

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF SEPTEMBER 28, 2023
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 24, 2023.

4. **OLD BUSINESS:**

A. **OAK GROVE ESTATES MASTER PLAN REVISION, MODIFICATION TO WETLAND BUFFER REQUIREMENT, PRELIMINARY/FINAL PLAT AND OAK GROVE ESTATES, PHASE ONE PRELIMINARY PLAT:**

1. **File MPA23-04:**

Presentation to be given by Jason Wooten, Wooten Engineering, requesting master plan revision of Oak Grove Estates.

2. **Request for modification to buffer requirement for wetland area.**

3. **File SDPF23-06:**

Subdivision: Oak Grove Estates

Zoning: *R-3, High Density Single Family Residential*

Location: East side of Pollard Road, north of Creekside Subdivision

Area: 79.72 Acres $\pm$, (3) lots

Owner(s): S. Hickory, Inc. - Charles K. Breland, Jr.

Surveyor: Smith, Clark & Associates - Hunter Smith

Engineer: Wooten Engineering - Jason Wooten

4. **File SDP23-06:**

Subdivision: Oak Grove Estates, Phase 1, a Resubdivision of Lot 1

Zoning: *R-3, High Density Single Family Residential*

Location: East side of Pollard Road, north of Creekside Subdivision

Area: 22.32 Acres $\pm$, (9) lots

Owner(s): S. Hickory, Inc. - Charles K. Breland, Jr.

Surveyor: Smith, Clark & Associates - Hunter Smith

Engineer: Wooten Engineering - Jason Wooten

5. **NEW BUSINESS:**

A. **SITE PLAN REVIEW:**

1. **File SP23-11:**

Site: A Renovation and Addition to the Daphne Justice Center

Zoning: **B-2, General Business, and R-4, High Density Single Family and Multi-family Residential**

Location: Southeast of the intersection of Lavender Lane and U.S. Highway 98

Area: 14.09 Acres $\pm$

Owner: The City of Daphne - Mayor Robin LeJeune

Engineer: Dewberry - Andy Bobe or Kyle Strachan

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2. File SP23-12:

Site: Pollard Road Apartments

Zoning(s): *R-4, High Density Multi-Family Residential*

Location: Southeast of Whispering Pines Road and Pollard Road

Area: 10.50 Acres $\pm$

Owner: OSP Whispering Pines Phase II, L.L.C. and Pollard Street Holdings, L.L.C.
- David Deshong

Engineer: Goodwyn, Cawood & Mills - Melissa Hadley

B. JAPONICA WOODS SIDEWALK EXEMPTION AND PRELIMINARY/FINAL PLAT REVIEW:

1. Request for sidewalk exemption

2. File SDPF23-09: (PUBLIC HEARING)

Subdivision: Japonica Woods

Zoning: *R-3, High Density Single Family Residential*

Location: Southwest corner of Japonica Lane and Honeysuckle Lane

Area: 0.87 Acres $\pm$, (2) lots

Owner(s): Habit for Humanity of Baldwin County - Lori Mader

Surveyor: Smith, Clark & Associates - Hunter Smith

2. File SDPF23-10: (PUBLIC HEARING)

Subdivision: 64 Pollard

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

Area: 4.25 Acres $\pm$, (3) lots

Location: Northeast corner of Pollard Road and County Road 64

Agent: Ann Mattox Chambliss - Personal Representative

Owner: O'Gwynn Properties, L.L.C. - H. Todd Chambliss

Surveyor: Smith, Clark & Associates - Hunter Smith

C. CARILLON OAKS BALDWIN, L.L.C. PRE-ZONING AMENDMENT AND ANNEXATION PETITION:

1. File PZA23-05: (PUBLIC HEARING)

Applicant: Carillon Oaks Baldwin, L.L.C.

Present Zoning: *CR, Conservation Resource, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

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

Area: 9.7 Acres $\pm$

Location: Southwest of intersection of Sommerset Drive and Alabama Highway 181

Agent: Chason and Chason - Jessica McDill

Owner: Carillon Oaks Baldwin, L.L.C. – Stuart Coleman

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2. ANX23-05:

A presentation to be given by Jessica McDill, Chason and Chason, requesting annexation of nine-point seven acres located southwest of the intersection of Sommerset Drive and Alabama Highway 181. The subject property is currently zoned CR, Conservation Resource, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne.

D. **ELECTION OF 2023-2024 OFFICERS**

6. **PUBLIC PARTICIPATION**

7. **ATTORNEY'S REPORT**

8. **COMMISSIONER'S COMMENTS**

9. **DIRECTOR'S COMMENTS**

10. **ADJOURNMENT**