

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2022-014

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **CASE No. Z-21034, LAZZARI PROPERTY** SUCH DETERMINATION AS AUTHORIZED PURSUANT TO SECTION 45-2-261 THROUGH SECTION 45-2-261.18, CODE OF ALABAMA (1975).

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

21-495 LEGAL DESCRIPTIONS

PIN 098406 AS DEEDED ON INSTRUMENT NO. 523280:

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 3 EAST, ST. STEPHENS MERIDIAN, BALDWIN COUNTY, ALABAMA, EXCEPTING 20 FEET OFF THE NORTH END DEEDED TO COUNTY FOR A PUBLIC HIGHWAY.

BEING MORE PARTICULARLY DESCRIBED AS (WITH APPARENT RIGHT-OF-WAYS REMOVED):

COMMENCING AT THE CENTERLINE INTERSECTION OF BALDWIN COUNTY ROAD NO. 64 AND LOXLEY HEIGHTS ROAD; THENCE SOUTH A DISTANCE OF 40 FEET TO A POINT ON THE SOUTH MARGIN OF SAID COUNTY ROAD 64, (80 FOOT RIGHT-OF-WAY); THENCE ALONG THE SAID SOUTH MARGIN WEST A DISTANCE OF 660 FEET TO THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN; THENCE CONTINUE WEST ALONG SAID SOUTH MARGIN A DISTANCE OF 330 FEET TO A POINT; THENCE DEPARTING SAID SOUTH MARGIN SOUTH A DISTANCE OF 1268 FEET TO A POINT ON THE NORTH MARGIN OF, OR AN EXTENSION THEREOF, LOXLEY HEIGHTS ROAD WEST, (24 FOOT RIGHT-OF-WAY); THENCE ALONG SAID NORTH MAGIN EAST A DISTANCE OF 330 FEET TO A POINT; THENCE DEPARTING SAID NORTH MARGIN NORTH A DISTANCE OF 1268 FEET TO THE POINT OF BEGINNING, CONTAINING 418,440 SQUARE FEET, (9.61 ACRES), MORE OR LESS.

PIN 084074 AS DEEDED ON INSTRUMENT NO. 1558562:

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 3 EAST, ST. STEPHENS MERIDIAN, BALDWIN COUNTY, ALABAMA, EXCEPTING 20 FEET OFF THE NORTH END DEEDED TO COUNTY FOR A PUBLIC HIGHWAY.

BEING MORE PARTICULARLY DESCRIBED AS (WITH APPARENT RIGHT-OF-WAYS REMOVED):

COMMENCING AT THE CENTERLINE INTERSECTION OF BALDWIN COUNTY ROAD NO. 64 AND LOXLEY HEIGHTS ROAD; THENCE SOUTH A DISTANCE OF 40 FEET TO A POINT ON THE SOUTH MARGIN OF SAID COUNTY ROAD 64, (80 FOOT RIGHT-OF-WAY); THENCE ALONG THE SAID SOUTH MARGIN WEST A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN; THENCE CONTINUE WEST ALONG SAID SOUTH MARGIN A DISTANCE OF 620 FEET TO A POINT; THENCE DEPARTING SAID SOUTH MARGIN SOUTH A DISTANCE OF 1268 FEET TO A POINT ON THE NORTH MARGIN OF, OR AN EXTENSION THEREOF, LOXLEY HEIGHTS ROAD WEST, (24 FOOT RIGHT-OF-WAY); THENCE ALONG SAID NORTH MAGIN EAST A DISTANCE OF 620 FEET TO A POINT ON THE WEST MARGIN OF THE AFORESAID LOXLEY HEIGHTS ROAD; THENCE DEPARTING SAID NORTH MARGIN AND ALONG SAID WEST MARGIN NORTH A DISTANCE OF 1268 FEET TO THE POINT OF BEGINNING, CONTAINING 786,160 SQUARE FEET, (18.05 ACRES), MORE OR LESS.

Otherwise known as tax parcel number, **05-42-05-16-0-000-007.003 and 007.001**, 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, Residential Single Family Estate District, to RA, Rural Agriculture District; and

**WHEREAS**, the Baldwin County Planning and Zoning Commission held a public hearing on October 7, 2021, and voted to recommend **Approval** of the rezoning request; and

**WHEREAS**, the Baldwin County Commission held a public hearing on November 16, 2021; 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-21034, Lazzari Property) as herein identified and described and as found within the confines of Planning (Zoning) District No.15 from RSF-E, Residential Single Family Estate District, to RA, Rural Agriculture 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 16th day of November 2021.

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Commissioner James E. Ball, Chairman

ATTEST

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Wayne Dyess, County Administrator