

- **A Baldwin County Land Use Certificate and building permit 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.**
- **All signage must comply with Article 16 of the Baldwin County Zoning Ordinance.**
- **Any expansion of the proposed facility shall necessitate additional review by the Planning Commission.**

d.) CASE Z-20008 LAMBERT VENTURES LLC PROPERTY

Vince Jackson presented the rezoning request for property located on the south side of US Highway 90, west of Bay Branch Drive in Planning District 28. The request is to rezone approximately 13 acres from RSF-2 to RA to allow for a landscape business to operate on the parcel.

Mr. Jackson reported recommendation of approval by staff and answered questions. Applicant Jay Oberkirch and his real estate agent Thomas Wiggins signed up in favor of the request and answered questions. Tim Sowell and John Storey signed up and spoke in opposition of the request.

Nancy Mackey made a motion to recommend approval. Bonnie Lowery seconded the motion. All members voted aye. **Motion to recommend approval for Case Z-20008 rezoning request from RSF-2 to RA carries on a vote of 5-0.**

e.) CASE Z-20009 HRABOVSKY PROPERTY

Vince Jackson presented the rezoning request for property located to the south and west of Yorkshire Subdivision in Planning District 15. The request is to rezone approximately 23 acres from RSF-4 to RSF-E to allow agricultural and residential use of the property.

Mr. Jackson reported recommendation of approval by staff and answered questions. Applicant Cheryl Hrabovsky addressed the commission and answered questions. Gary Taylor spoke in opposition.

Bonnie Lowery made a motion to recommend approval. Plumer Tonsmeire seconded the motion. All members voted aye. **Motion to recommend for Case Z-20009 rezoning request from RSF-4 to RSF-E carries on a vote of 5-0.**

f.) CASE S-20012 SWEATT PROPERTY

Vince Jackson presented the rezoning request for property located to the west side of State Highway 181 and Rigsby Road in Planning District 15. The request is to rezone approximately 23.22 acres from RSF-1, RMF-6 and B-2 to HDR, High Density Residential to allow a 270-unit apartment home community on the property.

Mr. Jackson reported recommendation of approval by staff. Trey Jinright spoke on behalf of the applicant. John Spivey spoke on behalf of the owner. Joe Stein signed

up in favor of the request but did not speak. There was no opposition to the request.

Jason Padgett made a motion to recommend approval. Robert Davis seconded the motion. Bonnie Lowery voted nay, all other members voted aye. **Motion to recommend approval for Case Z-20012 rezoning request from RSF-1, RMF-6 and B-2 to HDR carries on a vote of 4-1.**

g.) CASE Z-20016 PUCKETT PROPERTY

Vince Jackson presented the rezoning request for property located on the north side of County Road 64, east of State Highway 181 in Planning District 15. The request is to rezone 1 acre of an approximately 7.26 acre from RSF-E to B-3 to allow commercial use on the property.

Mr. Jackson reported recommendation of approval by staff and answered questions. were present in favor of the request. Ercil Godwin with Sawgrass Consulting spoke on behalf of the applicant. Angelo Fermo, the owner of the proposed business, answered questions also. There was no one present in opposition.

Nancy Mackey made a motion to recommend approval. Jason Padgett seconded the motion. All members voted aye. **Motion to recommend approval for Case Z-20016 rezoning request from RSF-E to B-3 carries on a vote of 5-0.**

h.) CASE Z-20017 PELFREY PROPERTY

Vince Jackson presented the rezoning request for property located on the west side of County Road 93, south of Sunset Drive in Planning District 22. The request is to rezone approximately 13.9 acres from RSF-1 to RA to allow residential and agricultural use of the property.

Mr. Jackson reported recommendation of approval by staff. Mr. Jackson also reported to telephone calls expressing support for the request. There was no one present in opposition. The owner Brett Pelfrey addressed the Commission and answered questions.

Jason Padgett made a motion to recommend approval. Bonnie Lowery seconded the motion. All members voted aye.

Motion to recommend approval for Case Z-20017 rezoning request from RSF-1 to RA carries on a vote of 5-0.

i.) CASE Z-20018 DCF, LLC PROPERTY

Vince Jackson presented the rezoning request for property located on the southeast intersection of Larry Street Road and Rigsby Road in Planning District 15. The request is to rezone approximately 38 acres from RA to RSF-2 to allow the development of a single-family residential subdivision on the parcel.