

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JANUARY 26, 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 December 15, 2016.

4. **OLD BUSINESS:**

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

1. **File SDPF16-19: PUBLIC HEARING**

Subdivision: McAdams

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

Location: Northwest of the intersection of Main Street and McAdams Avenue

Area: 1.69 ± Acres, (3) lots

Owner(s): Thomas and Mary Jensen

Agent: Preble-Rish - Steve Pumphrey

Surveyor: Preble-Rish - David Diehl

5. **NEW BUSINESS:**

A. **MASTER PLAN:**

1. **File MP17-01:**

Presentation to be given by Steve Pumphrey, representing Dewberry/Preble-Rish, requesting master plan review for Diamante Subdivision.

B. **FINAL PLAT REVIEW:**

1. **File SDF17-01: Subdivision: Bellaton, Phase 4**

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

Location: Southwest of Alabama Highway 181 and Corte Road

Area: 21.36 Acres ±, (54) lots

Owner(s): D.R. Horton, Inc. - Birmingham – Scott Whitehurst

Agent: Dewberry Preble-Rish - Steve Pumphrey

Surveyor: Dewberry Preble-Rish - David Diehl

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

1. **File SDPF17-01: PUBLIC HEARING**

Subdivision: Bertolla Daphne Two-Lot

Present Zoning: *B-2, Neighborhood Business, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction*

Location: Northwest corner of Alabama Highway 181 and Milton Jones Road

Area: 19.8 ± Acres, (2) lots

Owner(s): Bertolla Properties – Alexander Bertolla

Agent: Hutchinson, Moore & Rauch – Jaye Robertson

Surveyor: Hutchinson, Moore & Rauch – Stuart Smith

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D. SITE PLAN REVIEW:

1. File SP17-01:

Site: Malbis Shoppes, Phase II

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

Location: South side of Emmanuel Street, east of the Alabama Highway 181

Area: 0.30 Acres $\pm$

Owner: Spriggs Enterprises, Inc. – Kevin Spriggs

Engineer: McCrory & Williams – Tommy Hassell

2. File SP17-02:

Site: Malbis Station II

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

Location: Northwest of the intersection of Renaissance Boulevard and U.S. Highway 90, Lot 16, Resubdivision of Lots 8, 11-17, Renaissance Center Subdivision, Phase Three

Area: 1.17 $\pm$ Acres

Owner(s): Redsouth, L.L.C. - Dane Haygood

Engineer: Hutchinson, Moore & Rauch - Robert Cummings or Scott Hutchinson

3. File SP17-03:

Site: Belforest Apartments

Zoning(s): *R-7 (A), Apartments*

Location: At the southwest intersection of County Road 13 and Rand Avenue

Area: 16.8 Acres $\pm$

Agent: BFT Development, L.L.C. – Edward Taylor

Owner(s): GCOF Daphne Commercial Property 13-64 L. L.C. - Nathan Cox

Engineer: Hutchinson, Moore & Rauch - Doug Bailey

4. File SP17-04:

Site: Termac Construction Office

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

Location: Southeast of Wilson Avenue and Dolphin Street

Area: 0.41 Acres $\pm$

Owner(s): Merrill P. Thomas Co. – Merrill Thomas

Agent: TPS Design – Tony Spencer

Engineer: Barton & Shumer Engineers – David Shumer

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E. BROOKHAVEN SUBDIVISION, UNIT THREE STREET ACCEPTANCE PETITION:

1. File AP17-01:

Presentation to be given by Adrienne Jones, Director of Community Development, recommending acceptance of all right-of-ways contained within Brookhaven Subdivision, Unit Three. Said right-of-ways being Bainbridge Drive (651 linear feet), Allenbrook Court (476 linear feet), and Gramercy Lane (841 linear feet).

F. ADMINISTRATIVE PRESENTATION:

Sidewalk Bonds – Land Use and Development Ordinance proposed amendment to Section 17-4 Final Plat Application

6. PUBLIC PARTICIPATION

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT