

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

Rezoning Meeting - January 11, 2024 - 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
Walker Wilson, Chairman
William Van Horn II, Vice Chairman
Kevin Adams, School Board Representative
Stephen Opalenik, Navy Representative

Absent:

Ben Nelson, Board Member
Eric Fears, Board Member
Tim Pyle, Board Member

Staff Present:

Horace Jones, Director, Development
Services Department
Allyson Lyndsey, Urban Planner II
Rachel Whitmire, Development Services
Coordinator
Christopher Shaffer, Assistant County
Attorney

Chairman Wilson called the Rezoning Meeting of the Planning Board to order at 8:32 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 : 4 - 0 Motion carried unanimously

4. Approval of Minutes.

- I. That the Planning Board review and approve the Meeting Resume Minutes of the December 5, 2023, Planning Board Rezoning Meeting.

Motion by Reid Rushing, Seconded by Jay Ingwell

Motion was made to approve the rezoning minutes of the December 5,

2023, Planning Board Rezoning meeting.

Vote : 4 - 0 Motion carried unanimously

5. Acceptance of Planning Board Meeting Packet.

Motion by Jay Ingwell, Seconded by Reid Rushing

Motion was made to accept the meeting packet.

Vote : 4 - 0 Motion carried unanimously

6. Public Hearings.

- I. Case No.: Z-2024-01
Applicant: Meredith Bush, Agent for Brandon Vaughn and Eric Patrick, Owners
Address: 9995 Holsberry Road
Property Size: 4.77 (+/-) acres
From: MDR, Medium Density Residential district (10 du/acre)
To: HDR, High Density Residential district (18 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 William Van Horn II, Seconded by Reid Rushing

Motion was made to accept the site plan into evidence.

Vote : 4 - 0 Motion carried unanimously

Motion by Jay Ingwell, Seconded by Reid Rushing

Motion was made to accept the photographs, except the site plan, submitted by Gregg Hetue into evidence.

Vote : 4 - 0 Motion carried unanimously

Motion by Reid Rushing, Seconded by Jay Ingwell

Motion was made to accept the photography submitted by Candice Nelson into evidence.

Vote : 4 - 0 Motion carried unanimously

Motion by Jay Ingwell, Seconded by William Van Horn II

Motion was made to recommend denial to the BCC.

Vote : 4 - 0 Motion carried unanimously

- II. Case No.: Z-2024-02
Applicant: Meredith Bush, Agent for Everest Commercial Investments LLC, Owner
Address: 1800 Patricia Avenue
Property Size: 2.87 (+/-) acres
From: LDR, Low Density Residential district (4 du/acre) and LDMU, Low Density Mixed-Use district (7 du/acre)
To: Com, Commercial 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 William Van Horn II, Seconded by Reid Rushing

Motion was made to continue the case to February.

Vote : 4 - 0 Motion carried unanimously

- III. Case No.: Z-2024-03
Applicant: Meredith Bush, Agent for Mohammed Hoque, Owner
Address: Off Highway 297A; Parcel Numbers: 02-1S-31-4106-000-000 and 02-1S-31-4106-001-001
Property Size: 9.43 (+/-) acres
From: LDR, Low Density Residential district (4 du/acre)
To: MDR, Medium Density Residential district (10 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 Jay Ingwell

Motion was made to recommend approval to the BCC.

Vote : 4 - 0 Motion carried unanimously

7. Adjournment.

There being no further business to come before the Board, Chairman Wilson declared the Planning Board Rezoning Meeting adjourned at 10:59 a.m.