

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF DECEMBER 21, 2017
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:** Review of minutes for the regular meeting of November 16, 2017

4. **OLD BUSINESS:**

A. **SOUTH BRANCH SUBDIVISION:** Discussion re: request for modification to buffer requirement for wetland area.

B. **ADMINISTRATIVE PRESENTATION:** Land Use Discussion by Community Development: Presentation by Planner on "Smart Growth."

C. **ZONING AMENDMENT:**

1. **File Z17-02:** **Jacob's Well, L.L.C. and Ruth Metcalfe Rye**

Present Zoning: ***R-7(T), Townhome, District, B-2, General Business, & R-3, High Density Single Family Residential***

Proposed Zoning: ***PUD, Planned Unit Development***

Location: Northeast corner of U. S. Highway 98 and Halls Lane

Area: 6.22 Acres ±

Owner(s): Jacob's Well, L.L.C. and Ruth Metcalfe Rye

Agent: Dyas, L.L.C. - Craig Dyas

5. **NEW BUSINESS:**

A. **SITE PLAN REVIEW:**

1. **File SP17-20:**

Site: **Benchmark Office**

Zoning: ***B-2, General Business***

Location: Northeast of Professional Place and Main Street

Area: 0.61 ± Acres

Owner(s): Benchmark Homes Group, L.L.C. - Robert Radcliff

Engineer: Jade Consulting - Trey Jinright or Max Dearing

2. **File SP17-21:**

Site: **R H Industrial**

Zoning: ***C/I, Commercial/Industrial***

Location: Northeast of the intersection of World Court & American Way

Area: 0.64 ± Acres

Owner(s): Robert Henderson, Jr.

Agent: Dewberry/Preble-Rish - Steve Pumphrey

Engineer: Dewberry/Preble-Rish - Jason Estes

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B. FINAL PLAT REVIEW:

1. File SDF17-07:

Subdivision: Winged Foot, Phase 1

Zoning(s): *PUD, Planned Unit Development*

Location: Northeast of Edgewood Drive and County Road 64

Area: 36.62 Acres $\pm$, (81) lots

Owner(s): Winged Foot Development 2016, L.L.C. - Geoff Lane

Agent: Dewberry/Preble-Rish - Steve Pumphrey

Surveyor: Dewberry/Preble-Rish - David Diehl

C. PRELIMINARY PLAT REVIEW:

1. File SDP17-14: (PUBLIC HEARING)

Subdivision: Winged Foot, Phase 2A

Zoning(s): *PUD, Planned Unit Development*

Location: Northeast of Edgewood Drive and County Road 64

Area: 6.85 Acres $\pm$, (25) lots

Owner(s): Winged Foot Development 2016, L.L.C. - Geoff Lane

Agent: Dewberry/Preble-Rish - Steve Pumphrey

Surveyor: Dewberry/Preble-Rish - David Diehl

2. File SDP17-15: (PUBLIC HEARING)

Subdivision: Winged Foot, Phase 2B

Zoning(s): *PUD, Planned Unit Development*

Location: Northeast of Edgewood Drive and County Road 64

Area: 10.36 Acres $\pm$, (28) lots

Owner(s): Winged Foot Development 2016, L.L.C. - Geoff Lane

Agent: Dewberry/Preble-Rish - Steve Pumphrey

Surveyor: Dewberry/Preble-Rish - David Diehl

3. File SDP17-16: (PUBLIC HEARING)

Subdivision: Winged Foot, Phase 3

Zoning(s): *PUD, Planned Unit Development*

Location: Northeast of Edgewood Drive and County Road 64

Area: 15.06 Acres $\pm$, (67) lots

Owner(s): Winged Foot Development 2016, L.L.C. - Geoff Lane

Agent: Dewberry/Preble-Rish - Steve Pumphrey

Surveyor: Dewberry/Preble-Rish - David Diehl

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

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8. **DIRECTOR'S COMMENTS**
9. **ADJOURNMENT**