

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF OCTOBER 24, 2024
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Draft 10/10/2024

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1. **CALL TO ORDER**
 2. **CALL OF ROLL**
 3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of September 26, 2024.
 4. **OLD BUSINESS:**
 - A. **EAST FISH RIVER, LLC ZONING AMENDMENT:**
 1. **File ZA24-05:**

Applicant: East Fish River, LLC

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

Proposed Zoning: *PUD, Planned Unit Development*

Location: Five hundred feet northeast of the intersection of County Road 64 and Dixon Lane

Area: 510.17 Acres $\pm$

Agent: Engineering Design Group - Craig Johnson

Developer: Gaskin Banks - Todd Malphrus

Owner: East Fish River, LLC - Richard Inge
 5. **NEW BUSINESS:**
 - A. **SITE PLAN REVIEW:**
 1. **File SP24-08:**

Site: Eastern Shore Academy of Excellence

Zoning: *B-2, General Business*

Location: Southeast of the intersection of Pollard Road and Well Road

Area: 0.26 Acres $\pm$

Owner: Jamie Snowden

Engineer: Lieb Engineering - Chris Lieb
 2. **File SP24-09:**

Site: D.T. Read Steel

Zoning: *C/I, Commercial/Industrial*

Location: Southeast of Stanton Road and Profit Drive

Area: 1.72 Acres $\pm$

Owner: D.T. Read Steel - Donald Read

Engineer: TTL, Inc. - Bailey Newman or Andy McCartney

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B. ROWAN OAK PRELIMINARY/FINAL SUBDIVISION PLAT AND PRELIMINARY SUBDIVISION PLATS REVIEW:

1. File SDPF24-05:

(PUBLIC HEARING)

Subdivision: Rowan Oak Parcel Division

Zoning: *PUD, Planned Unit Development*

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

Area: 134.31 Acres $\pm$, (6) lots

Owner: 68V Land Holdings, Sharon and John Christopher Boni, Frederick and Thomas Boni

Agent: S. E. Civil - Aaron Collins

Developer: 68 Ventures - Chloe Kelly

Surveyor: S.E. Civil - David Diehl

2. File SDP24-02:

(PUBLIC HEARING)

Subdivision: The Hamlet at Rowan Oak, Phase 1

Zoning: *PUD, Planned Unit Development*

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

Area: 46.76 Acres $\pm$, (118) lots

Owner: Sharon and John Christopher Boni and Frederick and Thomas Boni

Agent: S. E. Civil - Aaron Collins

Developer: 68 Ventures - Chloe Kelly

Surveyor: S.E. Civil - David Diehl

3. File SDP24-03:

(PUBLIC HEARING)

Subdivision: Faulknern Place at Rowan Oak, Phase 4

Zoning: *PUD, Planned Unit Development*

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

Area: 10.32 Acres $\pm$, (66) lots

Owner: Sharon and John Christopher Boni

Agent: S. E. Civil - Aaron Collins

Developer: 68 Ventures - Chloe Kelly

Surveyor: S.E. Civil - David Diehl

C. BAYSIDE ACADEMY, INC. PRE-ZONING AMENDMENT AND ANNEXATION:

1. File PZA24-08:

(PUBLIC HEARING)

Applicant: Bayside Academy, Inc.

Present Zoning: *RSF-2, Residential Single Family, and B-1, Professional Business, Baldwin County District 15*

Proposed Zoning: *C-2, Outdoor Amusement*

Location: Southeast of the Friendship Road and County Road 64

Area: 22.93 Acres $\pm$

Agent: Jade Consulting - Trey Jinright

Owner: Bayside Academy, Inc. - Dr. Scott Phillipps

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2. File ANX24-09:

A presentation to be given by Trey Jinright, Jade Consulting, requesting annexation of a twenty-two point nine-three acre parcel owned by Bayside Academy, Inc. located southeast of the Friendship Road and County Road 64. The subject property is currently zoned RSF-2, Residential Single Family, and B-1, Professional Business, Baldwin County District 15.

D. IRON GATE MASTER PLAN REVIEW:

1. File MPR24-02:

Presentation to be given by Chloe Kelly, 68 Ventures, requesting master plan review of Irongate.

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

1. File ANX24-08:

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.

F. BERTOLLA PROPERTIES, LLC PRE-ZONING AMENDMENT AND ANNEXATION PETITION:

1. File PZA24-09:

(PUBLIC HEARING)

Applicant: Bertolla Properties, LLC

Present Zoning: RSF-2, Residential Single Family, Baldwin County District 15

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

Area: 25.22 Acres $\pm$

Location: Southeast of the intersection of Austin Road and Alabama Highway 181

Owner: Bertolla Properties, LLC - Alexander McDill

Developer: 68 Ventures - Chloe Kelly

Agent: S.E. Civil - Aaron Collins

2. File ANX24-10:

A presentation to be given by Chloe Kelly, 68 Ventures, requesting annexation of a twenty-five point two-two acre parcel owned by Bertolla Properties, LLC located southeast of the intersection of Austin Road and Alabama Highway 181. The subject property is currently zoned RSF-2, Residential Single Family.

G. VACATION OF RIGHT-OF-WAY:

1. File VOR24-01:

(PUBLIC HEARING)

Applicant: Bertolla Properties, LLC

Location: East of the intersection of Austin Road and Alabama Highway 181

Area: 1.40 Acres $\pm$

Owner: Bertolla Properties, LLC - Alexander Bertolla

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- H. Agent: Chason and Chason - Jessica McDill
 OFFICIAL ZONING AND STREET MAP UPDATE:

1. File AP24-15:

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

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