CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF AUGUST 26, 2021
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

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1. CALL TO ORDER

2. CALL OF ROLL

3. APPROVAL OF MINUTES: Review of minutes of the regular meeting of July 22, 2021.

4. OLD BUSINESS:

A. SITE PLAN REVIEW AND REQUEST FOR MODIFICATION TO THE WETLAND BUFFER REQUIREMENT:

1. File SP21-07:

Site: **Radney Baldwin County Funeral Home**

Zoning*:** ***B-2, General Business

Location: Northwest of U.S. Highway 90 and Renaissance Boulevard
Area: 2.57 Acres ±
Owner: SCI Alabama Funeral Services, L.L.C.
Developer: SCI Shared Resources, L.L.C. - Michael Decell
Agent: Anchor Engineering - Dwayne Smith
Engineer: Anchor Engineering - Tim Lawley

5. NEW BUSINESS:

A. DOWN BY THE BAY, L.L.C. BOAT & RV STORAGE PLANNING APPROVAL, MASTER PLAN REVIEW AND SITE PLAN REVIEW:

~~**1. Planning Commission approval of a warehouse and/storage facility in a B-2(a) zone. (Public Hearing)**~~
Tabled until the regular meeting of September 23, 2021

~~**2. File MPR21-04: Presentation to be given by Chris Lieb, representative of Lieb Engineering, requesting a master plan review of Down by the Bay, L.L.C.**~~
Tabled until the regular meeting of September 23, 2021

3. File SDPF21-13: **(PUBLIC HEARING)**

Subdivision: **Down by the Bay, L.L.C.**

Zoning(s): ***B-2(a), General Business Alternate District***

Location: Northeast of County Road 64 and County Road 13, southeast of Rand Avenue and County Road 13
Area: 8.74 Acres ±, (2) lots
Owner(s): Down by the Bay, L.L.C. - Ryan Fields
Surveyor: Smith, Clark & Associates - Hunter Smith

4. File SP20-04: **(Tabled until the regular meeting of September 23, 2021)**

Site: **Down by the Bay, L.L.C. Boat & RV Storage**

Zoning*:** ***B-2(a), General Business Alternate District
Location: Northeast of County Road 64 and County Road 13, southeast of Rand Avenue and County Road 13
Area: 7.54 Acres ±
Owner(s): Down by the Bay, L.L.C. - Ryan Fields
Engineer: Lieb Engineering - Chris Lieb

B. JUBILEE FARMS SUBDIVISION, PHASE NINE AND STREET ACCEPTANCE:

1. File SDF21-05:

Subdivision: **Jubilee Farms, Phase Nine**

Present Zoning*:** ***PUD, Planned Unit Development

Location:	Southeast of Austin Road and Alabama Highway 181
Area:	10.75 ± Acres, (31) lots
Owner:	Forestar "USA" Real Estate Group, Inc. - Tucker Dorsey
Agent:	Dewberry - Al Finley
Surveyor:	Dewberry - Victor Germain
Engineer:	Dewberry - Jason Estes

2. File AP21-11:

Presentation to be given by Al Finley, representative of Dewberry, recommending acceptance of all right-of-ways contained within Jubilee Farms Subdivision, Phase Nine. Said right-of-ways being Winning Colors (958 linear feet) and Native Dancer Way (300 linear feet).

C. JUBILEE FARMS SUBDIVISION, PHASE TEN AND STREET ACCEPTANCE:

1. File SDF21-06:

Subdivision: **Jubilee Farms, Phase Ten**

Present Zoning*:** ***PUD, Planned Unit Development

Location:	Southeast of Austin Road and Alabama Highway 181
Area:	22.14 ± Acres, (57) lots
Owner:	Forestar "USA" Real Estate Group, Inc. - Tucker Dorsey
Agent:	Dewberry - Al Finley
Surveyor:	Dewberry - Victor Germain
Engineer:	Dewberry - Jason Estes

2. File AP21-12:

Presentation to be given by Al Finley, representative of Dewberry, recommending acceptance of all right-of-ways contained within Jubilee Farms Subdivision, Phase Ten. Said right-of-ways being Winning Colors (1,268 linear feet), Native Dancer Way (1,301 linear feet), California Chrome Trail (166 linear feet) and Sunday Silence Avenue (495 linear feet).

D. SAVANNAH ESTATES SUBDIVISION MASTER PLAN AND PRELIMINARY PLAT:

1. MASTER PLAN REVIEW:

File MPR21-03:

Presentation to be given by Todd Wheeler, representative of Mullins, L.L.C., requesting a master plan review of Savannah Estates Subdivision.

2. File SDP21-04: **(PUBLIC HEARING)**

Subdivision: **Savannah Estates**

Present Zoning*:** ***RSF-2, Single Family Residential, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne

Location:	Northeast of County Road 64 and County Road 54 West
Area:	44.18 ± Acres, (96) lots
Owner:	Kevin Kirchharr, Triple K Mining, L.L.C. & J & S Land, L.L.C.
Surveyor:	Mullins, L.L.C. - Kevin Gardner
Engineer:	Mullins, L.L.C. - Todd Wheeler

E. JOSEPH MANCI PRE-ZONING AMENDMENT(S):

1. File PZA21-10: **(PUBLIC HEARING)**

Present Zoning*:** ***RA, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne

Proposed Zoning: ***PUD, Planned Unit Development***

Applicant(s)/Area:	Joseph Manci
Area:	53.46 Acres ±
Location:	Northeast of Alabama 181 and Saint Michael Way
Engineer:	Wooten Engineering - Jason Wooten

F. JOSEPH MANCI ANNEXATION:

1. ANX21-10:

A presentation to be given by Jason Wooten, representative of Wooten Engineering, requesting annexation of a fifty-three and forty-six acre parcel owned by Joseph Manci into the City of Daphne located northeast of Alabama 181 and Saint Michael Way as a PUD, Planned Unit Development. The subject property is currently RA, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne.

G. BALDWIN COUNTY VOLLEYBALL CLUB PLANNING COMMISSION APPROVAL:

1. Planning Commission approval of Planning Commission approval of indoor volleyball courts, office and warehouse at 7650 Stanton Road in a C/I, Commercial/Industrial, District. Business owner: Jesaj Daphne, L.L.C.

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

8. DIRECTOR'S COMMENTS

9. ADJOURNMENT