

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF FEBRUARY 22, 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 January 25, 2024.

4. **OLD 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. **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

5. **NEW BUSINESS:**

A. **JUBILEE FARMS PHASE TWELVE FINAL SUBDIVISION PLAT:**

1. **File SDF24-02:**

Subdivision: Jubilee Farms, Phase Twelve

Zoning: *PUD, Planned Unit Development*

Location: Southeast of Alabama Highway 181 and Secretariat Boulevard

Area: 36.97 $\pm$ Acres, (74) lots

Owner: Forestar "USA" Real Estate Group, Inc. - Steve Harbin

Agent: Dewberry - Cathy Barnette

Surveyor: Dewberry - Victor Germain

Engineer: Dewberry - Jason Estes

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B. THE ESTATE OF GEORGIANNE SIMMS PRE-ZONING AMENDMENT AND ANNEXATION PETITION:

1. File PZA24-02:

(PUBLIC HEARING)

Applicant: The Estate of Georgianne Simms

Present Zoning: B-3, General Business, Baldwin County District 15

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

Area: 0.75 Acres ±
Location: Northeast of County Road 64 and Alabama Highway 181
Representative: Carl Johnson, Executor
Developer: Sandefur Investment, LLC - Hudson Sandefur
Agent: S.E. Civil - Aaron Collins

2. ANX24-02:

A presentation to be given by Aaron Collins, S.E. Civil, requesting annexation of a zero point seven-five acre parcel owned by The Estate of Georgianne Simms located northeast of County Road 64 and Alabama Highway 181. The subject property is currently zoned B-3, General Business, Baldwin County District 15.

C. LAND USE AND DEVELOPMENT ORDINANCE PROPOSED AMENDMENT:

File AP24-01:

Presentation to be given by Troy R. Strunk, Executive Director of City Development, and/or Adrienne Jones, Director of Community Development, regarding proposed amendments to the Daphne Land Use and Development Ordinance, Article 13, District Requirements, Section 7, Performance Standards.

6. PUBLIC PARTICIPATION

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT