

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF FEBRUARY 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 January 26, 2017.

4. **NEW BUSINESS:**

A. **ELECTION OF OFFICERS**

B. **WATERSHED AT TIAWASEE/FRENCH SETTLEMENT:**

1. **MASTER PLAN:**

File MP17-02:

Presentation to be given by Steve Pumphrey, representing Dewberry/Preble-Rish, requesting master plan review for Watershed at Tiawasee/French Settlement Subdivision.

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

File SDPF17-02: **PUBLIC HEARING**

Subdivision: **French Settlement, Phase 2**

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

Location: Northwest of Longue Vue Boulevard and County Road 13
Area: 1.66 ± Acres, (4) lots
Owner(s): Feliciter Investment Group, L.L.C. – Nathan Cox
Agent: Dewberry Preble-Rish - Steve Pumphrey
Surveyor: Dewberry Preble-Rish - David Diehl

3. **PRELIMINARY PLAT REVIEW:**

File SDP17-02: **PUBLIC HEARING**

Subdivision: **Watershed at Tiawasee, Phase 1**

Present Zoning: R-1, Low Density Single Family Residential
Location: Northwest of Longue Vue Boulevard and County Road 13
Area: 6.47 ± Acres, (2) lots
Owner(s): Feliciter Investment Group, L.L.C. – Nathan Cox
Agent: Dewberry Preble-Rish - Steve Pumphrey
Surveyor: Dewberry Preble-Rish - David Diehl

C. **MALBIS-CR 13/DIAMANTE:**

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1. PRELIMINARY/FINAL PLAT REVIEW:

File SDPF17-03: **PUBLIC HEARING**

Subdivision: **Malbis-CR 13**

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

Location: East side of County Road 13, north of Sehoy Subdivision
Area: 118.3 ± Acres, (2) lots
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

2. PRELIMINARY PLAT REVIEW:

File SDP17-01: **PUBLIC HEARING**

Subdivision: **Diamante, Phase One, a Resubdivision of Lot 1, Malbis-CR 13**

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

Location: East side of County Road 13, north of Sehoy Subdivision
Area: 37.45 ± Acres, (61) lots
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

D. SITE PLAN REVIEW:

1. **File SP17-05:**

Site: **M & M Bank**

Zoning(s): B-2, General Business

Location: Southeast of the intersection of U.S. Highway 98 and Main Street
Area: 0.93 Acres ±
Owner: Merchants & Marine Bank – Clayton Legear
Engineer: S. E. Civil – Larry Smith

E. PUD PETITION BY CRAIG DYAS:

1. **File PZ17-01: PUBLIC HEARING**

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Louise Volovecky & Volovecky Farms

Present Zoning: R-A, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction

Proposed Pre-zoning: 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 Acres ±
Owner(s): Louise Volovecky & Volovecky Farms
Agent: Dyas, L.L.C. – Craig Dyas

F. RESIDENTIAL HIGH RISE OVERLAY DISTRICT ADMENDMENT:

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.

G. BELLATON SUBDIVISION, PHASE FOUR STREET ACCEPTANCE PETITION:

1. File AP17-03:

Presentation to be given by Adrienne Jones, Director of Community Development, recommending acceptance of all right-of-ways contained within Bellaton Subdivision, Phase Four. Said right-of-ways being Volterra Avenue (1,329 linear feet), Bellaton Avenue (452 linear feet), and Kipling Court (933 linear feet), and Chantilly Lane (925 linear feet).

H. ADMINISTRATIVE PRESENTATION:

1. Presentation by Matthew Jones, Integrated Science Engineering, for the Mobile Bay National Estuary Program & the National Fish and Wildlife Foundation for Slope Stabilization-DAE on Highway 90 between Oak Stone and Oak Stone Drive West, and John Peterson, Mott MacDonald, for Stream Restoration-DAF1 on Worchester Drive in Lake Forest Subdivision.

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

8. DIRECTOR'S COMMENTS

9. ADJOURNMENT