

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JANUARY 28, 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 December 17, 2015.

4. **NEW BUSINESS:**

A. **SUBDIVISION EXEMPTION REVIEW:**

1. **File SRP16-01:**

Subdivision: Replat for Samuel Dean

Zoning: *RSF-E, Residential Single Family Estate District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

Location: Northwest of the intersection of Faircloth Place and Pleasant Road
Area: 2.85 Acres $\pm$, (2) lots
Owner: Samuel Dean
Agent: Courtney & Morris - Joe Courtney
Surveyor: David Lowery Surveying - David Lowery

2. **File SRP16-02:**

Subdivision: Replat for Stough, Replat of Lot 68 & 69, TimberCreek Subdivision, Phase Seven

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

Location: Southwest of Pine Run
Area: 1.5 Acres $\pm$, (1) lots
Owner: Joe and Ladonna Stough
Surveyor: Smith, Kolb & Associates - Hunter Smith

B. **FINAL PLAT REVIEW:**

1. **File SDF16-01:**

Subdivision: Brookhaven, Unit Two, Part C

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

Location: Northwest of the intersection of County Road 13 and Whispering Pines Road
Area: 4.28 Acres $\pm$, (12) lots
Owner(s): Feliciter Investment Group, L.L.C. - Nathan Cox
Agent: Preble-Rish - Steve Pumphrey
Surveyor: Preble-Rish - David Diehl

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2. File SDF16-02:

Subdivision: Caroline Woods, Phase Three A

Zoning(s): *R-4, High Density Single Family Residential*

Location: North of Madison Place Subdivision, west of Daphne Commercial Park, Phase Two

Area: 5.08 Acres $\pm$, (16) lots

Owner(s): Plan B Investments, L.L.C. - Jacob Cunningham

Agent: Preble-Rish - Steve Pumphrey

Surveyor: Preble-Rish - David Diehl

C. PRELIMINARY/FINAL PLAT REVIEW:

1. File SDPF16-01:

Subdivision: Crowley

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

Location: On County Road 54

Area: 0.9 Acres $\pm$, (2) lots

Owner: Patricia Crowley

Surveyor: Smith, Kolb & Associates - Hunter Smith

2. File SDPF16-02:

Subdivision: Resubdivision of Lot 2, Trott Subdivision

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

Location: Northeast of the intersection of County Road 54 East and Trott Lane

Area: 3.13 Acres $\pm$, (2) lots

Owner: David Matthes

Agent: Barton & Shumer Engineering- David Shumer

Surveyor: GeoSurveying - Matt Kountz

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3. File SDPF16-04: PUBLIC HEARING

Subdivision: Ionian Place

Zoning(s): *RSF-1, Single Family District and B-2, Neighborhood Business District, Baldwin County District 15 , in the Extraterritorial Planning Jurisdiction of Daphne*

Location: Southwest of the intersection of U.S. Highway 90 and Alabama Highway 181

Area: 36.18 Acres $\pm$, (2) lots

Owner: Malbis Plantation, Inc. - Willard Simmons

Agent: Preble-Rish - Steve Pumphrey

Surveyor: Preble-Rish - David Diehl

4. File SDPF16-03: PUBLIC HEARING

Subdivision: Daphne Commons

Zoning: *B-2, General Business*

Location: Northwest of the intersection of U. S. Highway 90 and Bayview Drive

Area: 4.40 $\pm$ Acres , (3) lots

Owner(s): Daphne Jubilee, L.L.C. - Wayne Buras

Agent: Preble-Rish - Steve Pumphrey

Surveyor: Preble-Rish - David Diehl

D. SITE PLAN REVIEW:

1. File SP16-01:

Site: **Daphne Commons**

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

Location: Northwest of the intersection of U. S. Highway 90 and Bayview Drive

Area: 4.40 $\pm$ Acres

Owner(s): Daphne Jubilee, L.L.C. - Wayne Buras

Engineer: Preble-Rish - Andy Bobe or Jared Landry

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E. PETITIONS:

1. ZONING AMENDMENT: PUBLIC HEARING

File ZA16-01: Christ the King Catholic Church

Present Zoning(s): R-2, Medium Density Single Family Residential

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

Location: Northwest of the intersection of Main Street and Dryer Avenue

Area: 0.51 Acres $\pm$

Owner: Christ the King Catholic Church - Matthew O'Connor

Agent: Cowles, Murphy, Glover - Gary Cowles

2. THE BILL'S NO. 2, L.L.C.:

(a) PRE-ZONING AMENDMENT: PUBLIC HEARING

File PZA16-01: The Bills' No. 2, L.L.C.

***Present Zoning(s): RSF-1, Single Family Residential, Baldwin
County District 15 , in the Extraterritorial
Planning Jurisdiction of Daphne***

Proposed Zoning(s): B-3, Professional Business

**Location: Southwest corner of the intersection of Champions Way
and Alabama Highway 181**

Area: 76 Acres $\pm$

Owner(s): The Bills' No. 2, L.L.C. - Michael Bill

**Agent: City of Daphne Industrial Development Board Member or
representative of the City of Daphne**

F. PLANNING COMMISSION DISCUSSION:

- 1. Discussion regarding propose amendment Article 39, Jubilee Retail Overlay
District, Section 39-2 (b), District Requirements, Setbacks**
- 2. Food Trucks**
- 3. Temporary modular structures used for operation of a permanent business**

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

8. DIRECTOR'S COMMENTS

9. ADJOURNMENT