

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MARCH 25, 2010
COUNCIL CHAMBERS, CITY HALL - 6:00 P.M.

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:** Review minutes of the regular meeting of February 17 and February 25, 2010

4. **OLD BUSINESS:**

A. **SITE PLAN REVIEW:**

1. **File S10-04:**

Site: County Road 13 - SRTS Sidewalk Project

Zoning: *Not Applicable*

Location: County Road 13 between Whispering Pines Road and County Road 64

Area: Not Applicable

Owner: City of Daphne

Engineer: Hutchinson, Moore & Rauch - Tim Lawley

5. **NEW BUSINESS:**

A. **SITE PLAN REVIEW:**

1. **File S10-06:**

Site: Eastern Shore Neurology & Pain Center

Zoning: *B-3, Professional Business*

Location: On Main Street, Lot 9 of Village Pointe Office Park

Area: 1.55 Acres $\pm$

Owner: Eastern Shore Neurology - Dr. Rassan Tarabein

Engineer: Goodwyn, Mills & Cawood - Shane Sawyer or Mike Warrington

2. **File S10-05:**

Site: Boltz Pain Center

Zoning: *B-2, General Business*

Location: Southwest of the intersection of Mill Lane and McSara Court, Resubdivision of Lots 1 & 2, TimberCreek Business Park, Unit 2

Area: 1.11 Acres $\pm$

Owner: Dr. Patty Boltz

Engineer: J. Martin Pitts

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B. PRELIMINARY/FINAL PLAT REVIEW:

1. File SDPF10-04:

Subdivision: TimberCreek Golf Course

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

Location: On the North and South side of TimberCreek Boulevard

Area: 240.40 Acres $\pm$, (5) lots

Owner: TimberCreek Investments, L.L.C. - Larry Waldrep, Manager

Engineer: Rester & Coleman Engineers - Joel Coleman

C. CAROLINE WOODS SUBDIVISION, PHASE TWO:

1. MASTER PLAN:

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

2. PRELIMINARY PLAT REVIEW:

File SDP10-01:

Subdivision: Caroline Woods, Phase Two

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 and West of Daphne Commercial Park, Phase Two

Area: 13.27 Acres $\pm$, (55) lots

Owner: Elite Development, L.L.C. - Clarence Burke

Engineer: Engineering Development Services - David Diehl

3. REQUEST FOR PERMANENT DRAINAGE EASEMENT-CITY OF DAPHNE:

Presentation to be given by Mr. David Diehl, representing Engineering Development Services, requesting to obtain a permanent drainage easement from the City of Daphne to Elite Development, L.L.C., the owner of Caroline Woods Subdivision, Phase Two, for the purpose of the installation of a drainage pipe to control the storm water located at the southwest corner of subdivision entering onto the Daphne Sports Complex property.

D. ADMINISTRATIVE PRESENTATION:

Presentation to be given by Mr. Trey Jinright, representing Jinright & Associates, requesting an amended re-plat review to move a common line in Lots 12 & 20 of Renaissance Center Subdivision, Phase Three.

6. PUBLIC PARTICIPATION

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