

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2024-065

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **CASE No. Z23-46, Dyas Property** SUCH DETERMINATION AS AUTHORIZED PURSUANT TO SECTION 45-2-261 THROUGH SECTION 45-2-261.18, CODE OF ALABAMA (1975).

**WHEREAS**, Dewberry Engineers, Inc. has petitioned the Baldwin County Commission, on behalf of DCF, LLC, to rezone certain property, in Planning (Zoning) District No. 15, for property identified herein and described as follows:

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 5/8 INCH REBAR FOUND BEING THE NORTHWEST CORNER OF SAINT AUGUSTINE PHASE 2, AS SHOWN IN MAP OR PLAT THEREOF RECORDED ON SLIDE 2470-A, PROBATE RECORDS, BALDWIN COUNTY ALABAMA, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF RIGSBY ROAD; THENCE RUN N00°15'35"E, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1120.77 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF A 100 FEET ALABAMA POWER COMPANY EASEMENT, RECORDED IN DEED BOOK 194, PAGE 285, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN S47°18'36"E, ALONG SAID SOUTHWESTERLY LINE OF POWER EASEMENT, A DISTANCE OF 1648.70 FEET, MORE OR LESS, TO A 5/8 INCH CAPPED REBAR FOUND (CA-1109-LS) AT THE NORTHEAST CORNER OF SAINT AUGUSTINE PHASE 3, AS SHOWN IN MAP OR PLAT THEREOF RECORDED ON SLIDE 2470-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN S89°51'50"W, ALONG THE NORTH LINE OF SAINT AUGUSTINE PHASE 3 (SLIDE 2470-B) AND CONTINUING ALONG THE NORTH LINE OF SAINT AUGUSTINE PHASE 2 (SLIDE 2470-A), A DISTANCE OF 1216.93 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINING 15.66 ACRES, MORE OR LESS.

Otherwise known as tax parcel number, **05-43-06-14-0-000-001.000** as found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

**WHEREAS**, the petitioner has requested that 19± acres be rezoned from RSF-2, Residential Single Family District, to RSF-4 Residential Single Family District and

**WHEREAS**, the Baldwin County Planning and Zoning Commission held a public hearing on January 4, 2024 and voted to recommend **Denial** of the rezoning request; and

**WHEREAS**, the Baldwin County Commission held a public hearing on February 20, 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. 15 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 19± acres (Case No. Z23-46, Dyas Property) as herein identified and described and as found within the confines of Planning (Zoning) District No. 15 from RSF-2, Residential Single Family District to RSF-4, Residential Single Family District, which amends the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 15 Official Map, is hereby **APPROVED**.

DONE, Under the Seal of the County Commission of Baldwin County, Alabama, on this the 20<sup>th</sup> day of February 2024.

  
Commissioner Billie Jo Underwood, Chairman

ATTEST

  
Roger H. Rendleman, County Administrator

