

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2020-005

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **Case No. Z-19038, Bankester Family Property** SUCH DETERMINATION AS AUTHORIZED PURSUANT TO SECTION 45-2-261 THROUGH SECTION 45-2-261.18, CODE OF ALABAMA (1975).

WHEREAS, The Broadway Group has petitioned the Baldwin County Commission to rezone certain property, in Planning (Zoning) District No. 4, for property identified herein and described as follows:

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 2 EAST OF BALDWIN COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL MARKING THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 2 EAST AND HAVING ALABAMA STATE PLANE COORDINATES (WEST ZONE, NAD '83) OF NORTH: 272607.65, EAST: 1847043.80; THENCE SOUTH 89 DEGREES 41 MINUTES 22 SECONDS WEST, 2125.17 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHEAST RIGHT-OF-WAY INTERSECTION OF RIVER ROAD (60 FOOT RIGHT-OF-WAY) AND STATE HIGHWAY 225 (RIGHT-OF-WAY VARIES) AND THE POINT OF BEGINNING.

THENCE, FROM THE POINT OF BEGINNING AND ALONG SAID WEST MARGIN OF STATE HIGHWAY 225, SOUTH 07 DEGREES 01 MINUTE 11 SECONDS EAST, 295.00 FEET TO A 1/2-INCH CAPPED IRON PIN (CA#003); THENCE, ALONG SAID WEST MARGIN, SOUTH 88 DEGREES 00 MINUTES 49 SECONDS EAST, 5.00 FEET TO A 1/2-INCH CAPPED IRON PIN (CA#003); THENCE, CONTINUE ALONG SAID WEST MARGIN, SOUTH 04 DEGREES 19 MINUTES 03 SECONDS EAST, 114.16 FEET TO A 1-INCH CRIMP TOPPED PIPE; THENCE, LEAVING SAID WEST MARGIN, SOUTH 89 DEGREES 35 MINUTES 14 SECONDS WEST, 313.49 FEET TO A 1-INCH CRIMP TOPPED PIPE; THENCE NORTH 00 DEGREES 17 MINUTES 57 SECONDS EAST, 413.68 FEET TO A 1/2-INCH CAPPED IRON PIN (CA#003) MARKING THE SOUTH RIGHT-OF-WAY MARGIN OF RIVER ROAD (60 FOOT RIGHT-OF-WAY); THENCE, ALONG SAID MARGIN, SOUTH 88 DEGREES 59 MINUTES 20 SECONDS EAST, 261.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.72 ACRES MORE OR LESS.

Otherwise known as tax parcel numbers, **05-29-10-32-0-000-004.000**, 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 RSF-E, Single Family Estate District, to RR, Rural District; and

WHEREAS, the Baldwin County Planning and Zoning Commission held a public hearing on September 5, 2019, and voted to recommend denial of the rezoning request; and

WHEREAS, the Baldwin County Commission held a public hearing on October 15, 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. 4 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-19038, Bankester Family Property) as herein identified and described and as found within the confines of Planning (Zoning) District No. 4 from RSF-E, Single Family

Estate District, to RR, Rural District which amends the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 4 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 Gruber, Chairman

ATTEST

Wayne Dyess, County Administrator