

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF JULY 25, 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 regular meeting of June 27, 2013.*

4. **NEW BUSINESS:**

A. **PRELIMINARY/FINAL PLAT REVIEW:**

1. **File SDPF13-06:**

**Subdivision:** Nero

**Zoning(s):** *RTF-4, Two-Family District, Baldwin County District 15*

**Location:** Northeast of the intersection of Dale Road and U.S. Highway 98

**Area:** 1.01 Acres  $\pm$ , (2) lots

**Owner:** Muriel and Shana Nero

**Surveyor:** Geo-Surveying - Matt or Jima Kountz

2. **File SDPF13-07:**

**Subdivision:** Wilson Acres

**Zoning(s):** *R-1, Low Density Single Family Residential*

**Location:** Northeast of the intersection of Wilson Avenue and U.S. Highway 98

**Area:** 1.89 Acres  $\pm$ , (2) lots

**Owner:** Fortuna Investments - Nathan Cox

**Engineer:** Preble-Rish - Steve Pumphrey

B. **PRELIMINARY PLAT REVIEW:**

1. **File SDP13-04:**

**Subdivision:** Saint Augustine, Phase Four

**Zoning(s):** *RSF-2, Single Family Residential, Baldwin County District 15*

**Location:** Northeast of County Road 64 on Rigsby Road

**Area:** 29.53 Acres  $\pm$ , (44) lots

**Owner:** Breland Homes, L.L.C. - Louis W. Breland

**Engineer:** Preble-Rish - Steve Pumphrey

2. **File SDP13-05:**

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**Subdivision:** TimberCreek, Phase Eleven

**Zoning(s):** *R-6, Garden or Patio Home District*

**Location:** Northwest of the intersection of TimberCreek Subdivision and Interstate 10

**Area:** 97.49Acres  $\pm$ , (100) lots

**Owner:** Interstate Baldwin Investment, L.L.C. - Allen Cox, Manager

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

**C. ADMINISTRATIVE PRESENTATION:**

1. Presentation to be given by Mr. Andrew Prescott, representing Burton Property Group, requesting Planning Commission approval of the installation of two additional panels to the ninety-foot Jubilee Retail Overlay District pylon sign, as outlined in Article 35, the Jubilee Retail Overlay District. Pylon Sign approved by Planning Commission on January 27, 2011.
2. Presentation to be given by Adrienne Jones, Director of Community Development, of a revision to the City of Daphne Zoning and Street Map.

**D. PLANNING COMMISSION DISCUSSION:**

1. Discussion regarding Ordinance 2011-54, Land Use and Development Ordinance, Article 11-4, 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.

**5. PUBLIC PARTICIPATION**

**6. ATTORNEY'S REPORT**

**7. COMMISSIONER'S COMMENTS**

**8. DIRECTOR'S COMMENTS**

**9. ADJOURNMENT**

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