

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2025-002

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **CASE No. Z24-000027 Corn Branch, LLC Property** SUCH DETERMINATION AS AUTHORIZED PURSUANT TO SECTION 45-2-261 THROUGH SECTION 45-2-261.18, CODE OF ALABAMA (1975).

WHEREAS, Smith Clark & Associates, LLC – Hunter Smith has petitioned the Baldwin County Commission, on behalf of Corn Branch, LLC, to rezone certain property, in Planning (Zoning) District No. 14, for property identified herein and described as follows:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE SOUTH 89°50'40" EAST A DISTANCE OF 33.03 FEET TO A POINT ON THE EAST MARGIN OF THE RIGHT OF WAY OF BLUEBERRY LANE MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 00°07'34" EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 320.22 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 45°03'38" EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 14.00 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 00°25'02" EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 30.04 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 45°20'55" WEST, ALONG SAID EAST MARGIN, A DISTANCE OF 13.88 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 00°07'56" EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 785.93 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 00°07'56" EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 356.98 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 44°04'03" EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 14.00 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 00°30'27" EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 29.98 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 44°59'48" WEST, ALONG SAID EAST MARGIN, A DISTANCE OF 13.94 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 00°10'17" EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 371.87 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE, DEPARTING SAID EAST MARGIN, NORTH 89°52'28" EAST A DISTANCE OF 321.78 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 00°08'43" WEST A DISTANCE OF 778.75 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 89°52'28" WEST A DISTANCE OF 321.89 FEET TO THE POINT OF BEGINNING, CONTAINING 250,287 SQUARE FEET (5.746 ACRES) MORE OR LESS.

Otherwise known as tax parcel number, **05-47-05-22-0-000-015.001** found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

WHEREAS, the petitioner has requested that ±5.7 acres of the property be rezoned from RA, Rural Agricultural, to RSF-1, Residential Single Family and

WHEREAS, the Baldwin County Planning and Zoning Commission held a public hearing on August 1, 2024 and voted to recommend **Denial** of the rezoning request; and

WHEREAS, the Baldwin County Commission held a public hearing on October 15, 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. 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 ±5.7 acres of the property (Case No. Z24-000027, Corn Branch, LLC Property) as herein identified and described and as found within the confines of Planning (Zoning) District No. 14 from RA, Rural Agricultural, to RSF-1, Residential Single Family 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 the County Commission of Baldwin County, Alabama, on this the 15th day of October 2024.

ATTEST


Roger H. Rendleman, County Administrator


Commissioner Billie Jo Underwood, Chairman

