

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF APRIL 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 March 24, 2016.

4. NEW BUSINESS:

A. SUBDIVISION EXEMPTION REVIEW:

1. **File SRP16-03:**

Subdivision: Replat of Lots 10 & 11, Edgemere Oaks

Zoning: *R-1, Low Density Single Family Residential District*

Location: Southwest of the intersection of Old County Road and Whiting Court, 319 and 321 Whiting Court

Area: 2.20 Acres $\pm$, (2) lots

Owner: Carolyn McLaughlin and Curry & Kay McWhorter

Surveyor: Geo Surveying - Matt Kountz

B. SITE PLAN REVIEW:

1. **File SP16-04:**

Site: Belrose Office Building

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

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

Area: 0.40 $\pm$ Acres

Owner(s): Karl Gustafson

Engineer: Barton & Shumer - David Shumer

2. **File SP16-05:**

Site: New Office Building for Fulcrum

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

Location: Southeast of the intersection of Main Street and Mancie Avenue

Area: 1.003 $\pm$ Acres

Owner(s): HSC Perry City, L.L.C. - H. Ray Hix, Jr.

Developer: Fulcrum Construction Group, L.L.C.

Engineer: Jade Consulting - Trey Jinright

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Subdivision: W & R

Zoning(s): *M-1 Light Manufacturing District, Baldwin County District 10, in the Extraterritorial Planning Jurisdiction of Daphne*

Location: Southeast of the intersection of Alabama Highway 181 and Highway 31

Area: 3.2 Acres $\pm$, (2) lots

Owner: Richard Lacey and Patrick D'Olive

Surveyor: Bay Area Surveying - Jerry Perez

5. DISC:

1. MASTER PLAN:

File MPR16-01:

Presentation to be given by Mr. Steve Pumphrey, representing Preble-Rish, requesting master plan review for DISC.

2. File SDPF16-11: PUBLIC HEARING

Subdivision: DISC

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

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

Area: 73.76 Acres $\pm$, (7) lots

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

Developer: City of Daphne Industrial Development Board Member or representative of the City of Daphne

Agent: Preble-Rish - Steve Pumphrey

Surveyor: Preble-Rish - David Diehl

D. PRELIMINARY PLAT REVIEW:

1. File SDP16-01: PUBLIC HEARING

Subdivision: Oldfield, Phase 2A

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

Location: South and west of Oldfield Subdivision, Phase One

Area: 18.63 Acres $\pm$, (30) lots

Owner(s): Red Barn, L.L.C. - Julio Corte, Jr.

Agent: Preble-Rish - Steve Pumphrey

Surveyor: Preble-Rish - David Diehl

E. PETITIONS:

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ZONING AMENDMENT:

1. File ZA16-03: Daphne Rudicell Robinson PUBLIC HEARING

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

Proposed Zoning(s): MU, Mixed

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

Area: 0.50 Acres $\pm$

Owner: Daphne Rudicell

F. PLANNING COMMISSION DISCUSSION:

Discussion regarding propose land use amendments.

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