

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2020-003

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **Case No. Z-19025, Retirement Systems of Alabama Property**, SUCH DETERMINATION AS AUTHORIZED PURSUANT TO ACT NO. 91-719, AS AMENDED.

WHEREAS, Tim Lawley, on behalf of the Retirement Systems of Alabama, has petitioned the Baldwin County Commission to rezone certain property, in Planning (Zoning) District No. 26, for property identified herein and described as follows:

LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 28 OF THE NORTH POINT CLEAR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED ON SLIDE 77-A IN THE OFFICE OF THE JUDGE OF PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF U.S. SCENIC HIGHWAY 98; THENCE RUN SOUTH 20°29'11" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 115.50 FEET TO A 3/4" CRIMP TOP IRON PIPE FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 20°29'11" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 150.23 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 63°18'22" WEST A DISTANCE OF 14.38 FEET TO A POINT ON THE SEAWARD SIDE OF A CONCRETE BULKHEAD; THENCE RUN NORTH 63°18'22" WEST ALONG SAID BULKHEAD A DISTANCE OF 25.26 FEET TO A POINT; THENCE RUN NORTH 20°23'49" EAST ALONG SAID BULKHEAD A DISTANCE OF 57.54 FEET TO A POINT; THENCE RUN NORTH 59°42'12" WEST ALONG SAID BULKHEAD A DISTANCE OF 86.67 FEET TO A POINT; THENCE RUN NORTH 59°41'07" WEST ALONG SAID BULKHEAD A DISTANCE OF 79.68 FEET TO A POINT; THENCE RUN NORTH 65°04'55" WEST ALONG SAID BULKHEAD A DISTANCE OF 24.21 FEET TO A POINT; THENCE RUN NORTH 65°57'07" WEST ALONG SAID BULKHEAD A DISTANCE OF 59.02 FEET TO A POINT; THENCE RUN NORTH 66°04'27" WEST ALONG SAID BULKHEAD A DISTANCE OF 54.40 FEET TO A POINT; THENCE RUN SOUTH 23°32'39" WEST ALONG SAID BULKHEAD A DISTANCE OF 62.74 FEET TO A POINT; THENCE RUN NORTH 66°00'50" WEST ALONG SAID BULKHEAD A DISTANCE OF 143.92 FEET TO A POINT; THENCE RUN NORTH 75°20'30" WEST ALONG SAID BULKHEAD A DISTANCE OF 139.09 FEET TO A POINT; THENCE RUN NORTH 86°49'21" WEST ALONG SAID BULKHEAD A DISTANCE OF 42.46 FEET TO A POINT; THENCE RUN SOUTH 85°54'19" WEST ALONG SAID BULKHEAD A DISTANCE OF 52.19 FEET TO A POINT; THENCE RUN NORTH 03°08'03" WEST ALONG SAID BULKHEAD A DISTANCE OF 15.24 FEET TO A POINT; THENCE RUN NORTH 84°43'13" EAST ALONG SAID BULKHEAD A DISTANCE OF 79.26 FEET TO A POINT; THENCE RUN SOUTH 75°58'37" EAST ALONG SAID BULKHEAD A DISTANCE OF 87.49 FEET TO A POINT; THENCE RUN SOUTH 77°38'06" EAST ALONG SAID BULKHEAD A DISTANCE OF 38.10 FEET TO A POINT ON THE MEAN HIGH-WATER LINE, THE MEAN HIGH-WATER LINE RUNS ALONG THE 0.74' CONTOUR LINE (NAVD'88); THENCE RUN NORTH 48°57'10" EAST ALONG SAID MEAN HIGH-WATER A DISTANCE OF 11.12 FEET TO A POINT; THENCE RUN NORTH 38°26'34" EAST ALONG SAID MEAN HIGH-WATER A DISTANCE OF 93.30 FEET TO A POINT; THENCE RUN NORTH 58°51'21" EAST ALONG SAID MEAN HIGH-WATER A DISTANCE OF 5.43 FEET TO A POINT; THENCE RUN NORTH 06°57'08" EAST ALONG SAID MEAN HIGH-WATER A DISTANCE OF 19.01 FEET TO A POINT; THENCE LEAVING SAID MEAN HIGH-WATER SOUTH 65°51'49" EAST A DISTANCE OF 43.78 FEET TO A 1" OPEN TOP IRON PIPE; THENCE CONTINUE SOUTH 65°51'49" EAST A DISTANCE OF 448.43 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED PARCEL CONTAINING 1.27 ACRES, MORE OR LESS.

Said property consisting of approximately 1.27 acres.

Otherwise known as a part of tax parcel number **05-45-07-36-0-000-002.004** 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 TR, Tourist Resort District, to HDR, High Density Residential District; and

WHEREAS, the Baldwin County Planning and Zoning Commission held a public hearing on September 5, 2019, and voted to recommend **DENIAL** to the Baldwin County Commission; and

WHEREAS, the Baldwin County Commission held a public hearing on October 15, 2019; and

WHEREAS, the requirements of Act No. 91-719, as amended by Act No. 93-668, as amended by Act No. 98-665, as amended by Act No. 2006-609, and further amended by Act No. 2010-719, regarding procedures to consider this rezoning request, which would affect the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 26 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-19025, Retirement Systems of Alabama Property) as herein identified and described and as found within the confines of Planning (Zoning) District No. 26 from TR, Tourist Resort District, to HDR, High Density Residential District, which amends the Planning (Zoning) District Boundary Designations of the Planning (Zoning) District No. 26 Official Map, is hereby **APPROVED**.

DONE, Under the Seal of the County Commission of Baldwin County, Alabama, on this the **15th** day of **October, 2019**.

Honorable Charles F. Gruber, Chairman

ATTEST:

Wayne A. Dyess, County Administrator