

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF NOVEMBER 17, 2016
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:** Amended minutes/September 22, 2016/ No action required, Amended action on Mr. Fenderson dissention of the master plan of Oldfield Subdivision, not preliminary plat for Oldfield Subdivision, Phase 2B (Revised) and 3A

Review of minutes for the regular meeting of October 27, 2016.

4. **NEW BUSINESS:**

A. **PRE-ZONING AMENDMENT ORDINANCE 2016-62 CITY COUNCIL ON NOVEMBER 7, 2016 REMANDED APPLICATION BACK TO THE PLANNING COMMISSION TO CONSIDER REMOVING TWO INGRESS/EGRESS CONNECTIONS TO BELLATON SUBDIVISION**

1. **File PZA16-03: Fred L. Corte**

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

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

Location: Southeast of Corte Road and County Road 13

Area: 73.53 Acres +

Owner(s): Fred L. Corte

Agent: Dewberry/Preble-Rish - Steve Pumphrey

B. **BERTOLLA PROPERTIES, L.L.C.**

1. **PRE-ZONING AMENDMENT:**

File PZ16-05: Bertolla Properties, L.L.C.

PUBLIC HEARING

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

Proposed Pre-zoning: *B-3, Professional Business*

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

Area: 20 Acres ±

Owner(s): Bertolla Properties, L.L.C. – Alexander Bertolla

Agent: Chason Law – Jessica McDill

2. **ANNEXATION PETITION:**

File ANX16-05:

Presentation to be given by Jessica McDill, representative of Bertolla Properties, requesting annexation of a twenty-acre parcel into the City of Daphne located at the corner of Alabama Highway 181 and Milton Jones Road as B-3, Professional Business. The subject property is currently zoned B-2, Neighborhood Business District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne. Owner, Bertolla Properties, L.L.C.

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C. JOSEPH ALLEGRI JR. PRE-ZONING AMENDMENT: PUBLIC HEARING

1. **File PZ16-06: Joseph A. Allegri Jr. Properties I and II, L.L.C.**

Present Zoning: R-A, Rural Agricultural, and B-3, General Business District, and B-4, Major Commercial District, in Baldwin County District 15, in the Extraterritorial Planning Jurisdiction

Proposed Pre-zoning: PUD, Planned Unit Development

Location: Northwest of the intersection of County Road 64 and Alabama Highway 181

Area: 42.8 Acres $\pm$

Owner(s): Joseph A. Allegri Jr. Properties I and II, L.L.C. – Joseph A. Allegri, Jr.

Agent: Dyas, L.L.C. – Craig Dyas

D. JOHN WHITE-SPUNNER ET AL ANNEXATION PETITION:

1. **File ANX16-06:**

Presentation to be given by John Peterson, representative of Mott MacDonald, requesting annexation of two-point five acre parcels into the City of Daphne located at the southwest intersection of County Road 13 and U.S. Highway 90 as B-2, General Business, B-2(a), General Business Alternate, R-7 (A), and GC, Golf Course. The subject property is currently unzoned, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne. Owner, John White-Spunner et al.

E. CAROLINE WOODS SUBDIVISION STREET ACCEPTANCE PETITION:

1. **File AP16-06:**

Presentation to be given by Adrienne Jones, Director of Community Development, recommending acceptance of all right-of-ways contained within Caroline Woods Subdivision, Phase Two C & D. Said right-of-ways being Barrington Lane (954 linear feet), and Lashey Drive (135 linear feet).

F. ADMINSTRATIVE PRESENTATION:

1. Discussion regarding a proposed amendment to the Land Use Ordinance to Article 14, Section 14-11, the addition of menu type signs to the Olde Towne Daphne District sign provisions by Officers William Kennedy and Matt Creel
2. Presentation by Ashley Campbell, Environmental Programs Manager, of the D'Olive Watershed Project

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

8. DIRECTOR'S COMMENTS

9. ADJOURNMENT