

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

Rezoning Meeting - September 10, 2024 - 8:30 AM

Escambia County Central Office Complex

3363 West Park Place, Room 104

1. Call to Order.

Present:

Reid Rushing, Board Member
Ben Nelson, Board Member
Jay Ingwell, Board Member
Walker Wilson, Chairman
William Van Horn II, Vice Chairman
Tim Pyle, Board Member
Stephen Opalenik, Navy Representative

Absent:

Eric Fears, Board Member
Kevin Adams, School Board Representative

Staff Present:

Horace Jones, Director, Development Services
Department
Andrew Holmer, Deputy Director, Development
Services Department
Caleb MacCartee, Urban Planning Manager
Allyson Lindsay, 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 8:35 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 : 6 - 0 Motion carried unanimously

4. Approval of Minutes.

- A. That the Planning Board review and approve the Meeting Minutes of the August 6, 2024, Planning Board Rezoning Meeting.

Motion by William Van Horn II, Seconded by Jay Ingwell

Motion was made to approve the minutes of the August 6, 2024, Planning Board Rezoning meeting.

Vote : 6 - 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 : 6 - 0 Motion carried unanimously

6. Public Hearings.

- A. Case No.: Z-2024-12
Applicant: Meredith Bush, Agent for Cecilia M Falguera Trustee
Cecilia M Falguera Revocable Trust 1/3 Interest, Antonia
M Arciaga 1/3 Interest, and Noemi A Magwili 1/3 Interest
Owners
Address: Lillian Highway; Parcel Number 25-2S-31-2301-000-000
Property Size: 21.39 (+/-) acres
From: LDR, Low Density Residential district (4 du/acre) and
HC/LI, Heavy Commercial and Light Industrial district (25
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 : 6 - 0 Motion carried unanimously

- B. Case No.: Z-2024-13
Applicant: Wiley C. "Buddy" Page, Agent for Pedro's of Lillian
Properties, LLC, Owner
Address: 13141 Lillian Hwy

Property Size: 1.07 (+/-) acres
From: MDR, Medium Density Residential district (10 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

Tim Pyle off the dias

- C. Case No.: Z-2024-14
Applicant: Wiley C. "Buddy" Page, Agent for Trinity Wild, LLC, Owner
Address: 9200 BLK Mobile Highway
Property Size: 4.07 (+/-) acres
From: HDMU, High Density Mixed-Use district (25 du/acre)
To: HC/LI, Heavy Commercial and Light Industrial 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 Jay Ingwell, Seconded by William Van Horn II

Motion was made to recommend approval to the BCC for the amended request to Commercial.

Vote : 6 - 0 Motion carried unanimously

- D. Case No.: Z-2023-03
Applicant: Meredith Bush, Agent for Calvary Ridge, LLC, Owner

Address: Motley Court; Parcel Number 23-1N-30-1200-002-046
Property Size: 7.43 (+/-) 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 Tim Pyle

Motion was made to stand by the original recommendation from March 7, 2023, of approval and not take any extra further evidence.

Vote : 5 - 1 Motion carries

Voted No : Ben Nelson

7. Adjournment.

There being no further business to come before the Board, Chairman Wilson declared the Planning Board Rezoning Meeting adjourned at 11:19 a.m.