

Greg Seibert made a motion to recommend denial based on the danger to the intersection of US Highway 98 and County Road 91 and the issue of compatibility with the density of this development vs. the rest of the area. Bill Booher seconded. All members voted aye. **Motion to recommend denial of Case Z22-5 Swift Land & Timber LLC Property based on the danger to the intersection of US Highway 98 and County Road 91 and the issue of compatibility with the density of this development vs. the rest of the area carries on a vote of 6-0.**

c.) Case Z22-6 Action Auto Wholesale Property

Request to rezone approximately 1.00 acres from B-2 to B-3 to allow used car sales and a tire shop on the property. The subject property is located at 34382 US Highway 98 in Planning District 33.

Matthew Brown presented the case and reported recommendation of approval by staff. There was no one signed up to speak in favor or opposition of the request. Michael Mullek made a motion to recommend approval. Robert Davis seconded the motion. All members voted aye. **Motion to recommend approval of Case Z22-6 Action Auto Wholesale Property rezoning request from B-2 to B-3 carries on a vote of 6-0.**

d.) Case Z22-7 Herndon Property

Request to rezone approximately 4.27 acres from RSF-1 to RSF-2 to allow lots with 80' frontage to a depth of 200'. The subject property is located south of County Road 32, west of Calloway Drive in Planning District 26.

Celena Boykin presented the case and reported recommendation of approval by staff with conditions and answered questions. Applicant Ray Herndon addressed the commission and answered questions. William Omeara spoke in oppositions. Mrs. Boykin reported numerous letters and calls in opposition. Mr. Brown, and Weesie Jeffords answered commission questions.

Bill Booher made a motion to recommend denial based on the density in the area. Michael Mullek seconded the motion. All members voted aye. **Motion to recommend denial of Case Z22-7 Herndon Property rezoning from RSF-1 to RSF-2 based on the density carries on a vote of 6-0.**

e.) Case Z22-8 Vasut Properties

Request to rezone approximately 39 acres from RA to RSF-4 to allow development of a residential subdivision. The subject property is located on the west side of State Highway 59 south of Thompson Road in Planning District 12.

Celena Boykin presented the request and reported recommendation of approval by staff and answered questions. Ercil Godwin was present to represent the applicant. Greg Nave spoke in opposition.

Daniel Nance made a motion to recommend approval for the rezoning request to County Commission. Greg Seibert seconded the motion. Michael Mullek voted nay. All other members voted aye. **Motion to recommend approval for Case Z22-8 Vasut Property rezoning request from RA to RSF-4 carries on a vote of 5-1.**

f.) Case Z22-9 Bertolla Properties LLC Property

Request to rezone approximately 44.4 acres from RSF-2 and RSF-E to RSF-3 to allow development of a residential subdivision. The subject property is located on the south side of Rebel Road east of State Highway 181 in Planning District 15.

Michael Mullek recused himself from this case. Matthew Brown presented the case and reported recommendation of approval by staff. David Diehl with SE Civil and Jessica McDill spoke in favor of the request. Neal Arnold, Cristina Nave, Alex Bailey, Miranda Merritt, Daryl Cleworth, Adrienne Jones, Kelly Stewart, James Lassiter, Brien Griggers, Stephen George, Bailey Chastang, Greg Nave, and Jason Sanders spoke in opposition. Matthew Bailey and David Wilson signed up in opposition but did not speak.

Greg Seibert made a motion to recommend denial based on influx of traffic in the area and questions regarding compatibility when it comes to density. Robert Davis seconded the motion. Michael Mullek was recused. All other members voted aye. **Motion to recommend denial of Case Z22-9 Bertolla Properties LLC based on the traffic carries on a vote of 5-0.**

g.) Case TA-22001 Amendments to the Baldwin County Zoning Ordinance

Proposed amendments to the Baldwin County Zoning Ordinance.

Matthew Brown presented the proposed text amendments to the Baldwin County Zoning Ordinance and reported recommendation of approval by staff.

Chris Head spoke in opposition of the Aquaculture amendments. Kelly Stewart requested amendments to the Planning District 15 Local Provisions to only allow RSF-E and RSF-1 residential zoning and to take out the section that refers to property values.

After discussion, Daniel Nance made a motion to recommend approval of the proposed text amendments with conditions. Bill Booher seconded the motion. All members voted aye. **Motion to approve Case TA-22001 Amendments to the Baldwin County Zoning Ordinance with the conditions listed below carried on a vote of 6-0.**

- **Strike the language in District 15 local provisions regarding property values to make it clear that only rezonings to RSF-E and RSF-1 will be permitted in District 15.**
- **Strike the Aquaculture language.**
- **Revisit food truck language to ensure that it is sufficiently comprehensive.**

VIII. OLD BUSINESS

a.) Case Z-19009 Seaglade at St. Andrews Bay PRD 1-Year Extension Request

Request for a 1-year extension for PRD on property located on the south side of State Highway 180 west of Triple Tail Lane and east of Pontoon Lane in the Fort Morgan area. The subject property is zoned RSF-1 and RSF-4 in Planning District 25.

Ashley Campbell presented the request and reported recommendation of approval of the extension by staff. Mrs. Campbell stated this is the second and last PRD extension request the applicant can ask for. There was no one signed up to speak in favor or opposition of the request.

Robert Davis made a motion to approve the extension. Daniel Nance seconded the motion. All members voted aye. **Motion to approve Case Z-19009 Seaglade at St. Andrews Bay PRD 1-Year Extension carries on a vote of 6-0.**