

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF OCTOBER 28, 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 September 23, 2021.

4. **OLD BUSINESS:**

A. **SITE PLAN REVIEW:**

1. File SP21-10: **(Tabled at the request of the applicant until the regular meeting of November 18, 2021)**

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

B. **THE RESERVE AT DAPHNE:**

1. **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 November 18, 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 $\pm$

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

Engineer: Dewberry - Melissa Currie

C. **THE RESERVE AT PLANTATION HILLS:**

1. **MASTER PLAN REVIEW:**

File MPR21-06: **(Withdrawn at the request of the applicant)**

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

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

File PZA21-12: **(Withdrawn at the request of the applicant)**

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

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:**

ANX21-11, ANX21-12, ANX21-13, ANX-14 and ANX21-15 respectively: (Tabled at the request of the applicant until the regular meeting of November 18, 2021)

A presentation to be given by Melissa Currie, 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.

5. **NEW BUSINESS:**

A. **SITE PLAN REVIEW:**

1. **File SP21-15:**

Site: **The Croft at Daphne**

Zoning: **PUD, Planned Unit Development**

Location: Northeast corner of Well Road and Pollard Road

Area: 17.92 Acres ±

Owner: Jennifer Lynn Chaffin, Stephen W. Milstead and Stephen Patrick Milstead

Developer: DevLab Partners - Luke Rozanski

Engineer: Jade Consulting - Trey Jinright

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B. PRELIMINARY/FINAL PLAT REVIEW:

1. File SDPF21-17: (PUBLIC HEARING)

Subdivision: Resubdivision of Tract 4, La Piazza Di San Francesco

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

Location: Northwest of County Road 64 and Pollard Road

Area: 7.65 Acres $\pm$, (4) lots

Owner: Baldwin Bone & Joint - Rhett Hubley

Surveyor: Wattier Land Surveying - Mark Wattier

Engineer: Overstreet & Associates - Jay Broughton

C. PRELIMINARY PLAT REVIEW:

1. File SDP21-06: (PUBLIC HEARINGS)

Subdivision: Jubilee Farms, Phase Thirteen

Zoning: *PUD, Planned Unit Development*

Location: Southeast of Austin Road and Alabama Highway 181

Area: 19 $\pm$ Acres, (60) lots

Owner: Forestar (USA) Real Estate Group, Inc. - Tucker Dorsey

Agent: Dewberry - Al Finley

Surveyor: Dewberry - Victor Germain

Engineer: Dewberry - Jason Estes

2. File SDP21-07:

Subdivision: Oakside

Zoning: *R-4, High Density Single and Multi-Family Residential*

Location: South and adjacent to Lake Forest Boulevard, north of Country Club Drive

Area: 3.73 Acres $\pm$, (6) lots

Owner: Oakside Village 2020, L.L.C. - Nathan Cox

Agent: Dewberry - Casey Potts

Engineer: Dewberry - Jason Estes

D. IRIS PATRICIA DEFILIPPI PRE-ZONING AMENDMENT AND ANNEXATION:

1. File PZA21-13: (PUBLIC HEARING)

Applicant: Iris Patricia Defilippi

Present Zoning: *B-1, Professional Business, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

Proposed Zoning: *B-2, General Business*

Area: 1.68 Acres $\pm$

Location: Southeast of Equity Drive and County Road 64

Owner: Iris Patricia Defilippi

Agent: Cambria DC Holdings, L.L.C. - Joel Peters

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2. **ANX21-16:**

A presentation to be given by Joel Peters, representative of Cambria DC Holdings, L.L.C., requesting annexation of a one point six-eight acres owned by Iris Patricia DeFilippi located southeast of Equity Drive and County Road 64. The subject property is currently zoned B-1, Professional Business, Baldwin County District 15, Extraterritorial Planning Jurisdiction of Daphne.

E. **ELECTION OF 2021-2022 OFFICERS**

F. **ADMINISTRATIVE PRESENTATIONS:**

1. **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**