

V. ANNOUNCEMENTS/REGISTRATION

Chairman Pumphrey explained the public hearing registration and meeting procedures.

VI. CONSIDERATION OF APPLICATIONS AND REQUESTS – OLD BUSINESS

a.) Case CSP22-41, ECOVERY

The applicant is requesting Commission Site Plan Approval to construct a 28,560 sq. ft. building on the property.

The case was presented by Celena Boykin.

Kevin Sloan signed up to speak for the applicant.

James Waters was signed up in opposition.

Mr. Mullek made the motion to approve subject to listed conditions from the staff report and combining the lots. Mr. Padgett made the second. All members voted in favor of the motion. **Motion to approve case CSP22-41, E-Covery, carried on a vote of 8-0.**

VII. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES

a.) Case Z23-8 and PRD23-1, Retirement Systems of Alabama Property

The applicant is requesting to rezone 7.2+/- acres from OR to RSF-1 to allow residential development on the parcel.

Ms. Boykin presented the case.

Melissa Currie, Clyde Johnston, Max Vaughn were present for the applicant.

Tracy Frost, Carroll Sullivan, William Mitzger and Thomas Pilcher were present in opposition.

Mr Booher made the motion to DENY request PRD23- 1, Oaks at the Colony, Mr. Tonsmeire made the second, Mr. Bias recused himself from this case. **Mr. Tonsmeire, Mr. Seibert, Mr Booher and Mr. Fletcher voted in favor of the motion to deny. Mr. Padgett, Mr. Mullek and Ms. Burnett were opposed to the motion. Motion to recommend Denial, carried on a vote of 4-3.**

Mr Booher made the motion to DENY request Z23-8, Retirement Systems of Alabama Property, Mr. Seibert made the second, Mr. Bias recused himself from this case. **Mr. Tonsmeire, Mr. Mullek, Mr. Seibert, Mr Booher and Mr. Fletcher voted in favor of the motion to deny. Mr. Padgett and Ms. Burnett were opposed to the motion. Motion to recommend Denial, carried on a vote of 5-2.**

b.) Case Z23-9, Mako Forestry Corp. Property

The applicant is requesting to rezone 3.06+/- acres from B-3 to RR to allow forestry related equipment to be stored on the property.

The case was presented by Cory Rhodes.

Michael Manning was present for the applicant.

No one was present in opposition.

Mr Bias made the motion to Recommend APPROVAL of the request. Mr. Mullek made the second. All members voted in favor of the motion. **Motion to Recommend APPROVAL of Case Z23-9, Mako Forestry Corp. Property carried on a vote of 8-0.**

c.) Case Z23-10, Torres Property

The applicant is requesting to rezone 1.56+/- acres from RSF-2 to B-2 to allow expansion of the parking lot for the adjacent restaurant.

The case was presented by Crystal Bates.

Seth Moore was present for the applicant.

No one was present in opposition.

Mr Booher made the motion to Recommend APPROVAL of the request. Mr. Seibert made the second. All members voted in favor of the motion. **Motion to Recommend APPROVAL of Case Z23-10, Torres Property carried on a vote of 8-0.**

d.) Case Z23-12, Scopolites Property

The applicant is requesting to rezone the west 205 feet of lot 2 from RSF-E to B-2 to allow commercial/office warehouse use of the property.