

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF MARCH 23, 2017**  
**COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

---

1. **CALL TO ORDER**
2. **CALL OF ROLL**
3. **APPROVAL OF MINUTES:** Review of minutes for the regular meeting of February 23, 2017.
4. **OLD BUSINESS:**
  - A. **RESIDENTIAL HIGH RISE OVERLAY DISTRICT AMENDMENT:**
    1. **File AP17-02:**

Presentation to be given by Cheryl Stovall, representative of WHLC Architecture, requesting to amend the Residential High Rise Overlay District to include Lot 2 and 2A, Westbrook Commercial Park zoned R-4, High Density Multi-Family Residential District.
5. **NEW BUSINESS:**
  - A. **SITE PLAN REVIEW:**
    1. **File SP17-06:**

**Site:** Johnson Road Grading & Drainage Improvements

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

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

Area: 8.6 ± Acres

Owner(s): Citizens Bank, Inc. – Thomas Gullledge

Agent: Dewberry/ Preble-Rish - Steve Pumphrey

Engineer: Dewberry/ Preble-Rish – Andy Bobe
    2. **File SP17-07:**

**Site:** Take 5 Daphne

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

Location: Northwest corner of Main Street and Bayfront Drive

Area: 0.89 Acres ±

Owner(s): Magnolia Trace Partnership, L.L.P. - James E. McElroy

Developer: Take 5 Oil Change, L.L.C. – David Mills

Engineer: LeCraw Engineering, Inc. – Mark LeCraw
    3. **File SP17-08:**

**Site:** Macedonia Missionary Baptist Church Playground

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

Location: Southeast of the intersection of Guarisco and Mancini Avenue

Area: 2.2 Acres ±

Owner: Macedonia Missionary Baptist Church - Hercules Williams

Architect: Carlos Gant Architecture – Carlos Gant
    4. **File SP17-09:**

**Site:** Auto Zone Store No. 6598

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF MARCH 23, 2017**  
**COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

---

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

Location:        Southwest corner of U.S. Highway 98 and Wilson Avenue  
Area:            1.16 Acres  $\pm$   
Owner(s):        Pensacola Pools - Larry E. Robbins  
Developer:       Auto Zone – Jeff Kauerz  
Engineer:        Civil Engineering Services – Ray Flake

**5.    File SP17-10:**

**Site:**            **Waffle House**

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

Location:        West side of U.S. Highway 98 between Halls Lane and Van Avenue  
Area:            0.77 Acres  $\pm$   
Area:            RP Reality Holdings, L.L.C. – Rodney Pilot  
Developer:       Waffle House, Inc. – Randy Fick  
Engineer:        Jade Consulting – Trey Jinright

**6.    File SP17-11:    Site:    Olde Towne Daphne Townhomes**

***Zoning(s):***        ***R-7(T), Townhome District***

Location:        Northwest side of U.S. Highway 98 and Halls Lane  
Area:            4.36 Acres  $\pm$   
Owner            Eastern Shore Associates, L.L.C. – Kenneth Kleban  
Developer:       Dyas, L.L.C - Craig Dyas  
Engineer:        Hutchinson, Moore & Rauch – Doug Bailey

**B.    FINAL PLAT REVIEW:**

**1.    File SDF17-02:**

**Subdivision:**    **Caroline Woods, Phase Three B**

***Zoning(s):***        ***R-4, High Density Single Family Residential***

Location:        North of Madison Place Subdivision, west of Daphne  
Commercial Park, Phase Two  
Area:            7.52 Acres  $\pm$ , (25) lots  
Owner(s):        Plan B Investments, L.L.C. - Jacob Cunningham  
Agent:            Dewberry/Preble-Rish - Steve Pumphrey  
Surveyor:        Dewberry/Preble-Rish - David Diehl

**C.    PRELIMINARY/FINAL PLAT REVIEW:**

**1.    File SDPF17-04:                    (PUBLIC HEARING)**

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF MARCH 23, 2017**  
**COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

