

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF DECEMBER 17, 2015
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 special meeting of November 5, 2015 and regular meeting of November 19, 2015.
4. NEW BUSINESS:
 - A. ELECTION OF OFFICERS
 - B. SITE PLAN REVIEW:
 1. File SP15-17:

Site: Delta Life Fitness

Zoning(s): B-2, General Business

Location: Northwest of the intersection of County Road 64 and Equity Drive
Area: 0.51 Acres +
Owner: Thomas Investment Properties, L.L.C. - Pratt Thomas
Agent: Delta Life Fitness - Jennifer Wisely
Engineer: Frank Dagley & Associates - Frank Dagley or Tony Spencer
 - C. PRELIMINARY PLAT REVIEW:
 1. File SDP15-01: PUBLIC HEARING

Subdivision: The Villas at St. Charles Village

Present Zoning: PUD, Planned Unit Development

Location: One quarter mile south of the intersection of County Road 64 and Pollard Road
Area: 7.27 Acres +, (82) lots
Owner: Fortuna - St. Charles Development - Nathan Cox
Agent: Preble-Rish - Steve Pumphrey
Surveyor: Preble-Rish - David Diehl

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D. PRELIMINARY/FINAL PLAT REVIEW:

1. File SDPF15-07: PUBLIC HEARING
Subdivision: Montrose Oaks

Zoning: RSF-2, Single Family Residential, Baldwin County District 16, in the Extraterritorial Planning Jurisdiction of Daphne

Location: Northwest corner of Gabel and 3rd Street
Area: 3.73 Acres +, (6) lots
Owner: Real Estate Development, L.L.C. - Judith Niemeyer
Agent: McCrory & Williams - Daryl Russell
Surveyor: McCrory & Williams - Marlin J. Miller

2. File SDPF15-08: PUBLIC HEARING
Subdivision: Garrett Estates

Zoning: RSF-1, Single Family District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne

Location: 25029 County Road 54 East
Area: 2.76 Acres +, (2) lots
Owner: James Garrett
Surveyor: Moore Surveying - Seth Moore

3. File SDPF15-09: PUBLIC HEARING
Subdivision: C. R. Lazzari

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

Location: County Road 54 West, southeast of the intersection of Belforest Cemetery Road
Area: 40.19 Acres +, (2) lots
Owner: Sarah Lazzari
Agent: Barton & Shumer Engineering- David Shumer
Surveyor: GeoSurveying - Matt Kountz

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E. PETITIONS:

1. RED BARN, L.L.C.:

(a) MASTER PLAN:

File MPR15-03:

Presentation to be given by Mr. Steve Pumphrey, representing Preble-Rish, requesting master plan review for Oldfield.

(b) PRE-ZONING AMENDMENT:

File PZ15-07: PUBLIC HEARING

Present Zoning(s): RA, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne

Proposed Zoning(s): R-2, Medium Density Single Family Residential, R-3, High Density Single Family Residential, and R-6 (G), Garden/Patio Homes

Location: South and west of Oldfield Subdivision, Phase One

Area: 110.5 Acres +

Owner(s): Red Barn, L.L.C. - Julio Corte, Jr.

Agent: Preble-Rish - Steve Pumphrey

Surveyor: Preble-Rish - David Diehl

(c) ANNEXATION REVIEW:

File ANX15-07:

Presentation to be given by Mr. Steve Pumphrey, representing Preble-Rish, requesting annexation of a one hundred ten point five acres into the City of Daphne located south and west of Oldfield Subdivision, Phase One as R-2, Medium Density Single Family Residential, R-3, High Density Single Family Residential, and R-6 (G), Garden/Patio Homes. The subject property is currently zoned RA, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne. Red Barn, L.L.C. - Julio Corte, Jr.

F. ADMINISTRATIVE PRESENTATION:

1. PETITION FOR STREET ACCEPTANCE:

a. File AP15-06:

Presentation to be given by Adrienne Jones, Director of Community

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Development, recommending acceptance of all right-of-ways contained within the Retreat of Tiawasee Subdivision. Said right-of-ways being Cowles Crossing (438 linear feet), Daintree Court (735 linear feet), Rhone Drive (2,385 linear feet), and Danube Court (692 linear feet).

b. File AP15-09:

Presentation to be given by Jackie Kearney, President of the Lakeview Townhomes Phases II and III Property Owners Association, requesting donation and dedication of Parcel A, Lakeview Townhomes Phase II, also known as Lake Shore Drive, and acceptance by the City of Daphne as a publicly maintained street and right of way.

2. TIAWASEE STREAM RESTORATION PROJECT:

a. File AP15-07:

Presentation to be given by Ashley Campbell, Environmental Programs Manager, regarding the Tiawasee Creek Stream Restoration Project.

3. NRCS PROJECTS:

a. File AP15-08:

Presentation to be given by Ashley Campbell, Environmental Programs Manager, regarding proposed NRCS projects: Canterbury & Old Pump Plant Areas, Mazie's Gulch Project, Judicial Center - Wacky Shrimp - Drainage Improvement, and Palmetto Court - Drainage Improvement.

G. DISCUSSION BY PUBLIC WORKS AND COMMUNITY DEVELOPMENT
DIRECTOR REGARDING CANAAN PLACE SUBDIVISION, PHASE 2 A.

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