

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2019-088

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **Case No. Z-19019, Breedin Property** SUCH DETERMINATION AS AUTHORIZED PURSUANT TO SECTION 45-2-261 THROUGH SECTION 45-2-261.18, CODE OF ALABAMA (1975).

WHEREAS, Larry Smith, P.E. has petitioned the Baldwin County Commission to rezone certain property, in Planning (Zoning) District No. 15, for property identified herein and described as follows:

PARCEL 1:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE ALONG THE CENTER LINE OF FORMER COUNTY HIGHWAY 27, NOW STATE HIGHWAY 181, NORTH 00°23'19" EAST A DISTANCE OF 2659.60 FEET TO A POINT; THENCE NORTH 89°44'03" EAST A DISTANCE OF 106.28 FEET TO THE EAST MARGIN OF SAID STATE HIGHWAY, SAID POINT BEING THE POINT OF BEGINNING MARKED BY A CAPPED IRON ROD (REBAR); THENCE ALONG SAID EAST MARGIN, FOLLOWING A NON-TANGENTIAL 9408.99' RADIUS CURVE TO THE LEFT A DISTANCE OF 214.40 FEET (CHORD BEARS NORTH 02°30'19" WEST, 214.40'); THENCE DEPARTING SAID EAST MARGIN, NORTH 89°44'03" EAST A DISTANCE OF 347.34 FEET TO A POINT MARKED BY AN IRON ROD (REBAR); THENCE SOUTH 00°23'19" WEST A DISTANCE OF 214.25 FEET TO A POINT MARKED BY AN IRON ROD (REBAR); THENCE SOUTH 89°44'03" WEST A DISTANCE OF 336.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 73166 SQUARE FEET (1.68 ACRES), MORE OR LESS.

PARCEL 2:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE ALONG THE CENTER LINE OF FORMER COUNTY HIGHWAY 27, NOW STATE HIGHWAY 181, NORTH 00°23'19" EAST A DISTANCE OF 2783.85 FEET TO A POINT; THENCE NORTH 89°44'03" EAST A DISTANCE OF 95.46 FEET TO THE EAST MARGIN OF SAID STATE HIGHWAY, SAID POINT BEING THE POINT OF BEGINNING MARKED BY A CAPPED IRON ROD (REBAR); THENCE ALONG SAID EAST MARGIN FOLLOWING A NON-TANGENTIAL 9408.99' RADIUS CURVE TO THE LEFT A DISTANCE OF 41.16 FEET (CHORD BEARS NORTH 03°17'00" WEST, 41.16'); THENCE CONTINUING ALONG SAID EAST MARGIN, NORTH 03°22'34" WEST A DISTANCE OF 258.14 FEET TO THE POINT OF A 4509.70' RADIUS CURVE TO THE RIGHT MARKED BY A CONCRETE MONUMENT; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EAST MARGIN A DISTANCE OF 22.44 FEET (CHORD BEARS NORTH 03°14'00" WEST, 22.44'); THENCE DEPARTING SAID EAST MARGIN, NORTH 89°44'03" EAST A DISTANCE OF 368.34 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 00°23'19" WEST A DISTANCE OF 321.30 FEET TO A POINT MARKED BY AN IRON ROD (REBAR); THENCE SOUTH 89°44'03" WEST A DISTANCE OF 347.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 114966 SQUARE FEET (2.64 ACRES), MORE OR LESS.

Otherwise known as tax parcel number, **05-43-06-23-0-000-026.005**, as found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

WHEREAS, the petitioner has requested that the property herein identified be rezoned from B-2, Neighborhood Business District, to B-3, General Business District; and

WHEREAS, the Baldwin County Planning and Zoning Commission held a public hearing on May 2, 2019, and voted to recommend approval of rezoning to B-3, General Business District; and

WHEREAS, the Baldwin County Commission held a public hearing on June 18, 2019; 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 the property (Case No. Z-19019, Breedin Property) as herein identified and described and as found within the confines of Planning (Zoning) District No. 15 from B-2, Neighborhood Business District, to B-3, General Business 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 18th day of June 2019.

ATTEST



Wayne A. Dyess, County Administrator



Honorable Charles F. Gruber, Chairman

