Seal of the County Commission of Baldwin County, Alabama, on this the 18th day of March, 2025.

Commissioner Matthew P. McKenzie, Chairman

ATTEST

Roger H. Rendleman, County Administrator