

Mary Booth presented the application for development permit approval for a 37-lot subdivision on approximately 15.3 acres located on the south side of US Highway 98 east of County Road 91 in the Lillian area. The property is zoned RMF-6 in Planning District 33. Mrs. Booth reported no deficiencies and recommendation of approval by staff.

David Diehl and Jared Landry were present to represent the applicant and answer questions. Hope Cassebaum spoke in opposition.

Brandon Bias made a motion to approve the request. Daniel Nance seconded the motion. All members voted aye. **Motion to approve Case S-20068 Fields Crossing Development Permit approval carries on a vote of 5-0.**

e.) CASE S-20069 HOOKBONE RV PARK FINAL SITE PLAN APPROVAL

Mary Booth presented the application for final site plan approval for a 41 site RV resort on approximately 4.77 acres located on the west side of State Highway 59 south of Vaughn Road in the Summerdale area. The property is unzoned in Planning District 18. Mrs. Booth reported no deficiencies and recommendation of approval by staff.

Mrs. Booth answered questions. Chris Lieb, Ricky Hudson, and Arthur Yoas signed up in favor of the request. Mr. Lieb and Mr. Hudson spoke and answered questions. Brad Chambers and Brianne Bryant signed up in opposition and spoke. Arthur Yoas also spoke.

Brandon Bias made a motion to approve the request. Daniel Nance seconded the motion. Robert Davis voted nay. All members voted aye. **Motion to approve Case S-20069 Hookbone RV Park Final Site Plan Approval carries on a vote of 4-1.**

f.) CASE S-20071 FLAT CREEK ESTATES RESUB OF LOT 1 DEVELOPMENT PERMIT APPROVAL

Mary Booth presented the application for development permit approval for a 7-lot subdivision on approximately 86.3 acres located on the west side of Brady Road north of River Road in the Styx River area. The property is zoned RA in Planning District 12. Mrs. Booth reported no deficiencies and recommendation of approval by staff.

Randal Tillman was present to represent the applicant. Mr. Tillman answered questions. Cindy Weeks spoke in opposition.

Plumer Tonsmeire made a motion to approve the request. Kevin Murphy seconded the motion. All members voted aye. **Motion to approve Case S-20071 Flat Creek Estates Resub of Lot 1 Development Permit Approval carries on a vote of 5-0.**

VII. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) CASE TA-20002 TEXT AMENDMENTS TO ARTICLE 7 AND ARTICLE 22

Vince Jackson presented the proposed Text Amendments to the Baldwin County Zoning Ordinance Article 7 and Article 22 as they pertain to Off-street Parking Requirements for the TR, Tourist Resort District Mr. Jackson reported recommendation of approval by staff.

There was no one present to speak in favor or opposition of the request. Mr. Jackson answered questions from the commission.

Daniel Nance made a motion to recommend approval. Robert Davis seconded the motion. All members voted aye. **Motion to approve Case TA-20002 Text Amendments to Article 7 and Article 22 carries on a vote of 5-0.**

b.) CASE P-20011 NGUYEN PROPERTY CONDITIONAL USE APPROVAL

Vince Jackson presented the request for Conditional Use Approval to allow construction of a telecommunications facility on approximately 8 acres located on the on the west side of James Road, west of County Road 12 South. The property is zoned RA in Planning District 30.

Ryan Shahan was present to represent the applicant and answer questions. There was no one present in opposition.

Kevin Murphy made a motion to approve the request with conditions. Plumer Tonsmeire seconded the motion. Brandon Bias voted nay. All other members voted aye. **Motion to approve Case P-20011 Nguyen Property Conditional Use Approval for a wireless telecommunications facility carries on a vote of 4-1 with the conditions listed below.**

- **Approval shall be for this applicant and this location only.**
- **An 8' tall fence with a landscaped buffer shall be installed.**
- **Lighting, as recommended in the U.S. Navy comments shall be installed.**
- **A Baldwin County Land Use Certificate shall be obtained no later than six (6) months from the date of Conditional Use approval. The Planning Commission may grant additional time if deemed necessary.**
- **Any expansion of or changes to the proposed wireless telecommunication facility shall necessitate additional review and approval by the Planning Commission.**
- **The Planning Commission may impose additional conditions as it sees fit.**

c.) CASE P-20012 SEAMAN CAPITAL, LLC PROPERTY CONDITIONAL USE APPROVAL

Linda Lee presented the request for Conditional Use Approval to allow a retail store exceeding 8,000 square feet on approximately 2.09 acres located on the southwest intersection of US Highway 98 and County Road 97. The property is zoned B-2 in Planning District 22. Mrs. Lee reported recommendation of approval by staff subject to conditions.

Mrs. Lee answered questions form the commission. Tara Mathias was present to represent the applicant and answer questions. There was no one present in opposition.

Daniel Nance made a motion to approve the request. Kevin Murphy seconded the motion. All members voted aye. **Motion to approve Case P-20012 Seaman Capital,**