

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF SEPTEMBER 23, 2021
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of August 26, 2021.

4. **OLD 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)

2. **MASTER PLAN REVIEW:**

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.

3. **File SP21-09:**

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 $\pm$

Owner(s): Down by the Bay, L.L.C. - Ryan Fields

Engineer: Lieb Engineering - Chris Lieb

5. **NEW BUSINESS:**

A. **SITE PLAN REVIEW:**

1. **File SP21-10:**

Site: **The Noble at Daphne**

Zoning: ***R-7(A), Apartments, and GC, Golf Course***

Location: Southwest of the intersection of County Road 13 and U.S. Highway 90

Area: 28.59 Acres $\pm$

Owner: John White-Spunner, ETAL

Developer: Adcock Properties - John Adcock

Agent: White-Spunner Realty - Matt White

Engineer: Wooten Engineering - Jason Wooten

2. **File SP21-11:**

Site: **New Office for TBS**

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

Location: Northwest of the intersection of Kettig Square and Pollard Road

Area: 0.28 Acres $\pm$

Owner: Olde Towne Daphne Developments, Inc. - Starke Irvine

Developer: Shenandoah Holdings, L.L.C. - Patrick Folan

Engineer: Barton & Shumer Engineers - David Shumer

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3. File SP21-13:

Site: Jubilee Family Dentistry

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: 1.2 Acres $\pm$

Owner: Down by the Bay, L.L.C. - Ryan Fields

Developer: Jubilee Dentistry - Telka Barberi

Engineer: Lieb Engineering - Chris Lieb

4. File SP21-14:

Site: Ace Hardware

Zoning: *B-1(a), Limited Local Business*

Location: Southeast of Belgrove Avenue and Alabama Highway 181

Area: 1.55 Acres $\pm$

Owner: Danny & Donna Parks

Developer: Steve Ascik

Engineer: Anchor Engineering - Tim Lawley or Dwayne Smith

B. 24/7 COIN LAUNDRY MASTER PLAN REVIEW AND SITE PLAN REVIEW:

1. MASTER PLAN REVIEW:

File MPR21-05:

Presentation to be given by Justin Jordan or Michael Gibson, representative of Vision Consulting, requesting a master plan review of 24/7 Coin Laundry.

2. File SP21-12:

Site: 24/7 Coin Laundry

Zoning: *B-2, General Business*

Location: Southwest of Randall Avenue and U. S. Highway 98

Area: 0.61 Acres $\pm$

Owner(s): Phil & Michelle Broadus

Agent: Vision Consulting - Justin Jordan

Engineer: Vision Consulting - Michael Gibson

C. PRELIMINARY/FINAL PLAT REVIEW:

1. File SDPF21-16:

(PUBLIC HEARING)

Subdivision: Fast Time

Zoning(s): *B-1, Local Business*

Location: Southwest of U.S. Highway 98 and Santa Rosa Avenue

Area: 1.04 Acres $\pm$, (2) lots

Owner(s): Jay Devalk

Surveyor: Goodwyn, Caywood & Mills - Stuart Smith

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D. THE RESERVE AT DAPHNE:

1. MASTER PLAN AMENDMENT:

File MPA21-05:

Presentation to be given by Al Finley, representative of Dewberry, requesting a master plan amendment of the Reserve at Daphne.

2. GCOF RESERVE OF DAPHNE, L.L.C, JAMES & BARBARA CONAWAY, JOSEPH LAZZARI, JR. & TANIA LAZZARI, AND JOSEPH LAZZARI PRE-ZONING AMENDMENT:

File PZA21-11: (Tabled at the request of the applicant until the regular meeting of October 28, 2021)

Applicant: GCOF Reserve of Daphne, L.L.C., James & Barbara Conaway, Joseph Lazzari, Jr. & Tania Lazzari, and Joseph Lazzari

Present Zoning: *RSF-2, Residential Single Family District, Baldwin County District 15, and Unzoned, Baldwin County District 7, in the Extraterritorial Planning Jurisdiction of Daphne*

Proposed Zoning: *R-2, Medium Density Single Family Residential, and R-6, Garden/Patio Home*

Area: 186.65 Acres ±

Location: North of the intersection of County Road 64 and Montelucia Way

Engineer: Dewberry - Melissa Currie

E. THE RESERVE AT PLANTATION HILLS:

1. MASTER PLAN REVIEW:

File MPR21-06: (Tabled at the request of the applicant until the regular meeting of October 28, 2021)

Presentation to be given by Al Finley, representative of Dewberry, requesting a master plan review of the Reserve at Plantation Hills.

2. GCOF RESERVE OF DAPHNE, L.L.C AND 68V RESERVE AT PLANTATION HILLS 2021, L.L.C. PRE-ZONING AMENDMENT:

File PZA21-12: (Tabled at the request of the applicant until the regular meeting of October 28, 2021)

Applicant: GCOF Reserve of Daphne, L.L.C. and 68V Reserve at Plantation Hills 2021, L.L.C.

Present Zoning: *RSF-2, Residential Single Family District, Baldwin County District 28, and Unzoned, Baldwin County District 7, in the Extraterritorial Planning Jurisdiction of Daphne*

Proposed Zoning: *R-1, Low Density Single Family Residential, R-3, High Density Single Family Residential, and R-6, Garden/Patio Home*

Area: 258.44 Acres ±

Location: East and southeast of Robbins Boulevard and Ashbury Hill Road

Engineer: Dewberry - Melissa Currie

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3. GCOF RESERVE OF DAPHNE, L.L.C, 68V RESERVE AT PLANTATION HILLS 2021, L.L.C, JAMES & BARBARA CONAWAY, JOSEPH LAZZARI, JR. & TANIA LAZZARI, AND JOSEPH LAZZARI ANNEXATIONS:

(Tabled at the request of the applicant until the regular meeting of October 28, 2021)

ANX21-11, ANX21-12, ANX21-13, ANX-14 and ANX21-15 respectively:

A presentation to be given by Al Finley, representative of Dewberry, requesting annexation of a four hundred and forty-four point nine-seven acres owned by GCOF Reserve of Daphne, L.L.C., 68V Reserve at Plantation Hills 2021, L.L.C., James & Barbara Conaway, Joseph Lazzari, Jr. & Tania Lazzari, and Joseph Lazzari into the City of Daphne located north of the intersection of County Road 64 and Montelucia Way, and east and southeast of Robbins Boulevard and Ashbury Hill Road. The subject properties are currently zoned RSF-2, Residential Single Family District, Baldwin County District 15 and District 28, and Unzoned, Baldwin County District 7, in the Extraterritorial Planning Jurisdiction of Daphne.

F. ADMINISTRATIVE PRESENTATIONS:

1. File AP21-13:

(PUBLIC HEARING)

Planning Commission approval of a tattoo parlor in a B-1, Local Business, zone located at 28850 U.S. Highway 98, Suite 203. Business owner/operator: Billy Jordan, Red Tide Tattoo.

2. File AP21-14:

Presentation to be given by Adrienne Jones, Director of Community Development, regarding a proposed amendment to the Land Use and Development Ordinance.

6. PUBLIC PARTICIPATION
7. ATTORNEY'S REPORT
8. COMMISSIONER'S COMMENTS
9. DIRECTOR'S COMMENTS
10. ADJOURNMENT