

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF FEBRUARY 28, 2013
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 31, 2013

4. **NEW BUSINESS:**

A. **SITE PLAN REVIEW:**

1. **File SP13-03:**

Site: **Popeyes Fast Food Restaurant**

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

Location: On the west side of U. S. Highway 98, north of Van Avenue

Area: 0.74 Acres $\pm$

Owner: Webb Family Limited Partnership - Scottie Webb

Developer: Daphne Properties, L.L.C. - Byron Evans

Engineer: Jade Consulting - Trey Jinright

B. **FINAL PLAT REVIEW:**

1. **File SDF13-01:**

Subdivision: **Caroline Woods, Phase 2B**

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

Location: Northeast of the intersection of Parker Lane and Whispering Pines Road, North of Madison Place Subdivision and West of Daphne Commercial Park, Phase Two

Area: 3.98 Acres $\pm$, (16) lots

Owner: Plan B Investments, L.L.C. - Jacob Cunningham

Engineer: Preble-Rish - Steve Pumphrey or Jason Estes

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2. File SDF13-02:

Subdivision: Dunmore, Phase Two, Part C, Phase II

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

Location: On the East side of Alabama Highway 181 and Dunmore Drive

Area: 25.01 Acres $\pm$, (58) lots

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

Engineer: Rester & Coleman Engineers - Daryl Russell

C. PRELIMINARY PLAT REVIEW:

1. File SDP13-01:

Subdivision: The Retreat at Tiawasee

Present Zoning: RSF-2, Single Family District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne

Location: South of the intersection of Cowles Crossing and North Lamhatty Lane

Area: 27.48 Acres $\pm$, (48) lots

Owner: GCOF Retreat at Tiawasee, L.L.C. - Nathan Cox

Engineer: Preble-Rish - Steve Pumphrey or Jason Estes

D. ADMINISTRATIVE PRESENTATION:

Presentation to be given by Richard Johnson, Public Works Director, regarding the Daphne Road Evaluation Report Fiscal Year 2013 and Eastern Shore Metropolitan Planning Organization update.

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

8. DIRECTOR'S COMMENTS

9. ADJOURNMENT