

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF OCTOBER 28, 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 September 23, 2010
4. **NEW BUSINESS:**
 - A. **ELECTION OF OFFICERS**
 - B. **DUNMORE SUBDIVISION, PHASE TWO:**
 1. **FINAL PLAT REVIEW:**

File SDF10-02:

Subdivision: Dunmore, Phase Two, Part A

Zoning: *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: 6.62 Acres $\pm$, (26) 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 A.

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. **SPRINGS AT EASTERN SHORE:**
 1. **MASTER PLAN:**

Presentation to be given by Mr. Scott Hutchinson or Mr. Jaye Robertson, representing Hutchinson, Moore & Rauch, requesting Master Plan approval for the Springs @ Eastern Shore.

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2. **PETITIONS:**

ZONING AMENDMENT:

File Z10-05: Big Sandy, L.L.C.

Present Zoning: B-2, General Business

Proposed Zoning: R-4, High Density Multi-Family

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

Area: 0.72 Acres $\pm$

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

Engineer: Hutchinson, Moore & Rauch - Scott Hutchinson or Jaye Robertson

3. **ADMINISTRATIVE PRESENTATION:**

Presentation to be given by Mr. Scott Hutchinson or Mr. Jaye Robertson, presenting Hutchinson, Moore, & Rauch, requesting a re-plat review to remove a common line of the out parcel on U.S. Highway 98 and Lot 1, Spring of Eastern Shore.

4. **SITE PLAN REVIEW:**

File S10-13:

Site: Springs @ Eastern Shore

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

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

Area: 20.31 Acres $\pm$

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

Developer: Heritage Construction Company

Engineer: Hutchinson, Moore & Rauch – Jaye Robertson

D. **PETITIONS:**

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ZONING AMENDMENT:

File Z10-04: TDG LAKE FOREST, L.L.C. (AKA LAKE FOREST APARTMENTS)

Present Zoning: B-1, Local Business, and R-3, High Density Multi-Family

Proposed Zoning: R-4, High Density Multi-Family

Location: Northeast of Van Buren Street and North Main Street
Area: 2.92 Acres $\pm$ and 3.39 Acres $\pm$, respectively
Owner: TDG Lake Forest, L.L.C. - William Dobbins, Managing Member
Engineer: Engineering Development Services - David Diehl

E. ADMINISTRATIVE PRESENTATION:

- 1. Presentation to be given by Mr. David Diehl, representing Engineering Development Services, requesting a master plan revision for St. Augustine Subdivision. The subject property is located northeast of County Road 64 on Rigsby Road of the City of Daphne extraterritorial jurisdiction in Baldwin County District 15.**
- 2. Set meeting dates for November 18 and December 16, 2010.**
- 3. Review the By-Laws of the Planning Commission.**
- 4. Proposed amendments to the Daphne Land Use and Development Ordinance for the creation of a C-2, Outdoor Amusement, zoning district.**
- 5. Proposed amendments to the Daphne Land Use and Development Ordinance for the creation of a Golf Course Zoning District.**

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

8. DIRECTOR'S COMMENTS - 2011 GOALS OF COMMUNITY DEVELOPMENT AND THE PLANNING COMMISSION

9. ADJOURNMENT