



## COUNTY COMMISSION

BALDWIN COUNTY

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MEMBERS

DIST. 1. FRANK BURT, JR.  
2. ROBERT E. (BOB) JAMES  
3. J. TUCKER DORSEY  
4. CHARLES F. GRUBER

March 6, 2014

Mr. W. Allen Cox  
Highway 31, LLC  
32128 Broken Branch Circle  
Spanish Fort, Alabama 36527

**RE: Case No. S-14004 - Development Permit Approval for Coyote Subdivision**

Dear Mr. Cox:

In regards to Case No. S-14004, Coyote Subdivision, the Baldwin County Commission, during its regularly scheduled meeting held on March 6, 2014, took the following actions:

- 1) Approved the Development Permit submitted by Highway 31, LLC for Coyote Subdivision (a 4 lot subdivision located on approximately 20.04 acres, to be known as Coyote Subdivision); and
- 2) Adopted *Resolution #2014-062* which approves the same.

Enclosed is a **fully executed copy** of *Resolution #2014-062* for your file.

If you have any questions or need further assistance, please do not hesitate to contact me at (251) 972-6833 or Vince Jackson, Planning Director, at (251) 580-1655.

Sincerely,

CHARLES F. GRUBER, Chairman  
Baldwin County Commission

CFG/met Item DA1

cc: Vince Jackson  
Seth Peterson  
Laurie Rumbaugh  
Cal Markert

ENCLOSURE

STATE OF ALABAMA  
COUNTY OF BALDWIN

RESOLUTION # 2014-062

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING CASE NO. S-14004, COYOTE SUBDIVISION, SUCH DETERMINATION AS AUTHORIZED PURSUANT TO 1973 ALA. ACTS 1094, AS AMENDED, ALA. CODE SECTION 45-2-261.02 (1975), AS AMENDED, ALA. CODE SECTION 11-24-1 THROUGH 7 (1975), AS AMENDED, AND ALA. CODE SECTION 11-52-30, ET SEQ. (1975), AS AMENDED.

WHEREAS, W. Allen Cox on behalf of Hwy 31, LLC, has petitioned the Baldwin County Commission for Development Permit approval of a 4 lot subdivision to be known as Coyote Subdivision, for property as identified herein and described as follows:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN N89°22'36"W, ALONG THE SOUTH LINE OF SAID SECTION 7, 1637.82 FEET TO THE INTERSECTION OF SAID SOUTH LINE OF SECTION 7 AND THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31; THENCE RUN N06°17'06"E, ALONG SAID WEST RIGHT-OF-WAY LINE, 1913.96 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN N89°36'09"W, 1235.99 FEET TO A POINT; THENCE RUN N00°22'04"E, 683.00 FEET TO A POINT; THENCE RUN S89°36'09"E, 1333.48 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31, SAID POINT LOCATED ON A CURVE TO THE LEFT, HAVING A RADIUS OF 5412.88 FEET AND A DELTA ANGLE OF 05°39'18"; THENCE RUN SOUTHWESTWARDLY, ALONG SAID CURVE AND WEST RIGHT-OF-WAY LINE, AN ARC LENGTH OF 534.24 FEET (CHORD BEARS S09°08'09"W, 534.02 FEET) TO THE P.T. THEREOF; THENCE RUN S06°17'06"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 156.00 FEET TO THE POINT OF BEGINNING.

Otherwise known as tax parcel number, 05-33-03-07-0-000-003.000, as found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

WHEREAS, the petitioner has requested Development Permit approval of a 4 lot subdivision to be known as Coyote Subdivision, for the property herein identified, which is unzoned; and

WHEREAS, the Permitting/Subdivision staff have reviewed the submitted materials and have determined that the proposed subdivision complies with the requirements of the Baldwin County Subdivision Regulations and said Permitting/Subdivision staff have recommended approval of the same to the Baldwin County Commission; and

WHEREAS, approval of the plat as submitted will also approve the use of an existing private street to access subdivision lots; and

WHEREAS, the Baldwin County Commission held a public hearing on March 6, 2014; and

WHEREAS, the requirements of 1973 Ala. Acts 1094, as amended, Ala. Code Section 45-2-261.02 (1975), as amended, Ala. Code Section 11-24-1 through 7 (1975), as amended, and Ala. Code Section 11-52-30, et seq. (1975), as amended, regarding procedures to consider this subdivision request, have been met; now therefore

BE IT RESOLVED, BY THE BALDWIN COUNTY COMMISSION, IN REGULAR SESSION ASSEMBLED, that the petitioner's request for Development Permit approval of a 4 lot subdivision for the property (Case No. S-14004, Coyote Subdivision) as herein identified and described as set forth in this instrument is hereby APPROVED.

DONE, Under the Seal of the County Commission of Baldwin County, Alabama, on this 6th day of March, 2014.

ATTEST:   
David A. Z. Brewer, County Administrator

  
Honorable Charles F. Gruber, Chairman

