

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF NOVEMBER 18, 2021
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Draft

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of October 28, 2021.

4. **OLD BUSINESS:**

A. **SITE PLAN REVIEW:**

1. File SP21-10: **(Tabled at the request of the applicant until the regular meeting of December 16, 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 ±

Owner: John White-Spunner, ETAL

Developer: Adcock Properties - John Adcock

Agent: White-Spunner Realty - Matt White

Engineer: Wooten Engineering - Jason Wooten

5. **NEW BUSINESS:**

A. **ENVISION DAPHNE 2042 DISCOVERY TEAM PRESENTATION BY ORION PLANNING + DESIGN**

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

1. **MASTER PLAN REVIEW:**

File MPR21-07:

Presentation to be given by Melissa Currie, 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 PZA21-14: **(PUBLIC HEARING)**

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-3, High Density Single Family Residential*

Area: 258.43 Acres ±

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

Engineer: Dewberry - Melissa Currie

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(OLD BUSINESS)

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:

(PUBLIC HEARING)

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

D. 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: (OLD BUSINESS)

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

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.

E. OFFICIAL ZONING AND STREET MAP UPDATE:

File AP21-15:

Presentation to be given by Adrienne Jones, Director of Community Development, of a proposed amendment to the Official Zoning Map and the Official Street Map.

F. 24/7 COIN LAUNDRY MASTER PLAN/PHASING PLAN REVIEW:

MASTER PLAN REVIEW:

File MPR21-05:

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

G. ADMINISTRATIVE PRESENTATION:

File AP21-16:

Presentation by David Shumer, representative of Barton and Shumer, regarding the Italian Settlement Subdivision storm water design as noted on Slide # 2439-D as recorded in Baldwin County Probate Records.

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