

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2025-085

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **CASE No. Z24-57 Smith Property** SUCH DETERMINATION AS AUTHORIZED PURSUANT TO SECTION 45-2-261 THROUGH SECTION 45-2-261.18, CODE OF ALABAMA (1975).

WHEREAS, Baldwin County Planning and Zoning Department has petitioned the Baldwin County Commission, on behalf of Angelina Smith, to rezone certain properties, in Planning (Zoning) District No. 12, for properties identified herein and described as follows:

288'(S) X 183'(S) IRR COM AT THE SW COR OF SE1/4 OF SEC 14 R UN TH E 800'(S), TH NW 537'(S) FOR POB TH CONT NW 275'(S), T H NE 144.9', TH SE 288'(S), TH SW 183'(S) TO POB SEC 14-T5S- R3E (WD)

AND

Commencing at the Southwest corner of the Southwest Quarter of the Southeast quarter of Section 14, Township 5 South, Range 3 East, Baldwin County, Alabama; run thence North 89 degrees 58 minutes 25 seconds East, along the South boundary of said Southwest quarter of the Southeast Quarter, a distance of 787.00 feet to a point; run thence North 27 degrees 58 minutes 52 seconds west, a distance of 796 .00 feet to the Point of Beginning of the herein described property; continue thence North 27 degrees 58 minutes 52 seconds West, a distance of 318.19 feet to a point; run thence North 64 degrees 16 minutes 08 seconds East, a distance of 59.05 feet to a point on the curved Southwesterly right of way line of Alabama State Highway No. 59 1 (U. S. Highway No. 90) , run thence Southeastwardly along the arc of a curve to the right a distance of 305.18 feet to a point, (said curve having a radius of 2805.48 feet); run thence South 53 degrees 01 minutes 08 seconds West a distance of 144.93 feet to the Point of Beginning. Containing 0.74 acres, more or less.

BEING SUBJECT HOWEVER TO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 14, Township 5 South, Range 3 East, Baldwin County, Alabama; run thence North 0 degrees 02 minutes 47 seconds West, along the west boundary of said Southwest Quarter of the Southeast Quarter, a distance of 856.00 feet to a point; run thence North 64 degrees 16 minutes 08 seconds East, a distance of 294.10 feet to the Point of Beginning of the herein described easement; continue thence North 64 degrees 16 minutes 08 seconds East, a distance of 59.05 feet to a point on the Southwesterly right of way line of U.S. Highway No. 90 (Alabama State Highway No. 59); run thence Southeastwardly along the arc of the curved Southwesterly right of way line for said U.S. Highway No. 90, a distance of 21.44 feet to a point; (said curve having a radius of 2805.48 feet and a chord that bears South 46 degrees 53 minutes 29 seconds East); run thence South 64 degrees 16 minutes 08 seconds West, a distance of 66.00 feet to a point; run thence North 27 degrees 58 minutes 52 seconds west, a distance of 20.01 feet to the Point of Beginning.

Otherwise known as tax parcel number, **05-42-06-14-0-000-015.000 and 05-42-06-14-0-000-016.001** as found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

WHEREAS, the petitioner has requested that 1.76 acres be rezoned from B-3, General Business to B-4, Major Commercial, and

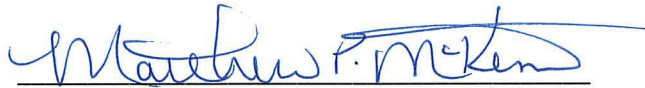
WHEREAS, the Baldwin County Planning and Zoning Commission held a public hearing on February 6, 2025 and voted to recommend **Approval** of the rezoning request; and

WHEREAS, the Baldwin County Commission held a public hearing on March 18, 2025; 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. 12 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 1.76 +/- acres (Case No. Z24-57, Smith Property) as herein identified and described and as found within the confines of Planning (Zoning) District No.12 from B-3, General Business to B-4, Major Commercial, which amends the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 12 Official Map, is hereby **APPROVED.**

DONE, Under the Seal of the County Commission of Baldwin County, Alabama, on this the 18th day of March, 2025.



Commissioner Matthew P. McKenzie, Chairman

ATTEST



Roger H. Rendleman, County Administrator

