

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JANUARY 25, 2024
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 December 14, 2023.
4. **NEW BUSINESS:**
 - A. **BAYSIDE ACADEMY MASTER PLAN REVISION AND MIDDLE SCHOOL SITE PLAN REVIEW:**
 1. **File MPA23-05:**

Presentation to be given by Jay Broughton, Overton Engineering, requesting a master plan revision of Bayside Academy.
 2. **File SP23-14:**

Site: Bayside Academy Middle School

Zoning: *R-1, Low Density Single Family Residential*

Location: Southwest of the intersection of Belrose Avenue and Old County Road

Area: 20.47 Acres $\pm$

Owner: Bayside Academy, Inc. - Scott Phillips

Engineer: Overton & Associates Consulting - Jay Broughton
 - B. **WILSON PLACE FINAL SUBDIVISION PLAT:**
 1. **File SDF24-01:**

Subdivision: Wilson Place, Phase Two

Present Zoning: *R-1, Low Density Single Family Residential*

Area: 3.82 Acres $\pm$, (6) lots

Location: At the northwest intersection of Pollard Road and Wilson Avenue

Agent: Dewberry - Cathy Barnette

Developer: 195, LLC - Cory Bronenkamp
 - C. **SIRMON ADDITION TO DAPHNE PRELIMINARY SUBDIVISION PLAT:**
 1. **File SDP23-10:** **(PUBLIC HEARING)**

Subdivision: Sirmon Addition to Daphne

Zoning: *R-6(G), Garden or Patio Home*

Location: Northeast of the intersection of Parker Lane and County Road 13

Area: 20.14 Acres $\pm$, (64) lots

Owner: Sirmon Properties, L.L.C. - James Sirmon

Surveyor: Rowe Engineering & Surveying - Cecil "Zeke" Hudson

Engineer: Rowe Engineering & Surveying - Don Rowe

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D. ROWAN OAK PRE-ZONING AMENDMENT AND ANNEXATION PETITION:

1. File PZA24-01:

(PUBLIC HEARING)

Applicant: 68V Baldwin Land Holdings, LLC, Sharon and John Boni, Sharon, Thomas and John Boni, and Sharon Boni, representative of Thelma Boni Estate

Present Zoning: *RSF-E, Residential Single Family Estate, RMF-6, Multiple Family, RSF-2, Single Family Residential, and B-3, General Business, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

Proposed Zoning: *PUD, Planned Unit Development*

Area: 134.31 Acres $\pm$

Location: Southwest of the intersection of County Road 13 and Milton Jones Road

Owner: 68V Baldwin Land Holdings, LLC; Sharon and John Boni, Sharon, Thomas and John Boni, and Sharon Boni, representative of Thelma Boni Estate

Agent: S.E. Civil - David Diehl

2. ANX24-01:

A presentation to be given by David Diehl, S.E. Civil, requesting annexation of one hundred thirty-four point thirty-one acres owned by 68V Baldwin Land Holdings, LLC, Sharon and John Boni, Sharon, Thomas and John Boni, and Sharon Boni, representative of Thelma Boni Estate located southwest of the intersection of County Road 13 and Milton Jones Road. The subject property is currently zoned RSF-E, Residential Single Family Estate, RMF-6, Multiple Family, RSF-2, Single Family Residential, and B-3, General Business, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne.

E. THE RESERVE AT DAPHNE:

1. MASTER PLAN AMENDMENT:

File MPA24-01:

Presentation to be given by Cathy Barnette, Dewberry, requesting a master plan revision of the Reserve at Daphne.

F. POMIERSKI RESIDENCE:

1. Presentation to be given by Chris Lieb, Lieb Engineering, requesting a wetland elimination and wetland buffer encroachment in order to re-plot three-lots on Grays Lane to construct a residential home.

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

8. DIRECTOR'S COMMENTS

9. ADJOURNMENT