

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF DECEMBER 20, 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 November 15, 2012
4. **NEW BUSINESS:**
 - A. **INTRODUCTION OF NEWLY APPOINTED PLANNING COMMISSION MEMBERS**
 - B. **PUBLIC HEARING:**
 1. 5th amendment to Ordinance 2011-54, Land Use and Development Ordinance, regarding Low Impact Development & Green Infrastructure.
 - C. **SITE PLAN REVIEW:**
 1. **File SP12-13:**

Site: Firestone Complete Auto Care

Zoning(s): B-2, General Business

Location: Southeast of the intersection of Walmart Drive and U.S. Highway 98

Area: 5.13 Acres $\pm$

Owner: Bridgestone Retail Operations - James Blecha, Managing Member

Agent: Bridgestone Retail Operations - Geoff Hartung, Glenn Davie, and Glen Bowman

Engineer: Driven Engineering - Matt Rogers
 2. **File SP12-14:**

Site: U-Sell Daphne

Zoning(s): B-2, General Business

Location: Northeast of the intersection of U.S. Highway 98 and Santa Rosa Avenue, north of Bay Auto Glass

Area: 1 Acres $\pm$

Owner: William Lange

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D. PRELIMINARY PLAT REVIEW:

1. File SDP12-01:

Subdivision: Summer Oaks Townhomes, Phase XIV

Present Zoning: *R-4, High Density Multi-Family Residential*

Location: East of U. S. Highway 98, north of Wal-Mart

Area: 3.87 Acres $\pm$, (7) lots

Owner: Tonsmeire Development Corporation - Arthur Tonsmeire

Engineer: Rowe Surveying and Engineering - Don Rowe

E. SUBDIVISION REPLAT REVIEW:

1. File SRP12-13:

Subdivision: Replat of Bain Family Subdivision

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

Location: On the west side of Main Street near Chateauguay Subdivision

Area: 3.80 Acres $\pm$, (4) lots

Owner: Whitney Bain Wingbermuehle

2. File SRP12-12:

Subdivision: Trione Subdivision, the Replat of Lots 29 & 30, Block 3,
Yuilles Belrose Wharf Subdivision

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

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

Area: 0.30 Acres $\pm$, (2) lots

Owner: Angele G. Trione

Agent: Carolyn Burmeister

F. THE REMAINDER OF TIMBERCREEK SUBDIVISION:

1. MASTER PLAN:

MPA12-06:

Presentation to be given by Mr. Daryl Russell, representing Rester & Coleman Engineers, requesting a master plan review for the Remainder of TimberCreek Subdivision.

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2. PETITIONS:

ZONING AMENDMENT:

(a) File Z12-05: TimberCreek Land Company, Inc.

Present Zoning: B-2, General Business

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

Location: Northwest of the intersection of TimberCreek
Subdivision and Interstate 10

Area: 52.98 Acres $\pm$

Owner(s): TimberCreek Land Company, Inc. - Allen Cox, Secretary

Engineer: Rester & Coleman Engineers- Daryl Russell

(b) File Z12-04: Interstate-Baldwin Investment, L.L.C.

Present Zoning: B-2, General Business

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

Location: Northwest of the intersection of TimberCreek
Subdivision and Interstate 10

Area: 97.49 Acres $\pm$

Owner(s): Interstate Baldwin Investment, L.L.C. - Allen Cox,
Secretary

Engineer: Rester & Coleman Engineers - Daryl Russell

G. ADMINISTRATIVE PRESENTATION:

1. Presentation to be given by Adrienne Jones, Director of Community Development, of a revision to the City of Daphne Zoning and Street Map.

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

8. DIRECTOR'S COMMENTS

9. ADJOURNMENT