

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MAY 26, 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, April 28, and May 5, 2016
4. **NEW BUSINESS:**
 - A. **SITE PLAN REVIEW:**
 1. **File SP16-06:**

Site: Christ the King Athletic Complex Phase I

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

Location: Southeast corner of Main Street and Trione Avenue

Area: 10.83 $\pm$ Acres

Owner: Christ the King Catholic Church

Engineer: Cowles, Murphy & Glover - Gary Cowles or Bruce Smith
 2. **File SP16-05:**

Site: Bay Pointe Dance Academy

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

Location: Northwest of Equity Drive and Rand Avenue, Lot 18, Austin Place Commercial Park, Phase Two

Area: 0.50 $\pm$ Acres

Owner(s): Brandi Pate & Rawlings Sherman

Agent: PCDA Architecture - Paul Davis

Engineer: Lieb Engineering Company - Chris Lieb
 - B. **PRELIMINARY/FINAL PLAT REVIEW:**
 1. **File SDPF16-12:** **PUBLIC HEARING**

Subdivision: Uncle Joe

Zoning(s): *R-A, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

Location: Southwest of Garrett Road and County Road 54 East

Area: 2.2 Acres $\pm$, (2) lots

Owner: Carl & Kristen Wade

Surveyor: Smith, Kolb & Associates - Daniel Clark
 - C. **PETITIONS:**

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ZONING AMENDMENT:

PUBLIC HEARING

1. **File ZA16-04:** **Robert McBride, Lissa McBride, David Romero & Ellen Romero**

Present Zoning(s): R-1, Low Density Single Family Residential

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

Location: Southwest of the intersection of Pollard and Well Road
Area: 5.93 Acres $\pm$
Agent: Irvine Co., Inc. - Starke Irvine
Owner: Robert McBride, Lissa McBride, David Romero & Ellen Romero

2. **File ZA16-05:** **Anne K. Irvine**

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

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

Location: Northwest of the intersection of County Road 64 and Pollard Road
Area: 1.19 Acres $\pm$
Owner: Anne K. Irvine
Agent: Starke Irvine

3. **File ZA16-06:** **AJD Family Limited Partnership, L.L.C.**

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

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

Location: Southeast of the intersection of County Road 64 and Friendship Road
Area: 10.38 Acres $\pm$
Owner: AJD Family Limited Partnership, L.L.C. - Patsy DeFilippi

4. **File ZA16-07:** **Eastern Shore Associates, L.L.C.**

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

Proposed Zoning(s): R-7 (T), Townhouse District

Location: Northwest of the intersection of Halls Lane and U.S. Highway 98
Area: 4.36 Acres $\pm$
Owner: Eastern Shore Associates, L.L.C. - Kenneth Kleban
Agent: Dewberry/Preble-Rish - Steve Pumphrey

5. **JEANETTE D. LAZZARI:**

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(a) **PRE-ZONING AMENDMENT:** PUBLIC HEARING

File PZA16-02: James V. Roberts, Jr., as conservator of Jeanette D. Lazzari, an incapacitated person

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

Proposed Zoning(s): R-3, High Density Single Family Residential, R-6 (G), Garden or Patio Home District, and B-2, General Business

Location: Northeast of Edgewood Drive and County Road 64

Area: 68.87 Acres $\pm$

Owner(s): James V. Roberts, Jr., as conservator of Jeanette D. Lazzari, an incapacitated person

Agent: Dewberry/Preble-Rish - Steve Pumphrey

(b) **ANNEXATION REVIEW:**

File ANX16-03:

Presentation to be given by Steve Pumphrey, Dewberry/Preble-Rish, representative of James V. Roberts, Jr., as conservator of Jeanette D. Lazzari, an incapacitated person, requesting annexation of a sixty-eight point eight seven acre parcel into the City of Daphne located northeast of Edgewood Drive and County Road 64 as R-3, High Density Single Family Residential, R-6 (G), Garden or Patio Home District, and B-2, General Business. The subject property is currently zoned RA, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne.

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

(a) **ANNEXATION REVIEW:**

File ANX16-01:

Presentation to be given by City of Daphne Industrial Development Board Member or representative of the City of Daphne requesting annexation of a seventy-three point seven six acre parcel into the City of Daphne located southwest corner of the intersection of Champions Way and Alabama Highway 181 as B-3, Professional Business. The subject property is currently zoned RSF-1, Single Family Residential, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne. Owner, The Bills' No. 2, L.L.C., Michael Bill.

D. **PLANNING COMMISSION DISCUSSION:**

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Discussion regarding proposed land use amendments

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