

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF OCTOBER 26, 2023
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 September 28, 2023.
4. **NEW BUSINESS:**

A. SITE PLAN REVIEW:

1. File SP23-13:

Site: No Off Season

Zoning: *B-2, General Business*

Location: Southeast of the intersection of County Road 64 and Friendship Road, Lot 10, Italian Settlement Subdivision

Area: 3.18 Acres $\pm$

Owner: No Off Season - Gavin Willisson

Engineer: Element 3 Engineering - Steve Fisher or Joe Harper

B. PRELIMINARY PLAT REVIEW:

1. File SDP23-08: **(PUBLIC HEARING)**

Subdivision: The Reserve at Plantation Hills, Phase 1

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

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

Area: 14.90 Acres $\pm$, (6) lots

Owner: 68V Reserve at Plantation Hills, 2021, L.L.C. - Nathan Cox

Agent: Dewberry - Cathy Barnette

Surveyor: Dewberry - Victor Germain

Engineer: Dewberry - Jason Estes

2. File SDP23-09: **(PUBLIC HEARING)**

Subdivision: The Reserve at Plantation Hills, Phase 2

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

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

Area: 32.17 Acres $\pm$, (51) lots

Owner: 68V Baldwin Land Holdings, L.L.C. and 68V Reserve at Plantation Hills, 2021, L.L.C. - Nathan Cox

Agent: Dewberry - Cathy Barnette

Surveyor: Dewberry - Victor Germain

Engineer: Dewberry - Jason Estes

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C. **ADMINISTRATIVE PRESENTATION:**

1. **PROPOSED AMENDMENTS TO THE LAND USE AND DEVELOPMENT ORDINANCE:**

File AP23-08:

Presentation to be given by Adrienne Jones, Director of Community Development, regarding the proposed amendments to the Land Use and Development Ordinance for: Article 8; Definition of Terms, Article 11, Minimum Standards and Required Improvements for Subdivisions and Commercial Site Developments; Article 13, District Requirements; Article 15, Procedures for Site Plan Review; Article 17, Procedures for Subdivision Review; Article 18, Drainage, Storm Water Management Facilities and Erosion/Sediment Review; Article 21; The Board of Zoning Adjustments, Article 30, Planned Unit Development District; and Article 34, Schedule of Fees.

D. **OFFICIAL ZONING AND STREET MAP UPDATE:**

File AP23-09:

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

5. **PUBLIC PARTICIPATION**

6. **ATTORNEY'S REPORT**

7. **COMMISSIONER'S COMMENTS**

8. **DIRECTOR'S COMMENTS**

9. **ADJOURNMENT**