

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MARCH 28, 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 February 22, 2024.
4. **OLD BUSINESS:**
 - A. **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
 - B. **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.
5. **NEW BUSINESS:**
 - A. **PUBLIC HEARING:** Envision Daphne 2042 Comprehensive Plan Resolution #2024-01
 - B. **U-HAUL COMPANY OF SOUTH ALABAMA ZONING AMENDMENT:**
 1. File ZA24-01: **(PUBLIC HEARING)**

Applicant: AMERCO Real Estate Company

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

Proposed Zoning: *B-2, General Business*

Location: Southeast of the intersection of Whispering Pines Road and U.S. Highway 98
Area: 4.13 Acres $\pm$
Owner: U-Haul Company of South Alabama - Chad Rome

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C. MALBIS PLANTATION, INC. PRE-ZONING AMENDMENT AND ANNEXATION PETITION:

1. File PZA24-03:

(PUBLIC HEARING)

Applicant: Malbis Plantation, Inc.

Present Zoning: B-4, Major Commercial, and RSF-1, Residential Single Family

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

Area: 28 Acres $\pm$

Location: Due west of the intersection of Plantation Drive and Alabama Highway 181

Owner: Malbis Plantation, Inc. - Lewis Sterling

Agent: Church of the Highlands, Inc. - Bruce Adams

2. ANX24-03:

A presentation to be given by Bruce Adams, Church of the Highlands, requesting annexation of a twenty-eight acre parcel owned by Malbis Plantation, Inc. located due west of the intersection of Plantation Drive and Alabama Highway 181. The subject property is currently zoned B-4, Major Commercial, and RSF-1, Residential Single Family, Baldwin County District 15.

D. MALBIS PLANTATION, INC. PRE-ZONING AMENDMENT AND ANNEXATION PETITION:

1. File PZA24-04:

(PUBLIC HEARING)

Applicant: Malbis Plantation, Inc.

Present Zoning: B-1, Professional Business, and RSF-1, Residential Single Family

Proposed Zoning: PUD, Planned Unit Development

Area: 164.43 Acres $\pm$

Location: Southeast of the intersection of Highway 90 and County Road 13 and northeast of the intersection of Champions Way and County Road 13

Owner: Malbis Plantation, Inc. - Lewis Sterling

Agent: Sawgrass Consulting - Ercil Godwin

2. ANX24-04:

A presentation to be given by Ercil Godwin, Sawgrass Consulting, requesting annexation of a one hundred and sixty-four point forty-three acre parcel owned by Malbis Plantation, Inc. located southeast of the intersection of Highway 90 and County Road 13 and northeast of the intersection of Champions Way and County Road 13. The subject property is currently zoned B-1, Professional Business, and RSF-1, Residential Single Family.

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E. BERTOLLA PROPERTIES, LLC, YOTA PROPERTIES, LLC, FREDERICK G. & THOMAS BONI, AND SHARON AND JOHN CHRISTOPHER BONI PRE-ZONING AMENDMENT AND ANNEXATION PETITION:

1. File PZA24-05:

(PUBLIC HEARING)

Applicant: Bertolla Properties, LLC, YOTA Properties, LLC, Frederick G. & Thomas Boni, and Sharon and John Christopher Boni

Present Zoning: RSF-E, Residential Single Family Estate, RSF-3, Residential Single Family, and B-3, General Business, Baldwin County District 15

Proposed Zoning: PUD, Planned Unit Development

Area: 175.21 Acres ±

Location: Southeast of the intersection of Milton Jones Road and Alabama Highway 181

Owner: Bertolla Properties, LLC, YOTA Properties, LLC, Frederick G. & Thomas Boni, and Sharon and John Christopher Boni

Agent: S.E. Civil - David Diehl

2. ANX24-05:

A presentation to be given by David Diehl, S.E, Civil, requesting annexation of a one hundred and seventy-five point two one acre parcel owned by Bertolla Properties, LLC, YOTA Properties, LLC, Frederick G. & Thomas Boni, and Sharon and John Christopher Boni located southeast of the intersection of Milton Jones Road and Alabama Highway 181. The subject property is currently zoned RSF-E, Residential Single Family Estate, RSF-3, Residential Single Family, and B-3, General Business, Baldwin County District 15.

6. PUBLIC PARTICIPATION

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT