

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

Granger was present to represent the applicant. There was no one present in opposition.

Michael Mullek made a motion to recommend approval. Plumer Tonsmeire seconded the motion. All members voted aye. **Motion to recommend approval of Case Z-21035 rezoning request from B-3 to B-4 carries on a vote of 6-0.**

**e.) PROPOSED LAND DISTURBANCE ORDINANCE**

**FOR FLOOD PRONE AREAS OR TERRITORIES WITH PROBABLE EXPOSURE TO FLOODING IN UNINCORPORATED BALDWIN COUNTY**

A new proposed land disturbance ordinance that would help control filling, grading, dredging, and similar land disturbance activities which may increase flood damage or erosion, by applying the land disturbance requirements of the Baldwin County Zoning Ordinance within areas displayed on a new Hydric Potential Map.

Matthew Brown presented the proposed new Land Disturbance Ordinance and reported recommendation of approval by staff. There was no one present to speak in favor or opposition.

Robert Davis made a motion to recommend approval. Greg Seibert seconded the motion. All members voted aye. **Motion to recommend approval of the new Proposed Land Disturbance Ordinance carries on a vote of 6-0.**

**VIII. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES**

**a.) CASE S-20070 VERNANT PARK ESTATES PRELIMINARY PLAT APPROVAL**

Request for preliminary plat approval for a 12-lot subdivision on approximately 55.95 acres located on the east side of Vernant Park Road and north of County Road 12 South. The subject property is zoned RA in Planning District 21.

Mary Booth presented the case and reported recommendation of approval by staff contingent on wetlands being addressed by the applicant. David Diehl and Rhett Croppier signed up in favor. There was no one present in opposition.

Robert Davis made a motion to approve with the contingencies set in place by staff. Greg Seibert seconded the motion. All members voted aye. **Motion to approve Case S-20070 contingent on the wetlands being addressed by the applicant carries on a vote of 6-0.**

**b.) CASE S-21057 SAVANNAH ESTATES PHASE I VARIANCE REQUEST**

Request for a variance from the Baldwin County Subdivision Regulations as it pertains to a lot size to allow development of a 96-lot subdivision on approximately 44.18 acres located on the east side of County Road 54, north of County Road 64. The subject property is zoned RSF-2 with PRD in Planning District 15.

Buford King presented the case and reported recommendation of approval by staff. There was no one present in favor or opposition.