

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF AUGUST 26, 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 July 22, 2010

4. **NEW BUSINESS:**

A. **SITE PLAN REVIEW:**

1. **File S10-11: (Revised Site Plan)**

Site: 2nd Office Building on Lot A-2, Bellaton Phase Two

Zoning: B-1, Local Business

Location: Southwest of the intersection of Alabama Highway 181 and Bellaton Avenue

Area: 0.69 Acres ±

Owner: A & B, L.L.C. - John Avent or Joe Bullock

Engineer: Engineering Development Services - David Diehl

B. **PETITIONS:**

ANNEXATION REVIEW:

Presentation to be given by Mr. David Diehl, representing Engineering Development Services, requesting annexation of a nineteen point eight-eight acre parcel into the City of Daphne located northwest of the intersection of Whispering Pines Road and County Road 13 with B-1, Local Business, and B-3, Professional Business, zoning. The subject property is currently zoned RSF-2, Residential Single Family District, Baldwin County District 15. Richard S. Higbee, owner.

ZONING AMENDMENT:

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

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

File Z10-02: A & B-10, L.L.C. (Reference: Caroline Woods, Phase Three formally known as Madison Place Subdivision, Phase Three)

Location: Northeast of the intersection of Whispering Pines Road and Parker Lane, north of Madison Place Subdivision, Phase Two, North of Caroline Woods, Phases One and Two, west of Daphne Business Park, Phase Two

Area: 12.44 Acres ±

Owner: A & B-10, L.L.C. - John Avent or Joe Bullock

Engineer: Engineering Development Services - David Diehl

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C. PRELIMINARY/FINAL:

1. **File SDPF10-06: (*Applicant requests to postpone hearing until September 23, 2010*)**

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

2. **File SDPF10-07:**

Subdivision: The Resubdivision of Lot 1, Higbee (*associated with the annexation review for Mr. Richard S. Higbee*)

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

Proposed Zoning(s): B-1, Local Business, and B-3, Professional Business

Location: Northwest of intersection of Whispering Pines Road and County Road 13

Area: 19.88 Acres $\pm$, (2) lots

Owner: Richard S. Higbee

Engineer: Engineering Development Services - David Diehl

D. ADMINISTRATIVE PRESENTATION:

1. **Presentation to be given by Mr. Matt Kountz, representing Geo Surveying, requesting a re-plat review of Lots 239 & 240, Lake Forest Subdivision, Unit Eighteen to remove a common lot line in accordance with Article 11-5 of the Land Use and Development Ordinance.**
2. **Presentation to be given by Ms. Adrienne Jones, the Director of Community Development, of the proposed amendments to the Daphne Land Use and Development Ordinance regarding creating a C-2, Outdoor Amusement, zoning district.**
3. **Presentation to be given by Ms. Adrienne Jones, the Director of Community Development, of the proposed amendments to the Daphne Land Use and Development Ordinance regarding self-service vending unit.**

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

8. DIRECTOR'S COMMENTS

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9. **ADJOURNMENT**