

## **VII. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASES**

### **a.) CASE P-21001 ALBEE PROPERTY CONDITIONAL USE APPROVAL**

DJ Hart presented the request for conditional use approval to allow an airplane hangar on approximately 4.5 acres located at 33599 Sunset Drive. The property is zoned RA in Planning District 22. Mrs. Hart reported recommendation of approval subject to conditions.

Applicant Keith Albee was present to answer questions. There was no one present in opposition.

Jason Padgett made a motion to approve of the request. Daniel Nance seconded the motion. All members voted aye. **Motion to approve Case P-21001 Albee Property Conditional Use Approval to build a 70' x 75' building to be used as an airplane hangar subject to the conditions listed below carries on a vote of 6-0.**

- **Approval shall be for this applicant and this location only.**
- **A Baldwin County Land Use Certificate Shall be obtained no later than six months from the date of Conditional Use Approval.**
- **Any expansion or changes to the site plan shall necessitate additional review by the Planning Commission.**

### **b.) CASE P-21002 PITTMAN PROPERTY CONDITIONAL USE APPROVAL**

DJ Hart presented the request for conditional use approval to allow an office-warehouse facility with buildings for boat and RV storage on approximately 1.56 acres located on the north side of Milton Jones Road, west of State Highway 181. The property is zoned B-2 in Planning District 15.

The applicant requested to table the request.

Kevin Murphy made a motion to table the request. Bonnie Lowery seconded the motion. All members voted aye. **Request to table Case P-21002 Pitman Property Conditional Use Approval carries on a vote of 6-0.**

### **c.) CASE Z-21002 SUTE PROPERTY**

Celena Boykin presented the request to rezone approximately 4.7 acres from RSF-1 to B-4 to allow commercial use of the property. The subject property is located at 10275 County Road 64 North in Planning District 15.

This applicant requested to have this request tabled.

Daniel Nance made a motion to table the request. Robert Davis seconded the motion. All members voted aye. **Request to table Case Z-21002 Sute Property rezoning request carries on a vote of 6-0.**

### **d.) CASE Z-21003 GARLOCK PROPERTY**

Celena Boykin presented the request to rezone approximately .53 acres from RSF-1 and RSF-2 to RA to allow for a residence and home occupation on the property. The

subject property is located at 34933 Boykin Boulevard in Planning District 22.

Mrs. Boykin read the requirements for a Home Occupation. Mrs. Boykin reported recommendation of approval by staff and answered questions.

Applicant Joshua Garlock addressed the Commission and answered questions. Jana Alarid and Jerry Kee spoke in favor of the request. Eddie Goodwill signed up in favor but did not speak.

Dr. Susan Wells, Larry Conley, and Mary Joe Conley spoke in opposition of the request.

Daniel Nance made a motion to recommend approval. Bonnie Lowery seconded the motion. All members voted aye. **Motion to recommend approval for Case Z-21003 Garlock Property rezoning request from RSF-1 and RSF-2 to RA carries on a vote of 6-0.**

**e.) CASE Z-21006 MIDDLETON PROPERTY**

Linda Lee presented the request to rezone approximately 2.11 acres from RSF-E to B-4 to allow a storage facility on the property. The subject property is located at 25120 Rawls Road in Planning District 12.

Mrs. Lee reported a telephone call from adjacent property owner Charles Fincher in opposition. Mrs. Lee also reported recommendation of approval by staff and answered questions. Tom Granger was present to represent the applicant and answer questions. There was no one present to speak in opposition of the request.

Jason Padgett made a motion to recommend approval. Daniel Nance seconded the motion. All members voted aye. **Motion to recommend approval for Case Z-21006 Middleton Property rezoning request from RSF-E to B-4 carries on a vote of 6-0.**

**f.) CASE Z-21007 E & T ENTERPRISES PROPERTY**

Linda Lee presented the request to rezone approximately 75.93 acres from RA to RSF-2 to allow single family development on the property. The subject property is located on the southeast corner of County Road 12 South and Nall Road in Planning District 21. Mrs. Lee reported recommendation of approval by staff.

Ercil Godwin with Sawgrass Consultant was present to represent the applicant. Niel Trimble and David Walters spoke in opposition of the request. Gregory Kaiser signed up in opposition but did not speak.

Jason Padgett made a motion to recommend approval. Robert Davis seconded the motion. Kevin Murphy voted nay all other members voted aye. **Motion to recommend approval for Case Z-21007 E & T Enterprises Property rezoning request from RA to RSF-2 carries on a vote of 5-1.**