

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2025-036

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **CASE No. Z24-000031 Volovecky Property** SUCH DETERMINATION AS AUTHORIZED PURSUANT TO SECTION 45-2-261 THROUGH SECTION 45-2-261.18, CODE OF ALABAMA (1975).

WHEREAS, Jade Consulting, LLC has petitioned the Baldwin County Commission to rezone certain property, in Planning (Zoning) District No. 15, for property identified herein and described as follows:

RMF-6:

BEGINNING AT A CAPPED REBAR (ILLEGIBLE) AT THE SOUTHEAST CORNER OF SEHOY SUBDIVISION - PHASE FOUR, AS RECORDED IN SLIDE NO. 2179-B OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, SAID POINT BEING THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, THENCE RUN NORTH 00°-05'-42" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 274.29 FEET TO A CAPPED REBAR (RESTER & COLEMAN); THENCE RUN NORTH 00°-04'-27" EAST ALONG SAID EAST LINE A DISTANCE OF 385.55 FEET TO A CAPPED REBAR (CA1064LS) ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE RUN SOUTH 89°-39'-31" EAST ALONG SAID NORTH LINE A DISTANCE OF 835.42 FEET; THENCE RUN SOUTH 00°-20'-22" WEST A DISTANCE OF 660.83 FEET; THENCE RUN SOUTH 00°-26'-29" WEST A DISTANCE OF 250.00 FEET; THENCE RUN SOUTH 89°-33'-31" EAST A DISTANCE OF 98.16 FEET; THENCE RUN SOUTH 00°-26'-29" WEST A DISTANCE OF 790.83 FEET; THENCE RUN WESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT (HAVING A DELTA OF 03°-29'-49", A RADIUS OF 630.00 FEET, A CHORD BEARING OF SOUTH 88°-41'-34" WEST, AND A CHORD LENGTH OF 38.44 FEET) AN ARC DISTANCE OF 38.45 FEET; THENCE RUN NORTH 89°-33'-31" WEST A DISTANCE OF 65.75 FEET; THENCE RUN SOUTH 00°-26'-29" WEST A DISTANCE OF 286.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE RUN NORTH 89°-33'-31" WEST ALONG SAID SOUTH LINE A DISTANCE OF 822.00 FEET TO A CRIMP TOP PIPE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE RUN NORTH 00°-14'-58" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 1,327.55 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 39.69 ACRES, MORE OR LESS.

RSF-2:

BEGINNING AT A CAPPED REBAR (ILLEGIBLE) AT THE SOUTHEAST CORNER OF SEHOY SUBDIVISION - PHASE FOUR, AS RECORDED IN SLIDE NO. 2179-B OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-14'-58" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 1,327.55 FEET TO A CRIMP TOP PIPE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE RUN NORTH 89°-35'-49" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 1,323.46 FEET TO A CAPPED REBAR (HMR) AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE RUN NORTH 00°-08'-28" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 1,326.39 FEET TO THE SOUTH LINE OF SEHOY SUBDIVISION - PHASE THREE AS RECORDED IN SLIDE NO. 2112-C OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89°-38'-51" EAST ALONG THE SOUTH LINE OF SAID SEHOY SUBDIVISION - PHASE THREE AND ALONG THE SOUTH LINE OF SAID SEHOY SUBDIVISION - PHASE FOUR A DISTANCE OF 1,325.96 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 40.36 ACRES, MORE OR LESS, AND IS THE SAME PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN REAL PROPERTY BOOK 115, PAGE 1889.

And

COMMENCING AT A CAPPED REBAR (ILLEGIBLE) AT THE SOUTHEAST CORNER OF SEHOY SUBDIVISION - PHASE FOUR, AS RECORDED IN SLIDE NO. 2179-B OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-14'-58" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 1,327.55 FEET TO A CRIMP TOP PIPE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE RUN NORTH 89°-35'-49" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 993.05 FEET TO A CAPPED REBAR (WATTIER) AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL, SAID POINT BEING THE NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE RUN SOUTH 00°-07'-55" WEST ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 705.76 FEET TO A CAPPED REBAR (MOORE); THENCE RUN SOUTH 00°-08'-40" WEST ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 412.58 FEET TO A CRIMP TOP PIPE; THENCE RUN NORTH 89°-31'-02" WEST A DISTANCE OF 209.08 FEET TO A CRIMP TOP PIPE; THENCE RUN SOUTH 00°-08'-40" WEST A DISTANCE OF 178.29 FEET TO A CAPPED REBAR (WATTIER) ON THE NORTH RIGHT-OF-WAY LINE OF PLEASANT ROAD (60' R/W); THENCE RUN NORTH 89°-33'-46" WEST ALONG SAID NORTH LINE A DISTANCE OF 121.51 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE RUN NORTH 00°-08'-43" EAST ALONG SAID WEST LINE A DISTANCE OF 1,296.26 FEET TO A CAPPED REBAR (HMR) AT THE NORTHWEST CORNER OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE RUN SOUTH 89°-35'-49" EAST ALONG THE NORTH LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 330.41 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 8.98 ACRES, MORE OR LESS, AND IS THE SAME PROPERTY DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN INSTRUMENT 1166172 LESS AND EXCEPT THE PORTION THERE OF DESCRIBED IN THE DEED RECORDED IN REAL PROPERTY BOOK 187, PAGE 257, AND FURTHER LESS AND EXCEPT THE PORTION GRANTED FOR PLEASANT ROAD RIGHT-OF-WAY.

Otherwise known as tax parcel number, **05-43-02-10-0-000-008.000, 009.000, and 014.000** as found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

WHEREAS, the petitioner has requested that ±89 acres of the property herein identified be rezoned from RA, Rural Agricultural District, RSF-E, Estate Residential, and B-2, Neighborhood Business to RSF-2, Residential Single Family District and RMF-6, Multi-Family, and

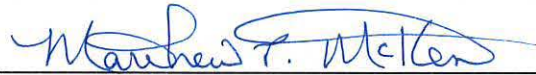
WHEREAS, the Baldwin County Planning and Zoning Commission held a public hearing on November 7, 2024 and voted to recommend **APPROVAL** of the rezoning request; and

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. 15 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 ±89 acres of the property (Case No. Z24-000031, Volovecky Property) as herein identified and described and as found within the confines of Planning (Zoning) District No. 15 from RA, Rural Agricultural District, RSF-E, Estate Residential, and B-2, Neighborhood Business to RSF-2, Residential Single Family District and RMF-6, Multi-Family, which amends the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No.15 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

