

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF AUGUST 27, 2015 DRAFT
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 July 30, 2015.
4. **NEW BUSINESS:**

A. PRELIMINARY/FINAL PLAT REVIEW:

1. **File SDPF15-04: PUBLIC HEARING**

Subdivision: Parker

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

Location: Northeast of Conway Lane and Rigsby Road

Area: 3.69 Acres $\pm$, (2) lots

Owner(s): Isabelle Wilson Hubbard, Prescott Parker, and Edward Parker

Agent: Randi Evans

Surveyor: GeoSurveying - Matt Kountz

2. **File SDPF15-05: PUBLIC HEARING**

Subdivision: Shore Oaks

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

Location: Northwest of Hall's Lane and U.S. Highway 98, Resubdivision of Lot 2B, the Replat of Lot 2B, the Resubdivision of Lot 2, Webb FLP Subdivision

Area: 6.74 Acres $\pm$, (2) lots

Owner: Eastern Shore Associates, L.L.C. - Kenneth Kleban

Engineer: Preble-Rish - Steve Pumphrey

B. SITE PLAN REVIEW:

1. **File SP15-08:**

Site: Shore Oaks Center

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

Location: Northwest of Hall's Lane and U.S. Highway 98, Resubdivision of Lot 2B, the Replat of Lot 2B, the Resubdivision of Lot 2, Webb FLP Subdivision

Area: 2.38 $\pm$ Acres

Owner: Eastern Shore Associates, L.L.C. - Kenneth Kleban

Engineer: Preble-Rish - Andy Bobe

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2. File SP15-09:

Site: **Daphne Commercial Center, Malbis Lot 2**

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

Location: Northeast of the intersection of Urgent Care Drive and Alabama Highway 181, Lot 2, Block C, Historic Malbis Subdivision, Phase One, Resubdivision of Block B & C and a portion of Block D, Historic Malbis Subdivision

Area: 1.5± Acres

Owner(s): Delaney Development, Inc. and Malbis Plantation, Inc.

Developer: Daphne Commercial Center, L.L.C.

Engineer: Jade Consulting - Trey Jinright

3. File SP15-11:

Site: **Spec. 2, Lot 14**

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

Location: Northwest of the intersection of Rand Avenue and Public Works Road, Lot 14 of the Resubdivision of Lot 1, Highway 64 Commercial Park

Area: 1.75 ± Acres

Owner(s): E & T Enterprises, L.L.C. - Charles Renfroe

Engineer: Jade Consulting - Trey Jinright

a. **Planning Commission approval of a commercial warehouse in a B-2 zone**

b. **Site Plan Review**

4. File SP15-10:

Site: **Spec. 2, Lot 15**

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

Location: Northwest of the intersection of Rand Avenue and Public Works Road, Lot 15 of the Resubdivision of Lot 1, Highway 64 Commercial Park

Area: 1.20 ± Acres

Owner(s): E & T Enterprises, L.L.C. - Charles Renfroe

Engineer: Jade Consulting - Trey Jinright

a. **Planning Commission approval of a commercial warehouse in a B-2 zone**

b. **Site Plan Review**

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C. PETITIONS:

1. JOHN W. WEST:

(a) PRE-ZONING AMENDMENT: PUBLIC HEARING

File PZA15-04: John W. West

Present Zoning(s): RSF-4, Two Family District, Baldwin County District 16, in the Extraterritorial Planning Jurisdiction of Daphne

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

Location: Southwest of Holy Cross Circle and Holy Cross Drive

Area: 0.31 Acres $\pm$

Owner: John W. West

(b) ANNEXATION REVIEW:

File ANX15-04:

Presentation to be given by Mr. John W. West, owner, requesting annexation of a zero point three one acre parcel into the City of Daphne located southwest of Holy Cross Circle and Holy Cross Drive, Lots 5 and 9, Issac Austin Properties Subdivision with B-1, Local Business, zoning. The subject property is currently zoned RSF-4, Two Family District, Baldwin County District 16, in the Extraterritorial Planning Jurisdiction of Daphne.

2. CADENCE BANK:

(a) ZONING AMENDMENT: PUBLIC HEARING

File Z15-03: Cadence Bank

Present Zoning(s): R-4, High Density Multi-Family Residential

Proposed Zoning(s): PUD, Planned Unit Development

Location: One quarter mile south of the intersection of County Road 64 and Pollard Road

Area: 6.2 Acres $\pm$

Owner(s): Cadence Bank - Charles Powell

Engineer: Preble-Rish - Steve Pumphrey

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(b) **PRE-ZONING AMENDMENT:** **PUBLIC HEARING**

File PZ15-05: **Cadence Bank**

*Present Zoning(s): **RSF-2, Single Family Residential, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne***

*Proposed Zoning(s): **PUD, Planned Unit Development***

Location: One quarter mile south of the intersection of County Road 64 and Pollard Road, Lots 1, 2 & 3, Bolar View Subdivision

Area: 1.08 Acres $\pm$

Owner(s): Cadence Bank - Charles Powell

Engineer: Preble-Rish - Steve Pumphrey

(c) **ANNEXATION REVIEW:**

File ANX15-05:

Presentation to be given by Mr. Steve Pumphrey, representing Preble-Rish, requesting annexation of a one point zero eight acre parcel into the City of Daphne located one quarter mile south of the intersection of County Road 64 and Pollard Road as a PUD, Planned Unit Development. The subject property is currently zoned RSF-2, Single Family Residential, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne. Cadence Bank- Charles Powell.

3. **SWEETWATER PROPERTIES, L.L.C. & ROBERT DENEFE, IV:**

(a) **ZONING AMENDMENT:** **PUBLIC HEARING**

File Z15-04: **Sweetwater Properties, L.L.C. & Robert Deneefe, IV**

*Present Zoning(s): **R-2, Medium Density Single Family Residential, and B-3, Professional Business***

*Proposed Zoning(s): **R-6 (G), Garden/Patio Homes***

Location: Southwest of the intersection of Van Avenue and Main Street

Area: 1.94 Acres $\pm$

Owner(s): Sweetwater Properties, L.L.C. & Robert Deneefe, IV

Developer: Pleasant Properties, L.L.C.

Engineer: Sawgrass Consulting, L.L.C. - Ercil Godwin

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4. RED BARN, L.L.C.:

(a) MASTER PLAN:

File MPR15-02:

Presentation to be given by Mr. Steve Pumphrey, representing Preble-Rish, requesting master plan review for Red Barn, L.L.C.

(b) PRE-ZONING AMENDMENT: **PUBLIC HEARING**

File PZ15-06:

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

Proposed Zoning(s): B-1, Local Business, 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.
Engineer: Preble-Rish - Steve Pumphrey

(c) ANNEXATION REVIEW:

File ANX15-06:

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 B-1, Local Business, 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.

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

8. DIRECTOR'S COMMENTS

9. ADJOURNMENT