

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MAY 23, 2013
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:**

Review of special minutes for May 2, 2013.

4. **NEW BUSINESS:**

A. **SITE PLAN EXTENSION:**

File SPE13-01:

Presentation to be given by Mr. Kevin Spriggs, representing Spriggs Enterprises, requesting an extension of time for the approval of the site plan for Malbis Ventures Retail Shops. The site plan was approved by the Planning Commission on April 28, 2011. One year extension was granted on May 24, 2012.

B. **SUBDIVISION PRELIMINARY/FINAL EXTENSION:**

File SDPFE13-01:

Presentation to be given by Mr. Kevin Spriggs, representing Spriggs Enterprises, requesting an extension of time for the approval of the preliminary/final plat for the Resubdivision of Lot 2, Block A, Historic Malbis Subdivision. The preliminary/final plat was approved by the Planning Commission on July 28, 2011. One year extension was granted on June 28, 2012.

C. **SUBDIVISION REPLAT REVIEW:**

1. **File SRP13-02:**

Subdivision: Sportman's Marine

Zoning(s): B-2, General Business

Location: Northwest of U.S. Highway 98 and Gabel Street

Area: 6.71 Acres $\pm$, (5) lots

Owner: Sportman's Storage, L.L.C. - Robert Griffin

Engineer: Hutchinson, Moore & Rauch - Scott Hutchinson

D. **BELLATON SUBDIVISION, PHASE THREE AND FOUR:**

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MASTER PLAN:

1. MPA13-02:

Presentation to be given by Mr. Steve Pumphrey, representing Preble-Rish, requesting a master plan modification review for the Bellaton Subdivision, Phase Three and Four.

2. PRELIMINARY PLAT REVIEW:

a. File SDP13-02:

Subdivision: Bellaton, Phase Three

Zoning(s): R-4, High Density Single Family Residential

Location: Southwest of Alabama Highway 181 and Corte Road

Area: 12.45Acres $\pm$, (39) lots

Owner: D.R. Horton, Inc. - Birmingham - Joel Coleman

Engineer: Preble-Rish - Steve Pumphrey or Jason Estes

b. File SDP13-03:

Subdivision: Bellaton, Phase Four

Zoning(s): R-4, High Density Single Family Residential

Location: Southwest of Alabama Highway 181 and Corte Road

Area: 21.36 Acres $\pm$, (54) lots

Owner: D.R. Horton, Inc. - Birmingham - Joel Coleman

Engineer: Preble-Rish - Steve Pumphrey or Jason Estes

E. A PORTION OF THE REMAINDER OF TIMBERCREEK SUBDIVISION:

1. MASTER PLAN:

MPA13-01:

Presentation to be given by Mr. Daryl Russell, representing Coleman Engineering Group of McCrory & Williams, requesting a master plan revision of a portion of the remainder of TimberCreek Subdivision.

2. PETITIONS:

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ZONING AMENDMENT:

File Z13-04: Interstate-Baldwin Investment, L.L.C.

Present Zoning: B-2, General Business

Proposed Zoning: R-6 (G), Garden or Patio Home District

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, Manager

Engineer: Coleman Engineering Group of McCrory & Williams - Daryl Russell

F. PETITIONS:

ZONING AMENDMENT:

1. File Z13-05: John & Deborah Kim

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

Proposed Zoning: B-3, Professional Business

Location: Southwest of the intersection of Pollard Road and County Road 64, 1709 Pollard Road

Area: 0.46 Acres $\pm$

Owner(s): John & Deborah Kim

G. PLANNING COMMISSION DISCUSSION:

- a. Discussion regarding “No Clear Zone” for Rolling Hills Subdivision located on Rolling Hill Drive between Hope Drive and Calverdale Circle
- b. Discussion regarding Ordinance 2011-54, Land Use and Development Ordinance, Article 11-4, Open Space Provisions.

5. **PUBLIC PARTICIPATION**

6. **ATTORNEY’S REPORT**

7. **COMMISSIONER’S COMMENTS**

8. **DIRECTOR’S COMMENTS**

9. **ADJOURNMENT**