

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JANUARY 26, 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 December 15, 2011.
4. **NEW BUSINESS:**

A. HIGHWAY 90 BUSINESS PARK:

1. PETITIONS:

ZONING AMENDMENT:

File Z12-01: **Blacksher White-Spunner, etal**

Present Zoning: ***R-3, High Density Multi-Family Residential***

Proposed Zoning: ***B-1, Local Business***

Location: On the southwest side of County Road 13 and U. S. Highway 90

Area: 3.40 Acres $\pm$

Owner(s): B. White-Spunner, R. Tindell, Jr., Jay E., L.L.C., J. White-Spunner, M.M. Cummings, Estate of David R. Coley, S. Coley, M.A. Ball, K.C. Coats, and AIRP, L.L.C.

Engineer: Rester & Coleman Engineers - Joel Coleman

2. PRELIMINARY/FINAL PLAT REVIEW:

File SDPF12-01:

Subdivision: **Highway 90 Business Park, Phase One**

Present Zoning: ***R-3, High Density Multi-Family Residential***

Proposed Zoning: ***B-1, Local Business***

Location: On the southwest side of County Road 13 and U. S. Highway 90

Area: 3.40 Acres $\pm$, (3) lots

Owner: B. White-Spunner, R. Tindell, Jr., Jay E., L.L.C., J. White-Spunner, M.M. Cummings, Estate of David R. Coley, S. Coley, M.A. Ball, K.C. Coats, and AIRP, L.L.C.

Engineer: Rester & Coleman Engineers - Joel Coleman

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B. SUBDIVISION REPLAT REVIEW:

1. File SRP12-01:

Subdivision: Replat of Lot 2 & the west 100 acres of Lot 1, Orfner Subdivision

Zoning(s): *Unzoned in Baldwin County in Extraterritorial Planning Jurisdiction*

Location: South of U.S. Highway 90

Area: 15 Acres $\pm$

Owner: Crossroads, L.L.C. - Clarence Burke

Engineer: Preble-Rish - David Diehl

2. File SRP12-02:

Subdivision: Estates of Tiawasee, Replat of Lots 5 & 6

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

Location: Southwest of Lawson Road and County Road 13 on Cowles Crossing

Area: 1.58 Acres $\pm$

Owner: Eastern Shore Acquisitions, L.L.C. - Nathan Cox

Engineer: Preble-Rish - David Diehl

3. File SRP12-03:

Subdivision: Estates of Tiawasee, Replat of Lots 9 & 10

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

Location: Southwest of Lawson Road and County Road 13 at the intersection of Paynes Gray Lane & North Lamhatty

Area: 1.41 Acres $\pm$

Owner: Eastern Shore Acquisitions, L.L.C. - Nathan Cox

Engineer: Preble-Rish - David Diehl

4. File SRP12-04:

Subdivision: Estates of Tiawasee, Replat of Lots 19 & 20

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

Location: Southwest of Lawson Road and County Road 13 on Paynes Gray Lane

Area: 1.63 Acres $\pm$

Owner: Eastern Shore Acquisitions, L.L.C. - Nathan Cox

Engineer: Preble-Rish - David Diehl

5. File SRP12-05:

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Subdivision: Estates of Tiawasee, Replat of Lots 33 & 34

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

Location: Southwest of Lawson Road and County Road 13 on North
Lamhatty Lane

Area: 1.42 Acres $\pm$

Owner: Eastern Shore Acquisitions, L.L.C. - Nathan Cox

Engineer: Preble-Rish - David Diehl

6. File SRP12-06:

Subdivision: Estates of Tiawasee, Replat of Lots 37 & 38

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

Location: Southwest of Lawson Road and County Road 13 on North
Lamhatty Lane

Area: 3.07 Acres $\pm$

Owner: Eastern Shore Acquisitions, L.L.C. - Nathan Cox

Engineer: Preble-Rish - David Diehl

C. ADMINISTRATIVE PRESENTATION:

**Presentation to be given by Nancy Anderson, GIS Manager, 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: Discuss revision to the preliminary plat for Dunmore Subdivision, Phase Two, Part C to change the proposed drainage ditch located on the southern property line of the project from a concrete to an earthen ditch, and to also add a note to the final plat which states, "the maintenance of the earthen will not be the responsibility of the City of Daphne, but shall be the responsibility of the developer and/or owner and subsequently the Property Owners' Association".

9. ADJOURNMENT