

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF OCTOBER 25, 2012
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 September 27, 2012.
4. **NEW BUSINESS:**

A. **SITE PLAN REVIEW:**

1. **File SP12-09:**

Site: **Macedonia Missionary Baptist Church (Parking Lot)**

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

Location: Southeast of the intersection of S. Guarisco and Mancini Avenue

Area: 2.2 Acres $\pm$

Owner: Macedonia Missionary Baptist Church - Hercules Williams

Engineer: Hutchinson, Moore & Rauch - Scott Hutchinson or Jaye Robertson

2. **File SP12-10:**

Site: **D. R. Horton Office Expansion**

Zoning(s): ***C/I, Commercial/Industrial***

Location: Southeast of Stanton Road and Profit Drive

Area: 3.65 Acres $\pm$

Owner: D. R. Horton, Inc.

Engineer: Preble-Rish - Steve Pumphrey

3. **File SP12-09:**

Site: **Jubilee Ridge Condominiums**

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

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

Area: 15.35 $\pm$

Owner: Jubilee Ridge, L.L.C. - J. Myles Reed

Engineer: Hatch Mott MacDonald - John Peterson

B. **PRELIMINARY/FINAL PLAT REVIEW:**

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF OCTOBER 25, 2012
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

1. File SDPF12-05:

Subdivision: Marino Family

Present Zoning: B-2, General Business

Location: Southwest of the intersection of U.S. Highway 98 and Daphne Avenue

Area: 3.95 Acres $\pm$, (2) lots

Owner: Marino Family Trust - Vilai Marino

Engineer: Wattier Surveying -Mark Wattier

2. File SDPF12-06:

Subdivision: Orchard Farms

Present Zoning: RA, Rural Agricultural District, and RSF-1, Single Family District, Baldwin County District 15

Location: Northeast of the intersection of Alabama Highway 181 and Wexford Lane

Area: 59.5 Acres $\pm$, (6) lots

Owner: Powers Real Estate & Woerner Investments

Engineer: Hutchinson, Moore & Rauch - Scott Hutchinson or Jaye Robertson

C. SUBDIVISION REPLAT REVIEW:

1. File SRP12-11:

Subdivision: Replat of Lots 12 & 13, Daphne Business Park, Unit Two

Zoning(s): C/I, Commercial/Industrial

Location: 25366 Profit Drive, Lot 12 & 13, Daphne Business Park, Unit Two

Area: 3.65 Acres $\pm$

Owner: D.R. Horton, Inc. & Rosemary Chambers

Engineer: Preble-Rish - Steve Pumphrey

D. THE RETREAT AT TIAWASEE:

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF OCTOBER 25, 2012
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

1. **MASTER PLAN:**

MPA12-04:

Presentation to be given by Mr. Steve Pumphrey, representing Preble-Rish, requesting a master plan review for the Retreat at Tiawasee.

2. **PETITIONS:**

ZONING AMENDMENT:

File Z12-03: GCOF Retreat at Tiawasee

Present Zoning: RSF-2, Single Family District, Baldwin County District 15

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

Location: Southwest of the intersection of Tiawasee Boulevard and County Road 13

Area: 31.62 Acres $\pm$

Owner(s): GCOF Retreat at Tiawasee - Nathan Cox

Engineer: Preble-Rish - Steve Pumphrey

3. **ANNEXATION REVIEW:**

Presentation to be given by Mr. Steve Pumphrey, representing Preble-Rish, requesting annexation of a thirty-one point six-two acre parcel into the City of Daphne located southwest of the intersection of Tiawasee Boulevard and County Road 13 with R-3, High Density Single Family Residential, zoning. The subject property is currently zoned RSF-2, Single Family District, Baldwin County District 15. GCOF Retreat at Tiawasee, owner.

5. **PUBLIC PARTICIPATION**

6. **ATTORNEY'S REPORT**

7. **COMMISSIONER'S COMMENTS**

8. **DIRECTOR'S COMMENTS**

9. **ADJOURNMENT**