

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JUNE 27, 2013
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

1. CALL TO ORDER

2. CALL OF ROLL

3. APPROVAL OF MINUTES:

Review of regular minutes of May 23, 2013 and special minutes of June 11, 2013.

4. OLD BUSINESS:

A. 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.

5. NEW BUSINESS:

A. SITE PLAN REVIEW:

1. File SP13-04:

Site: Dunkin Donuts

Zoning(s): ***B-1, Local Business***

Location: On the east side of U. S. Highway 98, 29160 U.S. Highway 98

Area: 0.45 Acres $\pm$

Owner: Langus Real Estate - John Langus, Jr.

Developer: Gulf Coast Franchise Group, L.L.C. - Tony Antoon

Agent: Development Management Group - Ken Knuckles

Engineer: David Abbey, P.E. - David Abbey

B. PRELIMINARY/FINAL PLAT REVIEW:

1. File SDPF13-05:

Subdivision: The Courtyards

Present Zoning: MU, Mixed Use

Location: Northwest of Lea Avenue and Main Street, 2039 Main Street

Area: 2.93 Acres $\pm$, (4) lots

Owner: RMH Investments, L.L.C. - Scott Hutchinson

Engineer: Hutchinson, Moore & Rauch - Scott Hutchinson

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C. PLANNING COMMISSION DISCUSSION:

1. Discussion regarding Ordinance 2011-54, Land Use and Development Ordinance, Article 11-14, Open Space Provisions.
2. Discussion regarding Ordinance 2011-54, Land Use and Development Ordinance, Article 8, Definition of Terms, definition of "No Clear Zone".
3. Discussion regarding Ordinance 2011-54, Land Use and Development Ordinance, Article 8 and Article 35, adding references to the Community Standards Ordinance.

6. PUBLIC PARTICIPATION

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT