

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF APRIL 27, 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 March 23, 2017

4. **NEW BUSINESS:**

A. **SOUTH BRANCH MASTER PLAN:**

1. **File MP17-03:**

Presentation to be given by William Miller, representing S. Hickory, Inc., requesting master plan review of South Branch Subdivision.

B. **SITE PLAN REVIEW:**

1. **File SP17-12:**

Site: **Buckley Dental**

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

Location: Southwest of the intersection of Mill Lane and Timber Circle,
Lot 2, TimberCreek Business Park

Area: 0.41 ± Acres

Owner: DLB, L.L.C. - Daniel Buckley

Engineer: Barton & Shumer Engineering - David Shumer

C. **PRELIMINARY PLAT REVIEW:**

1. **File SDP17-03: (PUBLIC HEARING)**

Subdivision: **Blackstone Lakes**

Present Zoning: RA, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne, per Ord. 2016-62 PUD pre-zoning for Fred L. Corte (Blackstone Lakes), pending annexation hearing, May 15, 2017

Location: Southeast of County Road 13 and Corte Road

Area: 73.53 ± Acres, (175) lots

Owner: Fred L. Corte

Agent: Dewberry/Preble-Rish - Steve Pumphrey

Engineer: Dewberry/Preble-Rish – Jason Estes

Surveyor: Dewberry/Preble-Rish - David Diehl

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

1. **File SDPF17-05: (PUBLIC HEARING)**

Subdivision: **Resubdivision of Wachter**

Present Zoning: **MU, Mixed Use**

Location: Northwest corner of Trione and Guarisco Street

Area: 0.45 ± Acres, (3) lots

Owner(s): Howard Company – Chason Wachter

Agent: Barton & Shumer Engineering - David Shumer

Surveyor: Geo Surveying – Matt Kountz

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2. **File SDPF17-06: (PUBLIC HEARING)**

Subdivision: **Daphne Commercial Storage**

Present Zoning: B-2, General Business

Location: Northwest of the intersection of County Road 64 and Capital Drive
Area: 1 ± Acres, (1) lot
Owner(s): 26088 Capital Drive, L.L.C. – John Chapman
Agent: K.V. Properties - Keith Vaughn
Surveyor: Byrd Surveying – Gerald Byrd

E. FINAL PLAT REVIEW:

1. **File SDF17-03:**

Subdivision: **Canaan Place, Phase Two B**

*Zoning(s): RSF-3, Single Family District, Baldwin County District 15, in the
Extraterritorial Planning Jurisdiction of Daphne*

Location: Northwest of the intersection of County Roads 54 and 54 East
Area: 9.35 Acres ±, (26) lots
Owner(s): Smart Living, L.L.C. - Louis W. Breland
Agent: Dewberry/Preble-Rish - Steve Pumphrey
Engineer: Dewberry/Preble-Rish – Jason Estes
Surveyor: Dewberry/Preble-Rish - David Diehl

F. ZONING AMENDMENT PETITION: (PUBLIC HEARING)

1. **File Z17-01: WPNVA, L.L.C., Jay-E, L.L.C., John White-Spunner, & Chester J. Stephan**

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 ±
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

G. ADMINISTRATIVE PRESENTATION:

1. **File AP17-03:**

Presentation of the City of Daphne Official Zoning and Street Maps by Community Development.

2. **File AP17-04:**

Presentation to be given by Adrienne Jones, Director of Community Development, recommending acceptance of all right-of-ways contained within Caroline Woods Subdivision, Phase 3B. Said right-of-ways being Elise Court (867 linear feet), Barrington Lane (303 linear feet), and Delmar Drive (190 linear feet).

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3. 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.

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