

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF NOVEMBER 18, 2010
COUNCIL CHAMBERS, CITY HALL - 6:00 P.M.

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:** Review of minutes for the regular meeting of October 28, 2010

4. **OLD BUSINESS:**

A. **ELECTION OF OFFICERS**

B. **SPRINGS AT EASTERN SHORE:**

1. **SITE PLAN REVIEW:**

File S10-13:

Site: Springs @ Eastern Shore

Zoning (s): *B-2, General Business, and R-4, High Density Multi-Family Residential*

Location: Southeast of the intersection of U. S. Highway 98 and Johnson Road

Area: 20.31 Acres ±

Owner: Big Sandy, L.L.C. - Jacob Cunningham, Managing Member

Developer: Heritage Construction Company

Engineer: Hutchinson, Moore & Rauch - Jaye Robertson

5. **NEW BUSINESS:**

A. **DAPHNE UTILITIES CENTRAL SERVICES FACILITY:**

1. **SITE PLAN REVIEW:**

File S10-14:

Site: Daphne Central Services Facility

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

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

Area: 9.5 Acres ±

Owner: Utilities Board of the City of Daphne-Danny Lyndall, Operations Manager

Engineer: Volkert & Associates, Inc. - Melinda Immel

B. **FINAL PLAT REVIEW:**

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1. File SDF10-03:

Subdivision: Dunmore, Phase Two, Part B

Zoning(s): *R-4, High Density Single Family Residential*

Location: On the East side of Alabama Highway 181, South of Austin Road, North of Dick Higbee Road

Area: 10.47 Acres $\pm$, (28) lots

Owner: Hearthstone Multi-Asset Entity

Engineer: Rester & Coleman Engineers - Joel Coleman

2. ADMINISTRATIVE PRESENTATION:

Presentation to be given by Mr. Joel Coleman, representing Rester & Coleman Engineers, requesting street acceptance of all streets contained within Dunmore Subdivision, Phase Two, Part B.

Presentation to be given by Mr. Joel Coleman, representing Rester & Coleman Engineers, requesting to waive the requirement for sidewalks and to defer the required installation, with the presentation of a performance bond to cover such expense, and to allow sidewalks to be installed as individual lots are developed.

C. CAROLINE WOODS SUBDIVISION, PHASES TWO & THREE:

1. MASTER PLAN:

Presentation to be given by Mr. David Diehl, representing Engineering Development Services, requesting revised master plan review for Caroline Woods Subdivision, Phases Two and Three.

2. FINAL PLAT REVIEW:

File SDF10-04:

Subdivision: Caroline Woods, Phase Two "A"

Zoning(s): *R-4, High Density Single Family Residential, and R-3, High Density Single Family Residential*

Location: Northeast of the intersection of Parker Lane and Whispering Pines Road, North of Madison Place Subdivision, West of Daphne Commercial Park, Phase Two

Area: 4.0 Acres $\pm$, (13) lots

Owner: Plan B Investments, L.L.C. - Jacob Cunningham

Engineer: Engineering Development Services - David Diehl or Jason Estes

3. ADMINISTRATIVE PRESENTATION:

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Presentation to be given by Mr. David Diehl or Jason Estes, representing Engineering Development Services, requesting street acceptance of all streets contained within Caroline Woods Subdivision, Phase Two A.

Presentation to be given by Mr. David Diehl or Jason Estes, representing Engineering Development Services, Engineering Development Services, requesting to waive the requirement for sidewalks and to defer the required installation, with the presentation of a performance bond to cover such expense, and to allow sidewalks to be installed as individual lots are developed.

4. PETITIONS:

ZONING AMENDMENT:

File Z10-06: Plan B Investments, L.L.C. (a portion of Caroline Woods Subdivision, Phase Two, Part A and D)

Present Zoning: R-3, High Density Single Family Residential

Proposed Zoning: R-4, High Density Single Family Residential

Location: Northeast of the intersection of Parker Lane and Whispering Pines Road, Northwest of Madison Place Subdivision
Area: 3.47 Acres $\pm$
Owner: Plan B Investments, L.L.C. - Jacob Cunningham
Engineer: Engineering Development Services - David Diehl or Jason Estes

5. PRELIMINARY PLAT REVIEW:

File SDP10-04:

Subdivision: Caroline Woods, Phase Three

Zoning(s): R-4, High Density Single Family Residential

Location: Northeast of the intersection of Parker Lane and Whispering Pines Road, North of Madison Place Subdivision
Area: 12.46 Acres $\pm$, (41) lots
Owner: A & B-10, L.L.C. - John Avent & Joe Bullock
Engineer: Engineering Development Services - David Diehl or Jason Estes

D. PETITIONS:

ZONING AMENDMENT:

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Present Zoning: B-1, Local Business

Proposed Zoning: B-2, General Business

File Z10-02: MPWS, L.L.C.

Location: Southwest corner of Lawson Road and County Road 13, Lot 2, Lake
Forest Plaza Subdivision

Area: 4.44 Acres ±

Owner: MPWS, L.L.C. - John White-Spunner or Matt White

Engineer: Rester & Coleman Engineers - Joel Coleman

E. ADMINISTRATIVE PRESENTATION:

Presentation to be given by Mr. Mitchell Davenport, representing Jubilee Ridge, L.L.C., requesting master plan review of Laurel Springs Apartments (fka Jubilee Ridge Condominiums). The subject property is located southeast of the intersection of County Road 64 and Pollard Road.

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