

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.

Mr. Jackson reported recommendation of approval by staff and answered questions. David Diehl with SE Civil was present to represent the applicant and answer questions. There was no one present in opposition of the request.

Bonnie Lowery made a motion to recommend approval. Plumer Tonsmeire seconded the motion. All members voted aye. **Motion to recommend approval for Case Z-20018 rezoning request from RA to RSF-2 carries on a vote of 5-0.**

j.) CASE Z-20020 CAHOON PROPERTY

Mr. Jackson presented the rezoning request for property located on the northeast intersection of County Road 26 and Collins Lane in Planning District 20. The request is to rezone approximately 4.5 acres from RSF-1 to RMH to allow expansion of an existing, grandfathered Manufactured Housing Park on the parcel.

Mr. Jackson answered questions and reported recommendation of approval by staff. Mr. Jackson also reported the recommendation of approval was written prior to receiving considerable opposition to the request.

Applicant and owner Bob Cahoon addressed the Commission and answered questions. present in opposition. David Green, Mark Mattox, Thomas Rachel, Rodger Tindal, and Magnolia Springs Mayor Kim Koniar spoke in opposition. Susan Lolly Turner, Robert Turner, Kaye Tindal, John Palughi, and Marlon Foster signed up in opposition but did not speak.

Jason Padgett made a motion to recommend denial. Nancy Mackey seconded the motion. All members voted aye. **Motion to recommend denial of Case Z-20020 rezoning request from RSF-1 to RMH carries on a vote of 5-0.**

k.) CASE Z-20021 DIXON COMPANY, LLC PROPERTY

Vince Jackson presented the rezoning request for property located on the south side of Newberry Lane east of Magnolia Springs Highway in Planning District 21. The request is to rezone approximately 10 acres from CR to RR to allow the single-family use of the property with reduced building setbacks.

Mr. Jackson reported recommendation of approval by staff and answered questions. Janet Cobb and Dusty Cole spoke in favor of the request. Richard Newberry signed up in opposition but did not speak.

Nancy Mackey made a motion to recommend approval. Bonnie Lowery seconded the motion. All members voted aye. **Motion to recommend approval for Case Z-20021 rezoning request from CR to RR carries on a vote of 5-0.**

l.) CASE Z-20023 BALDWIN COUNTY BOARD OF EDUCATION PROPERTY

Vince Jackson presented the rezoning request for property located on the south side of County Road 64, west of County Road 54 East in Planning District 15. The request is