

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MAY 27, 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 April 22, 2010

4. NEW BUSINESS:

A. FINAL:

1. File SDF10-01:

Subdivision: Italian Settlement Business Park, Phase One

Zoning(s): *B-1, Local Business*

Location: Southeast of the intersection of County Road 64 and Friendship Road

Area: 10.38 Acres $\pm$, (10) lots

Owner: AJD Family Limited Partnership - Patsy Defillipi

Engineer: Hutchinson, Moore & Rauch - Christopher Baker

B. PRELIMINARY/FINAL:

1. File SDPF10-05:

Subdivision: Orfner

Zoning(s): *Unzoned, Baldwin County District 7*

Location: Southwest of U. S. Highway 90

Area: 219.95 Acres $\pm$, (2) lots

Owner: Crossroads, L.L.C. - Clarence Burke

Engineer: Engineering Development Services - David Diehl

C. PRELIMINARY:

1. File SDP10-02:

Subdivision: Brookhaven, Phase Two & Three

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

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

Area: 30.9 Acres $\pm$, (83) lots

Owner: Feliciter Investment Group - Nathan Cox

Engineer: Rester & Coleman Engineers - Joel Coleman

D. PETITIONS:

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ANNEXATION REVIEW:

1. Presentation to be given by Ms. Velma Dale Jackson, authorized agent for Ms. Velma Dale Jackson, Mr. James Dale, Mr. Nahman Dale, Mr. Edward Dale, Jr., Ms. Anna Brewer, Mr. William MsConnico, and Mr. Marion Dale, Jr., as ordered by Judge Charles Partin, Case No. CV-2004-000013.00 filed in the Circuit Court of Baldwin County, Alabama. Petitioner requests annexation of two parcels into the City of Daphne identified in the Baldwin County Revenue Commission records as Parcel Nos. 43-09-29-2-000-004.000 and 43-09-29-2-000-002.000 consisting of a total of nine point seven six acres, more or less, located east of U. S. Highway 98, north of Dale Road with B-2, General Business, zoning. The subject property is currently zoned RTF-4, Residential Single Family District, in Baldwin County District 16. Said owner of the subject property is Zeolia Dale.
2. Presentation to be given by Mr. Rob McElroy, General Manager of the Utilities Board of the City of Daphne, or Mr. Danny Lyndall, the Operations Manager of the Utilities Board of the City of Daphne, on behalf of the owners. Petitioner requests annexation of a parcel into the City of Daphne identified in the Baldwin County Revenue Commission records as Parcel No. 43-05-16-0-000-006-001 consisting of nine point five acres, more or less, located northeast of Pollard and Well Road with B-2, General Business, zoning. The subject property is currently zoned RSF-2, Single Family District, in Baldwin County District 15. Said owner of the subject property is Mr. Luther & Sharon Milstead.

ZONING AMENDMENT:

1. *Present Zoning: R-2, Medium Density Single Family Residential*

Proposed Zoning: B-2, General Business

File Z10-01: Zeolia Dale (Parcel No. 43-09-29-2-000-050.000, associated with the annexation review for Ms. Velma Dale Jackson)

Location: East of U. S. Highway 98, north of Dale Road
Area: 12.82 Acres $\pm$
Owner: Zeolia Dale
Agent: Ms. Velma Dale Jackson

E. ADMINISTRATIVE PRESENTATION:

1. Presentation to be given by the Lake Forest Property Owners' Association requesting authorization to improve an undeveloped right-of-way known as Ridgeway Drive located in a portion of Lake Forest Subdivision, Phase Eight and Twenty-Eight in order to obtain access to the Lake Forest Maintenance Facility. Subject property is owned by Friday Construction Company.
2. Presentation to be given by Mr. Tim Lawley, representing Hutchinson,

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Moore & Rauch, for the Lake Forest drainage improvements at Windsor Drive, Wedgewood Drive and Windsor Court.

3. Presentation to be given by Mr. Andrew James, representing Volkert & Associates, for the Captain O'Neal Drive drainage improvements.
4. Presentation to be given by Mr. Andrew James, representing Volkert & Associates, for the NRCS EWP projects for Worchester Drive and the utility right-of-way on County Road 13.
5. Presentation to be given by Mr. David Diehl, representing Central Progressive Bank, requesting the release of an approximately one hundred and forty thousand dollar and a three hundred thousand dollar letter of credit for French Settlement Subdivision, Phases One A and B.
6. Presentation to be given by Mr. Dane Haygood, H Properties, requesting a determination by the Planning Commission as to whether or not a business which cuts material such as granite or marble to produce custom counter tops would be an acceptable use in a B-2, General Business, zoning district. Article 13-3, Compliance with District Requirements, specifically states "In any case where a requested use is not specifically referred to in the Table of Permitted Uses, its status shall be determined by the Planning Commission by reference to the most clearly analogous use or uses that are specifically referred to in the Table of Permitted Uses. When the status of a use has been so determined by the Planning Commission, such determination shall thereafter have general application to all uses of the same type and shall be added to the Table of Permitted Uses."
7. Presentation to be given by Randall Caldwell, the vendor representative, regarding the placement of the ice vending machine located on the north side of Daphne Avenue.

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