

**CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF AUGUST 21, 2014
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 July 24, 2014.

4. OLD BUSINESS:

A. THE RESERVE AT DAPHNE:

1. MASTER PLAN:

File MPA14-01:

Presentation to be given by Mr. Steve Pumphrey, representing Preble-Rish, requesting a master plan revision for The Reserve at Daphne Subdivision.

5. NEW BUSINESS:

A. PRELIMINARY/FINAL PLAT REVIEW: PUBLIC HEARING

1. File SDPF14-09:

Subdivision: Stevens Addition to Main Street

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

Location: At the southwest intersection of Main Street and Professional Place

Area: 1.07 Acres $\pm$, (2) lots

Owner(s): Stevens Company, L.L.C. - Ronald Stevens

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

B. SUBDIVISION EXEMPT REVIEW:

1. File SRP14-06:

Replat: *GCOF & WSR 64-13 (Associated with Zoning Amendment & Annexation of John White-Spunner, Kidco, L.L.C. - John White-Spunner, & Sidno, L.L.C. - Matt White)*

Present Zoning: *B-1, Professional Business, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

Proposed Zoning: *B-2, General Business, (Ordinance 2014 -33 & 2014-34, Council consideration on 8/18/14)*

Location: Northwest of the intersection of County Road 13 and 64

Area: 17.90 Acres $\pm$, (2) lots

Owner(s): GCOF Daphne Commercial Property 13-64, L.L.C. - William Stimpson,
John White-Spunner, Kidco, L.L.C. - John White-Spunner, & Sidno,
L.L.C. - Matt White

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

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2. File SRP14-07:

Subdivision by Testament: Creamer Property (32.8 Acres)

Present Zoning: RA, Rural Agricultural, in Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne

Location: County Road 54 East
Area: 32.8 Acres $\pm$, (3) lots
Owner(s): Estate of Theresa L. Creamer - Rebecca C. Pursley, Personal Representative
Agent: Melvin E. Creamer, Jr.
Surveyor: David Lowery Survey, L.L.C. - David Lowery

3. File SRP14-08:

Subdivision by Testament: Creamer Property (38.66 Acres)

Present Zoning: RA, Rural Agricultural, in Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne

Location: County Road 54 East
Area: 38.66 Acres $\pm$, (2) lots
Owner(s): Estate of Theresa L. Creamer - Rebecca C. Pursley, Personal Representative
Agent: Melvin E. Creamer, Jr.
Surveyor: David Lowery Survey, L.L.C. - David Lowery

C. SITE PLAN REVIEW:

1. File SP14-06:

Site: Sonic Restaurant @ TimberCreek Village

Zoning(s): B-2, General Business

Location: On the west side of Mill Lane, south of the north terminus of Mill lane, Lot 2B, Resubdivision of TimberCreek Village, Phase Two, Resubdivision of Lots 1 & 2
Area: 0.62 $\pm$
Owner: Baldwin AL Development, L.L.C. - L. W. Cave, Manager
Developer: SDI Investments, L.L.C. - Ronald McClain
Engineer: Coleman Engineering Group of McCrory & Williams - Daryl Russell

D. PLANNING COMMISSION DISCUSSION: PLANNED UNIT DEVELOPMENT

6. PUBLIC PARTICIPATION

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT