

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF AUGUST 24, 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 July 27, 2017

4. **OLD BUSINESS**: Discussion re: Winged Foot Subdivision, Phase One.

5. **NEW BUSINESS**:

A. **SITE PLAN REVIEW**:

1. **File SP17-16:**

Site: Daphne Innovations and Science Complex (Infrastructure Improvements Site Plan)

Zoning(s): B-3, Professional Business

Location: Southwest corner of Alabama Highway 181 and Champions Way

Area: 31.67 ± Acres

Owner(s): Daphne Industrial Development Board – Steve Carey

Engineer: Dewberry/Preble-Rish – Andy Bobe

B. **BERTOLLA PROPERTIES, L.L.C. APPLICATIONS**:

1. **ANNEXATION PETITION**:

File ANX17-06:

Presentation to be given by Steve Pumphrey, representative of Dewberry/Preble-Rish, representing Bertolla Properties, L.L.C., requesting annexation of a three hundred and sixty-one point five-five acre parcel into the City of Daphne located southeast of Austin Road and Alabama Highway 181 as a PUD, Planned Unit Development. The subject property is currently zoned RSF-2, Single Family District, in Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne. Bertolla Properties, L.L.C., Owner.

2. **MASTER PLAN REVIEW**:

File MP17-04:

Presentation to be given by Steve Pumphrey, representative of Dewberry/Preble-Rish, representing Bertolla Properties, L.L.C., requesting master plan review of Jubilee Farms Subdivision.

3. **PRELIMINARY PLAT REVIEW**:

a. **File SDP17-07:**

(PUBLIC HEARING)

Subdivision: Jubilee Farms, Phase One & Three

Present Zoning: RSF-2, Single Family District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction, per Ord. 2017-39, PUD pre-zoning for Bertolla Properties, L.L.C., pending annexation hearing

Location: Southeast of Austin Road and Alabama Highway 181

Area: 63.30 ± Acres, (130) lots

Owner: Bertolla Properties, L.L.C. – Alexander Bertolla

Agent: Dewberry/Preble-Rish - Steve Pumphrey

Developer: D. R. Horton, Inc. – Crain Rogers

Engineer: Dewberry/Preble-Rish – Jason Estes

Surveyor: Dewberry/Preble-Rish - David Diehl

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b. File SDP17-09: (PUBLIC HEARING)

Subdivision: Jubilee Farms, Phase Two

Present Zoning: RSF-2, Single Family District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction, per Ord. 2017-39, PUD pre-zoning for Bertolla Properties, L.L.C., pending annexation hearing

Location: Southeast of Austin Road and Alabama Highway 181
Area: 19.93 ± Acres, (58) lots
Owner: Bertolla Properties, L.L.C. – Alexander Bertolla
Agent: Dewberry/Preble-Rish - Steve Pumphrey
Developer: D. R. Horton, Inc. – Crain Rogers
Engineer: Dewberry/Preble-Rish – Jason Estes
Surveyor: Dewberry/Preble-Rish - David Diehl

c. File SDP17-10: (PUBLIC HEARING)

Subdivision: Jubilee Farms, Phase Four

Present Zoning: RSF-2, Single Family District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction, per Ord. 2017-39, PUD pre-zoning for Bertolla Properties, L.L.C., pending annexation hearing

Location: Southeast of Austin Road and Alabama Highway 181
Area: 21.62 ± Acres, (52) lots
Owner: Bertolla Properties, L.L.C. – Alexander Bertolla
Agent: Dewberry/Preble-Rish - Steve Pumphrey
Developer: D. R. Horton, Inc. – Crain Rogers
Engineer: Dewberry/Preble-Rish – Jason Estes
Surveyor: Dewberry/Preble-Rish - David Diehl

d. File SDP17-11: (PUBLIC HEARING)

Subdivision: Jubilee Farms, Phase Five

Present Zoning: RSF-2, Single Family District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction, per Ord. 2017-39, PUD pre-zoning for Bertolla Properties, L.L.C., pending annexation hearing

Location: Southeast of Austin Road and Alabama Highway 181
Area: 17.84 ± Acres, (59) lots
Owner: Bertolla Properties, L.L.C. – Alexander Bertolla
Agent: Dewberry/Preble-Rish - Steve Pumphrey
Developer: D. R. Horton, Inc. – Crain Rogers
Engineer: Dewberry/Preble-Rish – Jason Estes
Surveyor: Dewberry/Preble-Rish - David Diehl

C. PRELIMINARY PLAT REVIEW:

1. File SDP17-08: (PUBLIC HEARING)

Subdivision: The Reserve at Daphne, Phase Two

Present Zoning: RA, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction, pending rezoning by Baldwin County to RSF-2, Single Family District

Location: North of the intersection of County Road 64 and Montelucia Way
Area: 53.29 Acres ±, (56) lots
Owner: GCOF Reserve at Daphne, L.L.C. - Nathan Cox
Agent: Dewberry/Preble-Rish - Steve Pumphrey
Engineer: Dewberry/Preble-Rish - Jared Landry
Surveyor: Dewberry/Preble-Rish - David Diehl

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D. ANNEXATION PETITION:

1. File ANX17-07:

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.

E. ADMINISTRATIVE PRESENTATIONS:

1. File AP17-06:

Comprehensive Plan discussion by Chairwoman Bergin.

2. File AP17-07:

Presentation by Community Development of a motion made on May 15, 2017 by the Ordinance Committee to send the issue of citizens having chickens in their yards within the city limits to the Planning Commission to consider amending the Land Use and Development Ordinance.

3. File AP17-08:

Presentation by Community Development to discuss B-2 zoning in the Olde Towne Daphne and Village Overlay District.

4. File AP17-09:

Presentation by Community Development to discuss tree protection measures.

5. File AP17-10:

Presentation to be given by Adrienne Jones, Director of Community Development, recommending acceptance of all right-of-ways contained within Oldfield Subdivision, Phase 2A. Said right-of-ways being Shadowridge Drive (693.63 linear feet) and Camberwell Drive (1,346.31 linear feet).

6. PUBLIC PARTICIPATION

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT