

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF DECEMBER 15, 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 November 17, 2016.

4. **OLD BUSINESS:**

A. **JOSEPH ALLEGRI JR. PRE-ZONING AMENDMENT:**

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

5. **NEW BUSINESS:**

A. **ADMINISTRATIVE PRESENTATION:**

1. **File AP16-07:**

Request by City of Daphne Finance Committee for variance to encroach into the thirty-foot wetland buffer located at the Daphne Sports Complex.

B. **MASTER PLAN:**

1. **File MP16-04:**

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

C. **FINAL PLAT REVIEW:**

1. **File SDF16-06:**

Subdivision: Brookhaven, Unit 3

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

Location: Northwest of Gramercy Lane and Whispering Pines Road

Area: 14.70 Acres $\pm$, (39) lots

Owner(s): Feliciter Investment Group, L.L.C. - Nathan Cox

Agent: Dewberry Preble-Rish - Steve Pumphrey

Surveyor: Dewberry Preble-Rish - David Diehl

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

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1. File SDPF16-19:

Subdivision: McAdams **PUBLIC HEARING**

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

E. SITE PLAN REVIEW:

1. File SP16-16:

Site: **Stratas 181 – Multiple Retail Spaces**

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

Location: Northwest of the Alabama Highway 181 and Woodrow Lane, Parcel 4A, TimberCreek Commercial Subdivision, Phase Two, North Quadrangle, Resubdivision of Lot 4

Area: 0.74 Acres ±

Owner: Nick Stratas

Agent: Vallas Realty, Inc. - John Vallas

Engineer: Clark, Geer & Latham – William Latta

F. ADMINISTRATIVE PRESENTATION:

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

5. PUBLIC PARTICIPATION

6. ATTORNEY’S REPORT

7. COMMISSIONER’S COMMENTS

8. DIRECTOR’S COMMENTS

9. ADJOURNMENT