

**MINUTES OF THE REZONING MEETING OF THE ESCAMBIA
COUNTY PLANNING BOARD**

Rezoning Meeting - July 13, 2023 - 8:30 AM
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.

Present:	Reid Rushing, Board Member Jay Ingwell, Board Member Eric Fears, Board Member Walker Wilson, Vice Chairman William Van Horn II, Board Member Kevin Adams, School Board Representative
Absent:	Wayne Briske, Chairman Tim Pyle, Board Member
Staff Present:	Horace Jones, Director, Development Services Department Andrew Holmer, Deputy Director, Development Services Department John Fisher, Senior Urban Planner Allyson Lyndsay, Urban Planner II Kim Wilson, Urban Planner II Rachel Whitmire, Development Services Coordinator Kristin Hual, Deputy County Attorney Stephen West, Senior County Attorney

Vice Chairman Wilson called the Rezoning Meeting of the Planning Board to order at 8:52 a.m.

2. Pledge of Allegiance to the Flag.

3. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Reid Rushing , Seconded by William Van Horn II

Motion was made to waive the reading of the legal advertisement.

Vote : 5 - 0 Motion carried unanimously

4. Approval of Minutes.

- I. That the Planning Board review and approve the Meeting Resume Minutes of the June 6, 2023, Planning Board Rezoning Meeting.

Motion by William Van Horn II, Seconded by Eric Fears

Motion was made to approve the rezoning minutes of the June 6, 2023, Planning Board Rezoning meeting.

Vote : 5 - 0 Motion carried unanimously

5. Acceptance of Planning Board Meeting Packet.

Motion by Eric Fears, Seconded by William Van Horn II

Motion was made to accept the meeting packet.

Vote : 5 - 0 Motion carried unanimously

6. Public Hearings.

- I. Case No.: Z-2023-12
Applicant: Shawna M. Benton, Owner
Address: 7103 Mobile Hwy
Property Size: 0.51 +/- acre
From: LDR, Low Density Residential district (4 du/acre)
To: HDMU, High Density Mixed-Use district (25 du/acre)

No planning board member acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member abstained from voting on this matter due to any conflict of interest.

Motion by Reid Rushing, Seconded by William Van Horn II

Motion was made to recommend approval to the BCC.

Vote : 5 - 0 Motion carried unanimously

The rezoning meeting was on hold at 9:12 a.m. to open the regular meeting.

- II. Case No.: Z-2023-13
Applicant: Meredith Bush, Agent for Exit 3 Investments, LLC, Owner
Address: Highway 196; Barrineau Park Rd; 21-2N-31-2100-007-

001; 21-2N-31-2100-011-001; 21-2N-31-2100-012-001;
21-2N-31-2100-009-001; 21-2N-31-2100-000-000; 21-
2N-31-2100-010-001; 21-2N-31-2100-013-001; 21-2N-
31-2100-000-001; 20-2N-31-1101-000-000
Property Size: 148.63 (+/-) acres
From: LDR, Low Density Residential district (4 du/acre) and
RMU, Rural Mixed-Use district (2 du/acre)
To: HDR, High Density Residential district (18 du/acre)

The rezoning meeting reconvened at 3:13 p.m.

Motion by Eric Fears, Seconded by Reid Rushing

Motion was made to accept the applicant's request to drop item Z-2023-13.

Vote : 5 - 0 Motion carried unanimously

III.

Case No.: Z-2023-14
Applicant: Meredith Bush, Agent for Exit 3 Investments, LLC, Owner
Address: 3400 BLK John Wilson Rd.; 32-2N-31-4206-000-000
Property Size: 113.89 (+/-) acres
From: LDR, Low Density Residential district (4 du/acre) and
MDR, Medium Residential district (10 du/acre)
To: HDR, High Density Residential district (18 du/acre)

Motion by Reid Rushing, Seconded by Eric Fears

Motion was made to accept the applicant's request to drop item Z-2023-14.

Vote : 5 - 0 Motion carried unanimously

IV.

Case No.: Z-2023-15
Applicant: Meredith Bush, Agent for Exit 3 Investments, LLC, Owner
Address: 3400 BLK John Wilson Rd.; 20-2N-31-3100-000-000
Property Size: 114.57 (+/-) acres
From: LDR, Low Density Residential district (4 du/acre), MDR,
Medium Density Residential district (10 du/acre), HDMU,
High Density Mixed-Use district (25 du/acre), and Agr,
Agricultural district (1 du/ 20 acres)
To: HDMU, High Density Mixed-Use district (25 du/acre)

Motion by Reid Rushing, Seconded by Eric Fears

Motion was made to accept the applicant's request to drop item Z-2023-15.

Vote : 5 - 0 Motion carried unanimously

7. Adjournment.

There being no further business to come before the Board, Vice Chairman Wilson declared the Planning Board Rezoning Meeting adjourned at 3:23 p.m.