---

**Subdivision:**           Corte-13

**Present Zoning:**       *RA, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

**Proposed Zoning:**    *PUD, Planned Unit Development*

Location:               Southeast of County Road 13 and Corte Road

Area:                   152.76 ± Acres, (2) lots

Owner(s): Fred L. Corte

Agent:                  Dewberry/Preble-Rish - Steve Pumphrey

Surveyor:              Dewberry/Preble-Rish - David Diehl

**D.    PRE-ZONING AMENDMENTS:**

AGENT HAS REQUESTED THE MERGER OF PUD APPLICATIONS FOR ALLEGRI/VOLOVECKY INTO A SINGLE REQUEST

1.    **File PZA17-01: Louise Volovecky, Volovecky Farms and Joseph A. Allegri Jr. Properties I and II, L.L.C.                   (PUBLIC HEARING)**

**Present Zoning:**       *R-A, Rural Agricultural, B-3, General Business District, & B-4, Major Commercial District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction*

**Proposed Pre-zoning(s):** *PUD, Planned Unit Development*

Location:               South of Pleasant Road and northwest of the intersection of County Road 64 and Alabama Highway 181

Area:                   38.27 and 42.8 Acres ±, respectfully

Owner(s):              Louise Volovecky, Volovecky Farms, & Joseph A. Allegri Jr. Properties I and II, L.L.C.

Agent:                  Dyas, L.L.C. – Craig Dyas

2.    **File PZA17-02:       S. Hickory, Inc.                                   (PUBLIC HEARING)**

**Present Zoning(s):**    *RSF-2, Single Family District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

**Proposed Pre-zoning(s):** *R-3, High Density Single Family Residential*

Location:               East side of Pollard Road, north of Creekside Subdivision

Area:                   79.72 Acres ±

Owner(s): S. Hickory, Inc. - Charles K. Breland, Jr.

Agent:                  William Miller, J.D., M.B.A.

- a.    **File ANX17-01:**

**Presentation to be given by William Miller, representative of S. Hickory, Inc., requesting annexation of an seventy nine point seven-two acre parcel into the City of Daphne located on the east side of Pollard Road, north of**

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF MARCH 23, 2017**  
**COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

---

Creekside Subdivision as R-3, High Density Single Family Residential. The subject property is currently zoned RSF-2, Single Family District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne. S. Hickory, Inc., Charles K. Breland, Jr., owner.

3.     **File PZA17-03:       George Kalasountas                   (PUBLIC HEARING)**

*Present Zoning(s):   RSF-1, Single Family District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

*Proposed Pre-zoning(s):   B-2, General Business*

Location:           On the south side of U.S. Highway 90 at Renaissance Boulevard

Area:                17.8 Acres  $\pm$

Owner(s): George Kalasountas

Agent:               Thompson Engineering – Johnny Holley

- a.       **File ANX17-02:**

Presentation to be given by Johnny Holley, representative of Thompson Engineering, requesting annexation of an seventeen point eight acre parcel into the City of Daphne located on the south side of U.S. Highway 90 at Renaissance Boulevard as B-2, General Business. The subject property is currently zoned RSF-1, Single Family District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne. George Kalasountas, owner.

4.     **File PZA17-04:       Bertolla Properties, L.L.C.                   (PUBLIC HEARING)**

*Present Zoning(s):   RSF-2, Single Family District, and RA, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

*Proposed Pre-zoning(s):   PUD, Planned Unit Development*

Location:           Southeast of Alabama Highway 181 and Austin Road

Area:                361.55 Acres  $\pm$

Owner(s): Bertolla Properties, L.L.C. – Alexander Bertolla

Agent:               Dewberry/Preble-Rish - Steve Pumphrey

**E.     ANNEXATION PETITION:**

1.       **File ANX17-03:**

Presentation to be given by Steve Pumphrey, representative of Dewberry/Preble-Rish, requesting annexation of a seventy-three point five three acre parcel into the City of Daphne located southeast of County Road 13 and Corte Road as a PUD, Planned Unit Development. The subject property is currently zoned R-A, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne. Fred L. Corte, owner.

**6.     PUBLIC PARTICIPATION**

**7.     ATTORNEY'S REPORT**

**8.     COMMISSIONER'S COMMENTS**

**9.     DIRECTOR'S COMMENTS**

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF MARCH 23, 2017**  
**COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

---

**10.     ADJOURNMENT**