

approval. The Planning Commission may grant additional time if deemed necessary.

- If signage is proposed, a Sign Permit application demonstrating compliance with Article 16 of the zoning ordinance, shall be submitted to and approved by the Planning and Zoning Department.
- Storm water facilities are to be installed and inspected prior to the start of construction.
- Any major changes and/or additions shall result in further review and approval by the Planning Commission.

Mr. Church returned to his place with the commission.

b.) CASE Z-21033 KITTRELL PROPERTY REZONING REQUEST

Request to rezone approximately 14.71 acres from RSF-1 to RA to allow agricultural uses of the property. The subject property located on the south side of US Highway 98 east of Hillcrest Road in Planning District 33.

Linda Lee presented the request and reported recommendation of approval by staff. Douglas Bailey was present to answer questions. There was no one present in opposition.

Michael Mullek made a motion to recommend approval. Ernie Church seconded the motion. All members voted aye. **Motion to recommend approval of Case Z-21033 rezoning request from RSF-1 to RA carries on a vote of 6-0.**

c.) CASE Z-21034 LAZZARI PROPERTY REZONING REQUEST

Request to rezone approximately 27.66 acres from RSF-E to RA to allow an open-air storage facility on the parcel. The subject property located on the south side of County Road 64 east of McBride Road in Planning District 15.

Linda Lee presented the request and reported recommendation of approval by staff, adding that any future commercial use on the subject property will likely receive a recommendation of denial. Hunter Smith was present to represent the applicant. There was no one present in opposition.

After discussion between commission members and staff Greg Seibert made a motion to recommend approval. Robert Davis seconded the motion. All members voted aye. **Motion to recommend approval for Case Z-21034 rezoning request from RSF-E to RA carries on a vote of 6-0.**

d.) CASE Z-21035 TWIN OAKS CO. PROPERTY REZONING REQUEST

Request to rezone approximately 4.22 acres from B-3 to B-4 to allow more diverse commercial development on the parcel. The subject property located in the median of the Foley Beach Express in Planning District 30.

DJ Hart presented the request and reported recommendation of approval by staff. Tom