

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF APRIL 25, 2024
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Draft 04/15/24

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of March 28, 2024.

4. **OLD BUSINESS:**

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

1. File PZA24-04: **(Tabled by applicant until the regular meeting of May 23, 2024)**

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 ±

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. File ANX24-04: **(Tabled by applicant until the regular meeting of May 23, 2024)**

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.

B. **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: **(Tabled by applicant until the regular meeting of May 23, 2024)**

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

Developer: 68 Ventures - Chloe Kelly

Agent: S.E. Civil - David Diehl

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2. **File ANX24-05: (Tabled by applicant until the regular meeting of May 23, 2024)**

A presentation to be given by Chloe Kelly, 68 Ventures, 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.

5. **NEW BUSINESS:**

A. **POMIERSKI RESIDENCE:**

1. **File AP24-05:**

Presentation to be given by Chris Lieb, Lieb Engineering, and Kent Broom, Landscape Architect, of a request to modify a wetland and wetland buffer area for property located on Grays Lane in preparation for the owner to re-plot the land and build a house.

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

1. **File AP24-04:**

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

C. **U-HAUL MOVING AND STORAGE OF DAPHNE PLANNING APPROVAL AND SITE PLAN REVIEW PENDING REZONING:**

1. **Planning Commission approval of a warehouse and/storage facility in a B-2(a) zone.**

2. **File SP24-01:**

Site: U-Haul Moving and Storage of Daphne

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

Location: Southwest of the intersection of Whispering Pines and U.S. Highway 98

Area: 4.13 Acres $\pm$

Owner: Amerco Real Estate Company

Developer: U-Haul of Alabama, Inc. - Chad Rome

Engineer: Goodwyn, Cawood & Mills - Amanda Thompson

D. **SCOOTER'S COFFEE SITE PLAN REVIEW PENDING PRE-ZONING/ANNEXATION:**

1. **File SP24-02:**

Site: Scooter's Coffee

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

Location: Northeast of County Road 64 and Alabama Highway 181

Area: 0.75 Acres $\pm$

Representative: The Estate of Georgianne Simms - Carl Johnson, Executor

Developer: Sandefur Investments, LLC - Hudson Sandefur

Engineer: S.E. Civil - Larry Smith

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E. HOPE VINEYARD PHASE 1B FINAL SUBDIVISION PLAT REVIEW AND STREET ACCEPTANCE:

1. File SDF24-03:

Subdivision: Hope Vineyard, Phase 1B

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

Location: East of County Road 13

Area: 18.84 Acres $\pm$, (66) lots

Owner: Hope Vineyard Partners, L.L.C.

Agent: Dewberry - Cathy Barnette

Surveyor: Dewberry - Victor Germain

Engineer: Dewberry - Jason Estes

2. File AP24-02:

Presentation to be given by Cathy Barnette, Dewberry, recommending acceptance of all rights-of-way contained within Hope Vineyard, Phase 1B. Said rights-of-way being Caymus Drive (1,286 linear feet), Cakebread Avenue (170 linear feet), and Lafite Circle (1,322 linear feet).

F. JUBILEE FARMS PHASE TWELVE STREET ACCEPTANCE:

1. File AP24-03:

Presentation to be given by Cathy Barnette, Dewberry, recommending acceptance of all rights-of-way contained within Jubilee Farms, Phase Twelve. Said rights-of-way being Animal Kingdom Way (1,493 linear feet), Winning Colors Trail (1,118 linear feet), and Shared Belief Court (549).

- 6. PUBLIC PARTICIPATION**
- 7. ATTORNEY'S REPORT**
- 8. COMMISSIONER'S COMMENTS**
- 9. DIRECTOR'S COMMENTS**
- 10. ADJOURNMENT**