

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2025-040

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **CASE No. Z24-44, Fletcher Property** SUCH DETERMINATION AS AUTHORIZED PURSUANT TO SECTION 45-2-261 THROUGH SECTION 45-2-261.18, CODE OF ALABAMA (1975).

**WHEREAS**, Dawn Fletcher has petitioned the Baldwin County Commission to rezone certain property, in Planning (Zoning) District No. 39, for property identified herein and described as follows:

Otherwise known as tax parcel number, **05-56-01-02-0-001-009.014** found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

Commencing at the N.W. CORNER OF SEC. 2, T-7-S, R-2-E, BALDWIN COUNTY, AL; thence S.89°39'05"E., a distance of 1,503.75 feet to a POINT; thence S.00°20'55"W., a distance of 38.75 feet to a POINT ON THE NORTH R-O-W OF COUNTY ROAD 32; thence N.89°41'18"W., along said R-O-W, a distance of 254.59 feet to a 1/2" CAPPED REBAR "GEO" ON SAID R-O-W and the POINT OF BEGINNING; thence S.00°18'09"W., leaving said R-O-W, a distance of 425.13 feet to a 1/2" REBAR; thence S.65°31'08"E., a distance of 278.64 feet to a 1/2" CAPPED REBAR "GEO"; thence S.00°20'41"W., a distance of 753.59 feet to a 1/2" CAPPED REBAR "GEO"; thence N.89°37'11"W., a distance of 837.27 feet to a 1" OPEN TOP PIPE; thence N.00°16'53"E., a distance of 1,219.19 feet to a SET 5/8" CAPPED REBAR ON AFOREMENTIONED R-O-W; thence S.45°00'00"E., along said R-O-W, a distance of 4.04 feet to a SET 5/8" CAPPED REBAR ON SAID R-O-W; thence N.45°00'00"E., along said R-O-W, a distance of 55.00 feet to a SET 5/8" CAPPED REBAR ON SAID R-O-W; thence N.28°23'42"W., along said R-O-W, a distance of 40.74 feet to a SET 5/8" CAPPED REBAR ON SAID R-O-W; thence S.89°45'03"E., along said R-O-W, a distance of 562.08 feet to the POINT OF BEGINNING. Said parcel containing 22.00 acres, more or less.

**WHEREAS**, the petitioner has requested that ±22 acres of the property herein identified be rezoned from BCZ, Base Community Zoning, to B-2, Neighborhood Business and

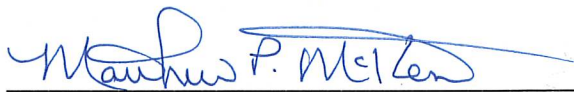
**WHEREAS**, the Baldwin County Planning and Zoning Commission held a public hearing on November 7, 2024 and voted to recommend **Approval** of the rezoning request; and

**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. 39 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 ±22 acres of the property (Case No. Z24-44, Fletcher Property) as herein identified and described and as found within the confines of Planning (Zoning) District No.39 from BCZ, Base Community Zoning District, to B-2, Neighborhood Business District, which amends the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 39 Official Map, is hereby **APPROVED**.

DONE, Under the Seal of the County Commission of Baldwin County, Alabama, on this the 17<sup>th</sup> day of **December** 2024.

  
Commissioner Matthew P. McKenzie, Chairman

ATTEST

  
Roger H. Rendleman, County Administrator