

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION # 2025-023

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **CASE No. Z24-000040 Hamm Enterprises LTD Property** SUCH DETERMINATION AS AUTHORIZED PURSUANT TO SECTION 45-2-261 THROUGH SECTION 45-2-261.18, CODE OF ALABAMA (1975).

WHEREAS, Dewberry Engineer, Inc. has petitioned the Baldwin County Commission, on behalf of Kurtis and Marion Keifer, to rezone certain property, in Planning (Zoning) District No. 33, for property identified herein and described as follows:

A parcel being the Northern portion of Lot 3268 of Spanish Cove Subdivision as recorded in Map Book 9 page 33 in the Probate Records of Baldwin County, Al being more particularly described as follows: Beginning at a 1" OPEN TOP PIPE AT THE NW CORNER OF LOT 3268 OF SPANISH COVE SUBDIVISION IN MAP BOOK 9 PG 33, ; thence S89°56'17"E, a distance of 666.85 feet to a 1/2" CAPPED REBAR "0085" on the West line of Spanish Cove 2005 Re-Sub as recorded on Slide 2355 B & C; Thence Southerly along the West line of said Subdivision along the following courses: thence S15°55'59"E, a distance of 125.40 feet to a 1/2" CAPPED REBAR "0085"; thence S00°26'11"W, a distance of 49.95 feet to a 1/2" CAPPED REBAR "0085"; thence N89°38'50"W, a distance of 25.77 feet to a 1/2" CAPPED REBAR "0085"; thence S00°21'10"W, a distance of 101.52 feet to a 1/2" CAPPED REBAR "0085"; thence N76°44'42"E, a distance of 25.57 feet to a 1/2" CAPPED REBAR "0085"; thence S04°04'10"E, a distance of 95.00 feet to a 1/2" CAPPED REBAR "0085"; thence S89°29'09"E, a distance of 10.00 feet to a 1/2" CAPPED REBAR "0085"; thence S00°31'27"W, a distance of 50.00 feet to a 1/2" CAPPED REBAR "0085"; thence S89°29'09"E, a distance of 45.40 feet to a 1/2" CAPPED REBAR "0085"; thence S00°17'10"W, a distance of 119.15 feet to a 1/2" CAPPED REBAR "0085" at the SW corner of said Subdivision; thence S00°19'14"E, a distance of 843.63 feet to a 1" OPEN TOP; thence S89°31'32"W, a distance of 763.59 feet to a 1/2" CAPPED REBAR "0085"; thence N00°04'03"W, a distance of 1,381.10 feet to the POINT OF BEGINNING, said parcel containing 23.42 acres, more or less.

Otherwise known as tax parcel number, **05-52-08-33-4-007-001.000** found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

WHEREAS, the petitioner has requested that ±22.87 acres of the property be rezoned from RA, Rural Agricultural, to RSF-3, Residential Single Family and

WHEREAS, the Baldwin County Planning and Zoning Commission held a public hearing on October 3, 2024 and voted to recommend Denial of the rezoning request; and

WHEREAS, the Baldwin County Commission held a public hearing on November 19, 2024; 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. 33 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 ±22.87 acres of the property (Case No. Z24-000040, Hamm Enterprises LTD Property) as herein identified and described and as found within the confines of Planning (Zoning) District No. 33 from RA, Rural Agricultural, to RSF-3, Residential Single Family which amends the Planning (Zoning) District Boundary designations of the Planning (Zoning) District No. 33 Official Map, is hereby **APPROVED**.

DONE, Under the Seal of the County Commission of Baldwin County, Alabama, on this the 19th day of November 2024.


Commissioner Matthew P. McKenzie, Chairman

ATTEST


Roger H. Rendleman, County Administrator

