

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF FEBRUARY 23, 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 January 26, 2012.

4. **OLD BUSINESS:**

A. **HIGHWAY 90 BUSINESS PARK:**

1. **PETITIONS:**

ZONING AMENDMENT:

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

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

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

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

Area: 3.50 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

5. **NEW BUSINESS:**

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A. SITE PLAN REVIEW:

1. File S12-01:

Site: Fresh Market, Jubilee Square Shopping Center

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

Location: Northeast of the intersection of U. S. Highway 90 and U. S. Highway 98

Area: 0.39 Acres $\pm$

Owner: Blackwater Resources, L.L.C. - Phillip McAfee

Engineer: LEI Engineering - Wade Lowery

B. BROOKHAVEN, PHASE TWO A:

1. MASTER PLAN:

File MPA12-01:

Presentation to be given by Mr. Joel Coleman, representing Rester & Coleman Engineers, requesting a master plan revision for Brookhaven Subdivision.

2. SUBDIVISION PRELIMINARY EXTENSION:

File SDPE12-01:

Presentation to be given by Mr. Joel Coleman, representing Rester & Coleman Engineers, requesting an extension of time for the approval of the preliminary plat for Brookhaven Subdivision, Phase Two B and Phase Three. The preliminary plat was approved by the Planning Commission on May 27, 2010.

3. FINAL PLAT REVIEW AND PETITION FOR STREET ACCEPTANCE:

File SDF12-01:

Subdivision: Brookhaven, Phase Two A

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

Location: Northwest of the intersection of Whispering Pines Road and County Road 13

Area: 5.23 Acres $\pm$, (14) lots

Owner: Feliciter Investment Group, L.L.C. - Nathan Cox

Engineer: Rester & Coleman Engineers - Joel Coleman

C. PRELIMINARY/FINAL PLAT REVIEW:

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1. File SDPF12-02:

Subdivision: TimberCreek Village, Phase Two (Lots 1, 1A and 1B of TimberCreek Village, Resubdivision of Lot 1 and TimberCreek Commercial, Resubdivision of Parcel "A" Unit Three, Resubdivision of Lot 3)

Present Zoning: *B-2, General Business*

Location: On the south side of U.S. Highway 31 and west of Alabama Highway 181

Area: 8.88 Acres $\pm$, (3) lots

Owner: Baldwin Al Development, L.L.C.

Engineer: Rester & Coleman Engineers - Joel Coleman

D. SUBDIVISION REPLAT REVIEW:

1. File SRP12-07:

Subdivision: Redfern Replat for Charles Renfroe

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

Location: Southwest of U.S. Highway 90 and Redfern Road

Area: 14.20 Acres $\pm$

Owner: Charles A. Renfroe

Engineer: Preble-Rish - David Diehl

6. PUBLIC PARTICIPATION

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT

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