CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MARCH 28, 2013
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

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1. CALL TO ORDER

2. CALL OF ROLL

3. APPROVAL OF MINUTES:

Review of minutes for the special minutes of February 7, 2013 and regular meeting of February 28, 2013.

4. NEW BUSINESS:

A. PRELIMINARY/FINAL PLAT REVIEW:

1. File SDPF13-02:

Subdivision: Billy Goat Bluff

Present Zoning*: *Unzoned, in the extra-territorial planning jurisdiction

Location:	On the south side of Redfern Road, one-quarter mile east of Rigsby Road
Area:	19.73 Acres ±, (3) lots
Owner:	James T. Martin
Engineer:	Preble-Rish - Steve Pumphrey

2. File SDPF13-03:

Subdivision: TimberCreek Commercial, Phase Two, Northwest Quadrangle, Resubdivision of Lot 4, Resubdivision of 4A

Present Zoning*: *B-2, General Business

Location:	Northwest of the Alabama Highway 181 and Crossover Lane, TimberCreek Commercial Subdivision, Phase Two, Northwest Quadrangle, Resubdivision of Lot 4
Area:	1.56 Acres ±, (2) lots
Owner:	Nickolas M. & Mary N. Stratus
Developer:	D3 Daphne, L.L.C. - E. H. Camp
Engineer:	Coleman Engineering Group of McCrory & Williams – Daryl Russell

B. THE RETREAT AT TIAWASEE:

CITY OF DAPHNE
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1. PETITIONS:

(a) ZONING AMENDMENT:

File Z13-02: **GCOF Retreat at Tiawasee**

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

Proposed Zoning*:** ***R-2, Medium Density Single Family Residential

Location:	Southwest of the intersection of Tiawasee Boulevard and County Road 13, south of the intersection of Cowles Crossing and North Lamhatty Lane
Area:	31.53 Acres ±
Owner(s):	GCOF Retreat at Tiawasee, L.L.C. - Nathan Cox
Engineer:	Preble-Rish - Steve Pumphrey

(b) ANNEXATION REVIEW:

Presentation to be given by Mr. Steve Pumphrey, representing Preble-Rish, requesting annexation of a thirty-one point five three acre parcel into the City of Daphne located southwest of the intersection of Tiawasee Boulevard and County Road 13, south of the intersection of Cowles Crossing and North Lamhatty Lane with R-2, Medium Density Single Family Residential, zoning. The subject property is currently zoned RSF-2, Single Family District, Baldwin County District 15. GCOF Retreat at Tiawasee, L.L.C., owner.

C. ADMINISTRATIVE PRESENTATION:

1. PETITION FOR STREET ACCEPTANCE:

a. File AP13-01:

Presentation to be given by Mr. Richard Johnson, Public Works Director, requesting acceptance of the right-of-way and maintenance of the extension of Well Road - 7.18 acres ±; 2067.16 linear feet ±.

b. File AP13-02:

Presentation to be given by Mr. Richard Johnson, Public Works Director, requesting acceptance of the right-of-way and maintenance of a portion of North Lamhatty Lane - 0.28 acres ±; 209 linear feet ±.

c. File AP13-05:

Presentation to be given Adrienne Jones, Director of Community Development or Richard Johnson, Public Works Director, recommending acceptance of all right-of-ways contained within Caroline Woods Subdivision, Phase Two B. Said right-of-ways being Kari Lane (532 linear feet) and a portion of Barrington Lane (120 linear feet).

2. ADMINISTRATIVE PRESENTATION:

DAPHNE UTILITIES WATER TREATMENT PLANT:

a. File AP13-03:

Presentation to be given by Ms. Melinda Immel, Volkert, Inc., requesting a modification to the approved landscape plan for the Daphne Utilities Water Treatment Plant.

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

8. DIRECTOR'S COMMENTS

9. ADJOURNMENT