

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2026-039

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING CASE No. PRD25-08 Point Clear Golf Club – Phase 1 (PRD) Final Site Plan 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. 26, for property identified herein and described as follows:

COMMENCING AT A CAPPED REBAR (LOWREY) AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89°-56'-14" EAST ALONG THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 402.24 FEET TO A CAPPED REBAR (ILLEGIBLE); THENCE RUN SOUTH 00°-15'-31" EAST A DISTANCE OF 20.39 FEET TO A 1/2" REBAR AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN NORTH 89°-56'-14" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SLEEPY HOLLOW LANE (20' R/W) A DISTANCE OF 223.02 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 00°-03'-46" EAST A DISTANCE OF 19.61 FEET TO A CAPPED REBAR (WATTIER) ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 3 (80' R/W); THENCE RUN NORTH 89°-56'-14" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 598.19 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 45°-44'-12" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 71.18 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 3; THENCE RUN SOUTH 00°-18'-53" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1,244.75 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 00°-06'-20" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1,998.49 FEET TO A 1/2" REBAR; THENCE RUN SOUTH 89°-59'-21" WEST A DISTANCE OF 1,281.85 FEET TO A 3" OPEN TOP PIPE ON THE WEST LINE OF SAID SECTION 8; THENCE RUN SOUTH 00°-19'-26" WEST ALONG THE WEST LINE OF SAID SECTION 8 A DISTANCE OF 411.78 FEET TO A CAPPED REBAR (MOORE); THENCE RUN NORTH 89°-47'-28" EAST A DISTANCE OF 1,282.69 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 3; THENCE RUN SOUTH 00°-05'-48" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1,561.02 FEET TO A CAPPED REBAR (HMR) ON THE NORTH RIGHT-OF-WAY LINE OF JAMES LOWE LANE (60' R/W); THENCE RUN NORTH 89°-50'-17" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID JAMES LOWE LANE A DISTANCE OF 883.50 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 10°-58'-55" EAST A DISTANCE OF 572.80 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 49°-59'-49" WEST A DISTANCE OF 125.00 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN SOUTH 89°-47'-37" WEST A DISTANCE OF 420.00 FEET TO A CAPPED REBAR (WATTEIR) ON THE WEST LINE OF SAID SECTION 8; THENCE RUN SOUTH 00°-18'-05" WEST ALONG THE WEST LINE OF SAID SECTION 8 A DISTANCE OF 10.23 FEET TO A CAPPED REBAR (WATTIER); THENCE, ENTERING INTO SECTION 7 OF SAID TOWNSHIP 7 SOUTH, RANGE 2 EAST, RUN NORTH 89°-58'-36" WEST A DISTANCE OF 475.66 FEET TO A CAPPED REBAR (MOORE); THENCE RUN SOUTH 89°-59'-01" WEST A DISTANCE OF 320.79 FEET TO AN AXLE; THENCE RUN NORTH 89°-54'-46" WEST A DISTANCE OF 522.01 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 00°-27'-44" EAST A DISTANCE OF 670.06 FEET TO A CAPPED REBAR (WATTIER); THENCE RUN NORTH 89°-57'-20" WEST A DISTANCE OF 1,317.38 FEET TO A 3" PVC PIPE; THENCE RUN NORTH 00°-02'-46" EAST A DISTANCE OF 303.87 FEET TO A CRIMP TOP PIPE; THENCE RUN NORTH 00°-01'-10" EAST A DISTANCE OF 115.19 FEET TO A 1/2" REBAR; THENCE RUN NORTH 00°-00'-35" WEST A DISTANCE OF 746.44 FEET TO A 3" PVC PIPE; THENCE RUN SOUTH 89°-58'-22" EAST A DISTANCE OF 1,320.42 FEET TO A 3" PVC PIPE; THENCE RUN NORTH 00°-12'-10" EAST A DISTANCE OF 983.17 FEET TO A 1/2" REBAR; THENCE RUN NORTH 00°-11'-44" EAST A DISTANCE OF 1,857.33 FEET TO A 1-1/2" OPEN TOP PIPE ON THE NORTH LINE OF SAID SECTION 7; THENCE RUN SOUTH 89°-34'-32" EAST ALONG SAID NORTH LINE A DISTANCE OF 1,110.05 FEET TO A CAPPED REBAR (VOLKERT); THENCE RUN SOUTH 02°-41'-46" EAST A DISTANCE OF 241.63 FEET TO A 1/2" REBAR; THENCE RUN NORTH 88°-34'-04" EAST A DISTANCE OF 605.56 FEET TO A 1/2" REBAR; THENCE RUN NORTH 00°-10'-37" EAST A DISTANCE OF 204.69 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 309.87 ACRES, MORE OR LESS, AND IS A PORTION OF SECTIONS 7 & 8, TOWNSHIP 7 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

Otherwise known as tax parcel numbers, **05-56-03-07-0-000-001.000, 05-56-03-07-0-000-003.000, 05-56-03-07-0-000-003.001, 05-56-03-07-0-000-004.000, 05-56-03-08-0-000-011.000, 05-56-03-08-0-000-012.000, 05-56-03-08-0-000-013.000, 05-56-03-08-0-000-013.001 and 05-56-03-08-0-000-015.000 (Portion of)** as found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

WHEREAS, the petitioner has requested a Planned Residential Development (PRD) Final Site Plan Approval for a residential development; and

WHEREAS, the Baldwin County Commission held a public hearing on January 20, 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. 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 for Planned Residential Development (PRD) Final Site Plan Approval (Case No. PRD25-08, as herein identified and described and as found within the confines of Planning (Zoning) District No. 26 which amends the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 26 Official Map, is hereby **APPROVED with the following conditions:**

1. The traffic study is still under review, and any additional feedback may need to be addressed during Preliminary Plat Approval.
2. Any comments from the Baldwin County Highway Department regarding transportation improvements in the right-of-way should be addressed during Preliminary Plat Approval.
3. No work may commence in wetlands until the necessary U.S. Army Corps of Engineers wetland permit has been obtained.
4. The four phases shown on Preliminary Plat (1A, 1B, 1C and golf course/clubhouse) will be required to obtain CPR (Construction Plan Review) prior to commencing construction.
5. All temporary drainage improvements shall be installed in uplands until additional State/Federal permits are obtained.

DONE, under the Seal of the County Commission of Baldwin County, Alabama, on this the 20th day of January 2026.

Commissioner James E. Ball, Chairman

ATTEST

Roger H. Rendleman, County Administrator