

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF AUGUST 25, 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 July 28, 2016.

4. **NEW BUSINESS:**

A. **SUBDIVISION EXEMPTION REVIEW:**

1. **File SRP16-05:**

Subdivision: Replat of Lots 74, 75 & Common Area 8, the Reserve of Daphne, Phase One

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

Location: North of the intersection of County Road 64 and Montelucia Way

Area: 2.38 Acres $\pm$, (3) lots

Owner: D.R. Horton, Inc. - Joel Coleman

Agent: Dewberry/Preble-Rish - Steve Pumphrey

Surveyor: Dewberry/Preble-Rish- David Diehl

2. **File SRP16-06:**

Subdivision: Replat Parcel #43-04-20-2-000-047.000 & 43-04-20-2-000-047.001 for Christ the King Parish

Zoning(s): B-1, General Business

Location: Southeast of the intersection of Trione Avenue and Main Street, 812 & 814 Trione Avenue

Area: 0.493 Acres $\pm$, (2) lots

Owner: Christ the King Catholic Church

Agent: Cowles, Murphy, Glover - Gary Cowles

Surveyor: Lawler & Company - W. J. Lawler, III

B. **SITE PLAN REVIEW:**

1. **File SP16-11:**

Site: Pulmonary Associates

Zoning(s): B-2, General Business

Location: Northeast of the intersection of County Road 64 and Capital Drive

Area: 1.5 $\pm$ Acres

Owner(s): PAM Building Corporation - Joseph Zurfluh

Engineer: SE Civil - Larry Smith

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C. FINAL PLAT REVIEW:

1. File SDF16-03:

Subdivision: Villas @ St. Charles, a Detailed Development Plan

Zoning(s): PUD, Planned Unit Development

Location: One quarter mile south of the intersection of County Road 64 and Pollard Road

Area: 7.27 Acres $\pm$, (82) lots

Owner: Fortuna - St. Charles Development, L.L.C. - Nathan Cox

Agent: Dewberry/Preble-Rish - Steve Pumphrey

Surveyor: Dewberry/Preble-Rish- David Diehl

2. File SDF16-04:

Subdivision: Caroline Woods, Phase Two C & D

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

Location: Northeast of the intersection of Parker Lane and Whispering Pines

Road, North of Madison Place Subdivision and West of Daphne Commercial Park, Phase Two

Area: 5.15 Acres $\pm$, (25) lots

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

Agent: Dewberry/Preble-Rish - Steve Pumphrey

Surveyor: Dewberry/Preble-Rish - David Diehl

D. PRELIMINARY/FINAL PLAT REVIEW:

1. File SDPF16-16:

PUBLIC HEARING

Subdivision: Beowulf

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

Location: Southeast of County Road 54 and Chaucer Avenue

Area: 83.77 Acres $\pm$, (3) lots

Owner: Jon & Judy Naef and Marian Pekelder

Surveyor: McCrory & Williams - Merlin Miller

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E. PRELIMINARY PLAT REVIEW:

1. File SDP16-05: PUBLIC HEARING

Subdivision: La Piazza Di San Francesco via del Pollard

Zoning(s): B-2, General Business

Location: Northwest of the intersection of County Road 64 and Pollard Road

Area: 4.90 Acres $\pm$, (9) lots

Owner: Anne K. Irvine

Agent: Irvine & Co., Inc. - Starke Irvine

Surveyor: Hutchinson, Moore & Rauch - Stuart Smith

Engineer: Hutchinson, Moore & Rauch - Robert Cummings

F. BLACKSTONE LAKES - F.K.A BELLATON WEST:

PRE-ZONING AMENDMENT:

1. File PZA16-03: Fred L. Corte PUBLIC HEARING

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 $\pm$

Owner(s): Fred L. Corte

Agent: Dewberry/Preble-Rish - Steve Pumphrey

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

8. DIRECTOR'S COMMENTS

9. ADJOURNMENT

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