

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JULY 28, 2011
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 special meeting of June 15, 2011, special working meeting of July 14, 2011 and regular meeting of June 23, 2011
4. **NEW BUSINESS:**

A. SITE PLAN REVIEW:

1. File S11-04:

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

Site: **The Shoulder of the Central Gulf Coast**

Location: East of Pinehill Road at the end of Roper Lane

Area: 6.36 Acres $\pm$

Owner: The Shoulder - Mr. Phillip Drane, Executive Director

Engineer: Speaks & Associates - Richard Jay

B. PRELIMINARY/FINAL:

1. File SDPF11-01:

Site: **Resubdivision of Lot 2, Block A, Historic Malbis**

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

Location: Northeast of the intersection of Alabama Highway 181 and U. S. Highway 90, Lot 2, Block A, Historic Malbis Subdivision

Area: 1.73 Acres $\pm$

Owner: Spriggs Enterprises - Kevin Spriggs

Agent: H-Properties - Dane Haygood

2. File SDPF11-03:

Subdivision: **Resubdivision of Parcels 1 & 3, Highfield Farms**

Zoning(s): *Unzoned, extraterritorial planning jurisdiction, Baldwin County*

Location: Southwest of U.S. Highway 90 and Yance Lane

Area: 29.89 Acres $\pm$, (4) lots

Owner: James Yance

Engineer: JADE Consulting - Trey Jinright

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JULY 28, 2011
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

C. BELLATON SUBDIVISION, PHASE THREE:

1. MASTER PLAN:

Presentation to be given by Mr. David Diehl, representing Preble-Rish, requesting a master plan revision for Bellaton Subdivision, Phase Three.

2. PRELIMINARY REVIEW:

File SDP11-02:

Subdivision: Bellaton, Phase Three A

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

Location: Southwest of Alabama Highway 181 and Corte Road

Area: 4.14 Acres $\pm$, (12) lots

Owner: Country Club Development, L.L.C. - Clarence Burke

Engineer: Preble-Rish - David Diehl

D. ST. AUGUSTINE SUBDIVISION, PHASE TWO AND THREE:

PRELIMINARY REVIEW:

1. File SDP11-05:

Subdivision: Saint Augustine, Phase 2

Zoning(s): RSF-2, Single Family Residential, Baldwin County District 15

Location: Northeast of County Road 64 on Rigsby Road

Area: 12.91 Acres $\pm$, (29) lots

Engineer: Preble-Rish - David Diehl

2. File SDP11-03:

Subdivision: Saint Augustine, Phase 3

Zoning(s): RSF-2, Single Family Residential, Baldwin County District 15

Location: Northeast of County Road 64 on Rigsby Road

Area: 14.37 Acres $\pm$, (31) lots

Owner: Breland Homes - Mr. Louis W. Breland

Engineer: Preble-Rish - David Diehl

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JULY 28, 2011
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

E. DUNMORE SUBDIVISION, PHASE TWO, PART C:

1. MASTER PLAN:

Presentation to be given by Mr. Joel Coleman, representing Rester & Coleman Engineers, requesting a master plan revision for Dunmore Subdivision, Phase Two, Part C.

2. PRELIMINARY/FINAL PLAT REVIEW:

File SDPF11-02: Dunmore, Phase Two, Part C (*Associated with the zoning amendments for Hearthstone Multi-Asset Entity*)

Present Zoning: R-1, Low Density Single Family Residential and R-2, Medium Density Single Family Residential

Proposed Zoning: R-2, Medium Density Single Family Residential, R-3, High Density Single Family Residential, and R-4, High Density Single Family Residential

Location: On the East side of Alabama Highway 181, South of Austin Road, North of Dick Higbee Road

Area: 50.02 Acres $\pm$, (3) lots

Owner: Hearthstone Multi-Asset Entity-Steven Mathison, Vice President

Engineer: Rester & Coleman Engineers - Joel Coleman

3. PETITIONS:

(a) ZONING AMENDMENT:

File Z11-02: Hearthstone Multi-Asset Entity

Present Zoning: R-1, Low Density Single Family Residential and R-2, Medium Density Single Family Residential

Proposed Zoning: R-3, High Density Multi-Family Residential

Location: On the East side of Alabama Highway 181, South of Austin Road, North of Dick Higbee Road, Lot 1, Dunmore Subdivision, Phase Two, Part C

Area: 22.20 Acres $\pm$

Owner: Hearthstone Multi-Asset Entity-Steven Mathison, Vice President

Engineer: Rester & Coleman Engineers - Joel Coleman

(b) ZONING AMENDMENT:

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JULY 28, 2011
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

File Z11-03: Hearthstone Multi-Asset Entity

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

Proposed Zoning: R-2, Medium Density Single Family Residential

Location: On the East side of Alabama Highway 181, South of
 Austin Road, North of Dick Higbee Road, Lot 2,
 Dunmore Subdivision, Phase Two, Part C
Area: 13.20 Acres $\pm$
Owner: Hearthstone Multi-Asset Entity-Steven Mathison, Vice
 President
Engineer: Rester & Coleman Engineers - Joel Coleman

(c) ZONING AMENDMENT:

File Z11-04: Hearthstone Multi-Asset Entity

Present Zoning: R-1, Low Density Multi-Family Residential

Proposed Zoning: R-4, High Density Multi-Family Residential

Location: On the East side of Alabama Highway 181, South of
 Austin Road, North of Dick Higbee Road, Lot 3,
 Dunmore Subdivision, Phase Two, Part C
Area: 14.61 Acres $\pm$
Owner: Hearthstone Multi-Asset Entity-Steven Mathison, Vice
 President
Engineer: Rester & Coleman Engineers - Joel Coleman

G. ADMINISTRATIVE PRESENTATION:

1. **Presentation to be given by Mr. Richard Johnson, the Public Works Director, of the proposed acceptance of an unnamed right-of-way/drainage easement subject to acquisition and/or conveyance by right-of-way deed from the owner for acceptance of maintenance. The north thirty-five feet of Lot 11, Block 1, Randall's Subdivision northwest of the intersection of Randall Avenue and Pollard Road, remnant located north of Deerwood Subdivision. Proposed name: Eliza Drive**
2. **Presentation to be given by Mayor Small, requesting to rename that portion of the right-of-way of Lawson Road east to Alabama State Highway 181 to Champions Way.**
3. **Planning Commission discussion of proposed Amendment to the Interstate Sign Provisions of the Land Use and Development Ordinance.**

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JULY 28, 2011
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

- 7. **COMMISSIONER'S COMMENTS**
- 8. **DIRECTOR'S COMMENTS**
- 9. **ADJOURNMENT**