

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF SEPTEMBER 23, 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 August 26, 2010*

4. **OLD BUSINESS:**

A. **PRELIMINARY/FINAL:**

1. **File SDPF10-06: (*Pending Additional Data*)**

Subdivision: **Bowden Estates (*Resubdivision of Lot 6, Belforest Plantation*)**

Zoning(s): **RA, Rural Agricultural, Baldwin County District 15**

Location: Northwest of County Road 54 East

Area: 12 Acres $\pm$, (4) lots

Owner: Katrina Bowden Meeker

Surveyor: P.H.L. Land Surveying - Phillip Lindsey

B. **ADMINISTRATIVE PRESENTATION:**

Presentation to be given by Nancy Anderson, GIS Manager, of a revision to the City of Daphne Zoning Map.

5. **NEW BUSINESS:**

A. **SITE PLAN REVIEW:**

1. **File S10-12:**

Site: **Urgent Care by the Bay**

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

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

Area: 1.17 Acres $\pm$

Owner: RDB Management, L.L.C.

Agent: Urgent Care by the Bay, L.L.C. - Michael Bindon

Engineer: Engineering Development Services - Jason Estes

B. **PRELIMINARY/FINAL:**

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1. File SDPF10-09:

Subdivision: The Resubdivision of Lot 1, Powers

Zoning(s): RA, Rural Agricultural, Baldwin County District 15

Location: On the east side of Alabama Highway 181 approximately one mile south of Austin Road

Area: 30 Acres $\pm$, (3) lots

Owner: Woerner Investments, L.L.C.

Engineer: Hutchinson, Moore & Rauch - Scott Hutchinson or Ercil Godwin

2. File SDPF10-10:

Subdivision: Lake Forest Plaza

Zoning(s): B-1, Local Business

Location: Southwest corner of Lawson Road and County Road 13

Area: 13.40 Acres $\pm$, (3) lots

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

Engineer: Rester & Coleman Engineers - Joel Coleman

C. PETITIONS:

ZONING AMENDMENT:

Present Zoning: B-1, Local Business

Proposed Zoning: B-2, General Business

File Z10-02: MPWS, L.L.C. (*Associated with Lake Forest Plaza Subdivision*)

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

Area: 4.44 Acres $\pm$

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

Engineer: Rester & Coleman Engineers - Joel Coleman

D. ADMINISTRATIVE PRESENTATION:

Presentation to be given by Mr. Joel Coleman, representing Rester & Coleman Engineers and MPWS, L.L.C., to request the consideration of an amendment to the Daphne Land Use and Development Ordinance, Article XXXV, the Table of Permitted Uses to allow a bowling alley as a use allowed upon Planning Commission approval in a B-1, Local Business, zoning district.

6. PUBLIC PARTICIPATION

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