

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2026-028

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **CASE No. Z25-57, Hahn 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 Michael Hahn to rezone certain property, in Planning (Zoning) District No. 14, for property identified herein and described as follows:

Commence at the Southeast Corner of the Southwest Quarter of Section 32, Township 6 South, Range 3 East, and run thence Westwardly along the South margin of said Section 32, a distance of 1,533 feet, more or less; thence run Northwardly 900 feet, more or less to a six inch square concrete right of way marker on the South margin of County Road 32 at Highway right of way Centerline Station PT 61 + 90. 37 BK; from said concrete right of way monument continue North 44 .14 feet to the centerline of said County Highway; thence run South 63 degrees 34 minutes East, 4 41. 7 9 feet for a Point of Beginning; thence continue South 63 degrees 32 minutes West, 282.89 feet to an iron pin marker; thence run South 60 degrees 05 minutes West 133. 12 feet to a crimp top iron pipe marker; thence run South 89 degrees 45 minutes West 314.08 feet to an iron pin marker; thence run North 30 degrees 19 minutes East, 528. 54 feet to the Point of Beginning. SUBJECT TO a right of way easement over and across the Southeastern margin thereof in use as part of Etta Smith Road and SUBJECT TO a right of way easement over and across the North 40 feet thereof in use as part of County Highway 32. Tract lies in the Southwest Quarter of Section 32, Township 6 South, Range 3 East, Baldwin County, Alabama.

Otherwise known as tax parcel number, **05-47-09-32-0-000-069.003** as found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

WHEREAS, the petitioner has requested that 3.3+/- acres be rezoned from BCZ, Base Community Zoning District, to B-2, Neighborhood Business District; and

WHEREAS, the Baldwin County Commission held a public hearing on December 16, 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. 14 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 3.3+/- acres (Case No. Z25-57, Hahn Property) as herein identified and described and as found within the confines of Planning (Zoning) District No. 14 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. 14 Official Map, is hereby **APPROVED**.

DONE, under the Seal of Baldwin County, Alabama, on this the **16th** day of December **2025**.

Commissioner James E. Ball, Chairman

ATTEST

Roger H. Rendleman, County Administrator