

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MAY 25, 2017
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:**

Amended minutes of March 23, 2017, No action is required. Amended motion states, "Approved Johnson Road Grading & Drainage Improvements, subject to U.S. Army Corp of Engineer and ADEM permitting; Planning Commission also allows a modification to the stream buffer and allows construction therein".

Review of minutes for the regular meeting of April 27, 2017

4. **NEW BUSINESS:**

A. **SITE PLAN REVIEW:**

1. **File SP17-13:**

Site: **Daphne Commercial Storage**

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

Location: Northwest of the intersection of County Road 64 and Capital Drive

Area: 1 ± Acre

Owner(s): 26088 Capital Drive, L.L.C. – John Chapman

Agent: K.V. Properties - Keith Vaughn

Engineer: Barton & Shumer Engineering - David Shumer

2. **File SP17-14:**

Site: **"No Off Season" Athletic Training Facility**

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

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

Area: 1.35 ± Acres

Owner(s): Willisson Properties, L.L.C. – Gavin Willisson

Engineer: McCrory & Williams, Inc. – Tommy Hassell

B. **PRELIMINARY PLAT REVIEW:**

1. **File SDP17-04:** **(PUBLIC HEARING)**

Subdivision: **Bailey Place**

Present Zoning: ***RSF-3, Single Family District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction***

Location: Southwest of County Road 64 and Alabama Highway 181

Area: 5.93 ± Acres, (13) lots

Owner: JIBA Development, L.L.C. – Sands Stimpson

Agent: Dewberry/Preble-Rish - Steve Pumphrey

Engineer: Dewberry/Preble-Rish – Jason Estes

Surveyor: Dewberry/Preble-Rish - David Diehl

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2. **File SDP17-05: (PUBLIC HEARING)**

Subdivision: **South Branch, Phase One**

Present Zoning: RSF-2, Single Family District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction

Location: On Pollard Road, east of Eagle Creek Subdivision
Area: 13.49 Acres $\pm$, (29) lots
Owner(s): S. Hickory, Inc. - Charles K. Breland, Jr.
Agent: William Miller, J.D., M.B.A.
Engineer: R-Squared Global, L.L.C. - Barry Dees
Surveyor: R-Squared Global, L.L.C. – B. Craig Johnson

C. PRELIMINARY/FINAL PLAT REVIEW:

1. **File SDPF17-07: (PUBLIC HEARING)**

Subdivision: **Watershed at Tiawasee, Phase 2**

Present Zoning: R-1, Low Density Single Family Residential

Location: East of Daintree and Danube Court
Area: 21.33 $\pm$ Acres, (3) lots
Owner(s): Feliciter Investment Group, L.L.C. – Nathan Cox
Agent: Dewberry/ Preble-Rish - Steve Pumphrey
Surveyor: Dewberry/ Preble-Rish - David Diehl

D. ZONING AND PRE/ZONING AMENDMENT PETITION:

1. **File Z17-01: WPNVA, L.L.C., Jay-E, L.L.C., John White-Spunner, & Chester J. Stephan (TABLED UNTIL REGULAR MEETING OF JUNE 22, 2017 AT APPLICANT'S REQUEST)**

Present Zoning: R-4, High Density Single and Multi-Family Residential

Proposed Zoning: B-2, General Business

Location: At the Southeast corner of U. S. Highway 98 and Johnson Road
Area: 5.8 Acres $\pm$
Owner(s): WPNVA, L.L.C., Jay-E, L.L.C., John White-Spunner, & Chester J. Stephan
Developer: BFHK, L.L.C. – Keith Baker
Agent: Hutchinson, Moore & Rauch – Doug Bailey & Jaye Robertson

2. **File PZA17-05: Malbis Plantation, Inc. (PUBLIC HEARING)**

Present Zoning(s): RSF-3, 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 County Road 13, north of Sehoy Subdivision
Area: 77.54 $\pm$ Acres
Owner(s): Malbis Plantation, Inc. – Willard Simmons
Developer: Fortuna Investments, L.L.C. – Nathan Cox
Agent: Dewberry/ Preble-Rish - Steve Pumphrey
Surveyor: Dewberry/ Preble-Rish - David Diehl

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DRAFT

a. File ANX17-04:

Presentation to be given by Steve Pumphrey, Dewberry/Preble-Rish, representative of Malbis Plantation, Inc., requesting annexation of an seventy-seven point five-four acre parcel into the City of Daphne located on the east side of County Road 13, north of Sehoj Subdivision as R-3, High Density Single Family Residential. The subject property is currently zoned RSF-2, Single Family District, in Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne. Malbis Plantation, Inc. - owner.

E. ADMINISTRATIVE PRESENTATION:

1. File AP17-05:

Presentation by Community Development of a motion made on Monday, April 10, 2017 by Finance Committee and approved by the Daphne City Council on April 17, 2017 to request the Planning Commission to consider an amendment to the provisions of the Commercial/Industrial zoning district.

2. File AP17-06:

Comprehensive Plan Discussion

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

8. DIRECTOR'S COMMENTS

9. ADJOURNMENT