

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2026-002

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **CASE No. Z25-43, Kramer 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 Jay Broughton to rezone certain property, in Planning (Zoning) District No. 30, for property identified herein and described as follows:

BEGINNING AT A ½ INCH CAPPED REBAR FOUND (ILLEGIBLE), MARKING THE NORTHWEST CORNER OF MIFLIN MANOR, AS SHOWN IN MAP OR PLAT THEREOF, RECORDED IN SLIDE 2083-F, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND ALSO BEING ON THE EAST RIGHT-OF-WAY OF WILSON ROAD (60 FEET RIGHT-OF-WAY):

THENCE RUN N 00°11'00"W, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1292.66 FEET, TO A 5/8 INCH CAPPED REBAR SET (DEWBERRY CA-1109-LS), ON THE SOUTH RIGHT-OF-WAY OF MIFLIN ROAD (80 FEET RIGHT-OF-WAY);

THENCE RUN S 89°31'40" E, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 536.16 FEET, TO A 5/8 INCH CAPPED REBAR SET (DEWBERRY CA-1109-LS), ON THE SOUTH RIGHT-OF-WAY OF MIFLIN ROAD (80 FEET RIGHT-OF-WAY);

THENCE RUN S 00°14'42" W, LEAVING SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 170.00 FEET, TO A 5/8 INCH CAPPED REBAR SET (DEWBERRY CA-1109-LS);

THENCE RUN S 89°31'38" E, A DISTANCE OF 105.00 FEET, TO A 5/8 INCH CAPPED REBAR SET (DEWBERRY CA-1109-LS);

THENCE RUN S 00°14'42" W, A DISTANCE OF 1118.76 FEET, TO A 5/8 INCH CAPPED REBAR SET (DEWBERRY CA-1109-LS), ON THE NORTH LINE OF THE AFOREMENTIONED MIFLIN MANOR;

THENCE RUN N 89°52'30"W, ALONG SAID NORTH LINE, A DISTANCE OF 631.50 FEET, TO A ½ INCH CAPPED REBAR FOUND (ILLEGIBLE), ON THE EAST RIGHT-OF-WAY OF WILSON ROAD (60 FEET RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING, PARCEL CONTAINING 18.44 ACRES, MORE OR LESS, AND BEING SITUATED IN SECTION 7, TOWNSHIP 8 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA.

Otherwise known as tax parcel number, **05-62-03-07-0-001-015.000** as found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

WHEREAS, the petitioner has requested that 18.44+/- acres be rezoned from RA, Rural Agricultural District, to RSF-1, Residential Single Family District; and

WHEREAS, the Baldwin County Commission held a public hearing on October 21, 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 to rezone 18.44+/- acres (Case No. Z25-43, Kramer Property) as herein identified and described and as found within the confines of Planning (Zoning) District No. 30 from RA, Rural Agricultural District, to RSF-1, Residential Single Family District, which amends the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 30 Official Map, is hereby **APPROVED**.

DONE, under the Seal of Baldwin County, Alabama, as affixed on this the 21st day of October 2026.



Commissioner Matthew P. McKenzie, Chairman

ATTEST


Roger H. Rendleman, County Administrator