

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF SEPTEMBER 22, 2016
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 August 25, 2016.
4. **NEW BUSINESS:**

A. SITE PLAN REVIEW:

1. File SP16-14:

Site: Daphne's Shoe Boutique on Manci

Zoning(s): MU, Mixed Use

Location: Southwest of the intersection of Guarisco Street and Manci Avenue

Area: 0.17 Acres $\pm$

Owner: Steve & Daphne Rudicell Robinson

Engineer: Hutchinson, Moore & Rauch - Doug Bailey

B. SUNDOWNE APPLICATIONS:

1. PRELIMINARY/FINAL PLAT REVIEW:

File SDPF16-18:

Subdivision: Resubdivision of Lot 2, Sundowne

Zoning(s): B-2, General Business

Location: Along the service road of U.S. Highway 98, northwest of the intersection of Van Buren Street

Area: 2.91 Acres $\pm$, (2) lots

Owner: Barry L. Booth

Agent: Rich's Carwash - Jay Richardson

Engineer: Hutchinson, Moore & Rauch - Doug Bailey

Surveyor: Hutchinson, Moore & Rauch - Stuart Smith

2. File SP16-15:

Site: Rich's Carwash (Proposed Lot 2A, Resubdivision of Lot 2, Sundowne)

Zoning(s): B-2, General Business

Location: Along the service road of U.S. Highway 98, northwest of the intersection of Van Buren Street

Area: 0.97 Acres $\pm$

Owner: Barry L. Booth

Agent: Rich's Carwash - Jay Richardson

Engineer: Hutchinson, Moore & Rauch - Doug Bailey

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C. PRELIMINARY/FINAL PLAT REVIEW:

1. File SDPF16-17:

Subdivision: Doggett

Zoning(s): *R-3, High Density Single Family Residential and B-2, General Business*

Location: On Parker Lane Extension, north of Yancey Branch Woods Subdivision, Phase II

Area: 11.34 Acres $\pm$, (4) lots

Owner: Emma Jean, Robert & Rosemary Doggett

Surveyor: Rowe Engineering & Surveying - Don Rowe

D. OLDFIELD SUBDIVISION APPLICATIONS:

1. MASTER PLAN AMENDMENT: File MPA16-01: Oldfield Master Plan

Presentation to be given by Mr. Steve Pumphrey, representing Dewberry/Preble-Rish, requesting a master plan revision of Oldfield Subdivision.

PRELIMINARY PLAT REVIEWS:

2. File SDP16-06:

Subdivision: Oldfield, Phase 3A

Zoning(s): *R-3, High Density Single Family Residential*

Location: South and west of Oldfield Subdivision, Phase One

Area: 14.16 Acres $\pm$, (40) lots

Owner(s): Smart Living, L.L.C. - Louis Breland

Agent: Dewberry Preble-Rish - Steve Pumphrey

Surveyor: Dewberry Preble-Rish - David Diehl

3. File SDP16-07:

Subdivision: Oldfield, Phase 2B (Revised)

Zoning(s): *R-3, High Density Single Family Residential, and R-6(G), Garden or Patio Home*

Location: South and west of Oldfield Subdivision, Phase One

Area: 34.56 Acres $\pm$, (76) lots

Owner(s): Smart Living, L.L.C. - Louis Breland

Agent: Dewberry Preble-Rish - Steve Pumphrey

Surveyor: Dewberry Preble-Rish - David Diehl

E. ZONING AMENDMENT PETITIONS:

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1. File Z16-08: Earth, Inc.

Present Zoning: R-3, High Density Single Family Residential District

Proposed Zoning: R-6 (G), Garden or Patio Home District

Location: Southwest of the intersection of Park Drive and Tallent Lane,
east of the future Daphne Sports Complex

Area: 5.95 Acres $\pm$

Owner(s): Earth, Inc. - Scott Curtis

Agent: Rowe Engineering & Surveying- Don Rowe

2. File Z16-09: John White-Spunner, et al

***Present Zoning: R-3, High Density Single Family Residential, and unzoned,
in Baldwin County Extraterritorial Planning Jurisdiction***

***Proposed Zoning & Pre-zoning: B-2, General Business, R-7 (a), Apartments,
and GC, Golf Course***

Location: At the southwest intersection of County Road 13 and U. S.
Highway 90

Area: 77 Acres $\pm$

Owner(s): John White-Spunner, et al

Agent: Mott MacDonald - John Peterson

3. File Z16-10: GCOF Daphne Commercial Property 13-64, L.L.C.

Present Zoning: B-2, General Business

Proposed Zoning: R-7 (a), Apartments

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

Area: 16.8 Acres $\pm$

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

Agent: Hutchinson, Moore & Rauch - Doug Bailey

F. VACATION OF EASEMENT PETITION:

1. File VE16-02: Magnolia Trace Partnership

Zoning(s): B-2, General Business

Location: Northwest corner of Main Street and Bayfront Drive

Area: 3.40 Acres $\pm$

Owner(s): Magnolia Trace Partnership - James E. McElroy

Agent: EMC Engineering Services, Inc. – Brian Braun

G. STREET ACCEPTANCE PETITION:

File AP16-04:

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Presentation to be given by Elliott Riser, President of the Lake View Subdivision Property Owners Association, requests the donation and dedication of Parcel A, Lake View Subdivision, also known as Lake Shore Drive, and acceptance by the City of Daphne as a publicly maintained street and right of way.

H. ZONING AND STREET AMENDMENTS:

File AP16-05:

Presentation of the City of Daphne Official Zoning and Street Map by Community Development.

I. ELECTION OF 2016-2017 OFFICERS:

Chairman, Vice Chairman and Secretary

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