

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MAY 23, 2024
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Draft 05/13/24

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of April 25, 2024.

4. **OLD BUSINESS:**

A. **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:**

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 $\pm$

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

2. **File ANX24-05:**

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. **SITE PLAN REVIEW:**

1. **File SP24-03:**

Site: Discount Tire Store

Zoning(s): *B-2, General Business*

Location: Northwest of U.S. Highway 90 and Bayview Drive

Area: 1.46 Acres $\pm$

Owner: Osprey Holding, LLC - Charles K. Breland, Jr.

Developer: Halle Properties, LLC - April Miller

Engineer: Foresite Group, LLC - Kelly Wagner

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B. PRELIMINARY/FINAL PLAT REVIEW:

1. File SDPF24-02:

(PUBLIC HEARING)

Subdivision: Resubdivision of Lot 3, Russell Estate

Zoning: *R-2, Medium Density Single Family Residential*

Location: Northeast of the intersection of Sixth Street and Van Avenue

Area: 2.03 Acres $\pm$, (3) lots

Owner: Julie Russell Rowell

Surveyor: The Woodlands Group - Justin Palmer

C. THE RESERVE AT DAPHNE MASTER PLAN REVISION AND 68V BALDWIN LAND HOLDINGS, LLC PRE-ZONING AMENDMENT AND ANNEXATION PETITION:

1. MASTER PLAN AMENDMENT:

File MPA24-02:

Presentation to be given by Aaron Collins, S.E. Civil, requesting a master plan revision of the Reserve at Daphne.

2. File PZA24-06:

(PUBLIC HEARING)

Applicant: 68V Baldwin Land Holdings, LLC

Present Zoning: *Unzoned, Baldwin County District 7*

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

Area: 24.93 Acres $\pm$

Location: North of the intersection of County Road 64 and Montelucia Way

Owner: 68V Baldwin Land Holdings, LLC - Will Lowery

Agent: S.E. Civil - Aaron Collins

3. ANX24-06:

A presentation to be given by Aaron Collins, S.E. Civil, requesting annexation of twenty-four point nine-three acres owned by 68V Baldwin Land Holdings, LLC. The subject property is currently unzoned, Baldwin County District 7.

6. PUBLIC PARTICIPATION

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT