

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2025-133

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **CASE No. PRD25-000002 Long Bayou Preserve (PRD) Site Plan** SUCH DETERMINATION AS AUTHORIZED PURSUANT TO SECTION 45-2-261 THROUGH SECTION 45-2-261.18, CODE OF ALABAMA (1975).

WHEREAS, Sunbelt Consulting, LLC – Richard Cobb has petitioned the Baldwin County Commission to rezone certain property, in Planning (Zoning) District No. 30, for property identified herein and described as follows:

All of the East Half of Section 36, Township 8 South, Range 4 East, Baldwin County Alabama, that lies North of the Intracoastal Waterway (A.K.A. Portage Creek), and South and West of Long Bayou

Otherwise known as tax parcel numbers, **05-61-07-36-0-000-001.000 (part of)** and **05-61-07-36-4-001-002.000**, as found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

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

WHEREAS, the Baldwin County Commission held a public hearing on June 24, 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 for Planned Residential Development (PRD) Site Plan Approval (Case No. PRD25-000002, as herein identified and described and as found within the confines of Planning (Zoning) District No. 30 which amends the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 30 Official Map, is hereby **APPROVED with the following conditions:**

1. Approval of the rezoning request from RA to RSF-2.
2. Standalone County Commission approval for construction of private roads.
 - a. Any subdivision application shall include verification of approval by the City of Orange Beach of the roadway traversing properties within the corporate limits of the City of Orange Beach.
3. Staff requests the Building Permit 180-day deadline required by section 18.3.4 be increased to one (1) calendar year from the date of County Commission approval.
 - a. The PRD approval letter shall be obtained by the applicant prior to approval of any building permits
4. The closeout requirements of section 18.10.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
 - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
 - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or County Commission approval, as applicable.
 - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
5. Any signage installed on the site shall require separate review and approval as required by Article 16.
 - a. Further memorialize that section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners,

streamers or captive balloons, or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind.

6. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the PRD Approval letter shall necessitate additional review by the County Commission.
7. Per section 18.10.1 the Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

DONE, under the Seal of the County Commission of Baldwin County, Alabama, on this the 24th day of June, 2025.

Commissioner Matthew P. McKenzie, Chairman

ATTEST

Roger H. Rendleman, County Administrator