

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF OCTOBER 23, 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 September 25, 2014.

4. NEW BUSINESS:

A. SUBDIVISION EXEMPTION REVIEW:

1. File SRP14-11:

Subdivision: Replat of a part of property for George Kalasountas

*Zoning(s): RSF-1, Single Family Residential, Baldwin County
District 15, in the Extraterritorial Planning
Jurisdiction of Daphne*

*Location: On the south side of U.S. Highway 90 at
Renaissance Boulevard*

Area: 14 Acres ±, (2) lots

Owner: George Kalasountas

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

2. File SRP14-12:

Subdivision: A replat of property for George Kalasountas

*Present Zoning(s): RSF-1, Single Family Residential, Baldwin
County District 15, in the Extraterritorial
Planning Jurisdiction of Daphne*

Proposed pre-zoning: (See Z14-02) & propopsed

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF OCTOBER 23, 2014
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

annexation (See ANX14-04)

Location: On the south side of U.S. Highway 90 at
Renaissance Boulevard
Area: 17.82 Acres $\pm$, (3) lots
Owner: George Kalasountas
Engineer: Coleman Engineering Group of McCrory & Williams
- Daryl Russell

B. BROOKHAVEN SUBDIVISION, UNIT TWO, PART B:

1. File SDF14-04: FINAL PLAT REVIEW

Subdivision: Brookhaven, Unit Two, Part B

Present Zoning: R-3, High Density Single Family Residential

Location: Northwest of the intersection of Whispering Pines
Road and County Road 13
Area: 6.74 Acres $\pm$, (18) lots
Owner: Feliciter Investment Group, L.L.C. - Nathan
Cox
Engineer: Preble-Rish - Steve Pumphrey or Jason Estes

2. File AP14-13: PETITION FOR STREET ACCEPTANCE

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 Brookhaven Subdivision, Unit Two, Part B. Said right-of-ways being named Gramercy Lane (388 linear feet), Riverton Court (105 linear feet), and Bainbridge Drive (633 linear feet).

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF OCTOBER 23, 2014

COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

C. PRELIMINARY/FINAL PLAT REVIEW:

1. File SDPF14-11: PUBLIC HEARING

Subdivision: Brookins Subdivision (*Resubdivision of Lots 40 - 43, Riverside Farm Estates, Unit 1*)

Zoning(s): RSF-E, Residential Single Family Estate, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne

Location: The intersection of County Road 54 and River Road

Area: 20.59 Acres $\pm$, (6) lots

Owner(s): Henry Brookins

Agent: Barton & Shumer Engineering - David Shumer

Engineer: Geo-Surveying - Matt or Jima Kountz

2. File SDPF14-13: PUBLIC HEARING

Subdivision: The Preserve at Tiawasee

Present Zoning(s): RSF-2, Single Family Residential, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne

Proposed Annexation: (See ANX14-03)

Location: West of the Estates of Tiawasee Subdivision and southeast of the intersection of Park Drive and Pollard Road

Area: 51.33 Acres $\pm$, (3) lots

Owner(s): Provision Investments, L.L.C. - Geoff Lane

Engineer: Preble-Rish - Steve Pumphrey

3. File SDPF14-13: PUBLIC HEARING

Subdivision: Lot 1 & 2, Resubdivision of Lot 1, TimberCreek

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF OCTOBER 23, 2014
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Business Park, Unit 2

Zoning(s): B-2, General Business

*Location: Southwest of the intersection of Mill Lane and
McSara Court*

Area: 1.11 Acres ±, (2) lots

Owner(s): BPC Land, L.L.C. - Patricia Boltz

*Developer: J. Steddman McMurphy, Jr. and Gregory Sweeney,
Jr.*

Engineer: Jade Consulting - Trey Jinright

D. SITE PLAN REVIEW:

1. File SP14-13:

Site: Trustmark Bank Service Road

*Zoning(s): B-3, Professional Business, and B-2, General
Business*

*Location: South of the right-of-way of Millwood Circle, west
of Alabama*

Highway 181

Area: 0.14 ± Acres

Owner: Strickland Family Limited Partnership

Developer: Trustmark Banking & Financial Solutions

Engineer: Hutchinson, Moore & Rauch - Scott Hutchinson

**E. ADMINISTRATIVE PRESENTATION - Extension Requests for
Projects Approved Prior to September 1, 2011:**

CITY OF DAPHNE

PLANNING COMMISSION AGENDA

REGULAR MEETING OF OCTOBER 23, 2014

COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

1. Presentation to be given by Mr. Steve Pumphrey, representing Preble-Rish, requesting an extension of time for the approval of the preliminary plat for Caroline Woods Subdivision, Phase Two C and D. The preliminary plat was approved by the Planning Commission on April 22, 2010. One year extension was granted on December 15, 2011 and a two-year extension on November 15, 2012.
2. Presentation to be given by Mr. Steve Pumphrey, representing Preble-Rish, requesting an extension of time for the approval of the preliminary plat for Caroline Woods Subdivision, Phase Three A & B. The preliminary plat was approved by the Planning Commission on November 18, 2010. One-year extension was granted on December 15, 2011 and a two-year extension on November 15, 2012.

F. PETITIONS:

1. PROVISIONS INVESTMENTS, L.L.C.:

(a) ANNEXATION REVIEW:

File ANX14-03:

Presentation to be given by Mr. Steve Pumphrey,
representing
Preble-Rish,
requesting

CITY OF DAPHNE

PLANNING COMMISSION AGENDA

REGULAR MEETING OF OCTOBER 23, 2014

COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

annexation
of a
fifty-one
point three
three acre
parcel into
the City of
Daphne
located west
of the
Estates of
Tiawasee
Subdivision
and
southeast of
the
intersection
of Park
Drive and
Pollard Road
with R-1,
Low Density
Single
Family,
zoning. The
subject
property is
currently
zoned
RSF-2,

CITY OF DAPHNE

PLANNING COMMISSION AGENDA

REGULAR MEETING OF OCTOBER 23, 2014

COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Single
Family
Residential,
Baldwin
County
District 15,
in the
Extraterritorial
Planning
Jurisdiction
of Daphne.
Provision
Investments,
L.L.C. -
Geoff Lane.

2. GEORGE KALASOUNTAS:

(a) PRE-ZONING AMENDMENT: PUBLIC HEARING

File Z14-02: George Kalasountas

*Present Zoning(s): RSF-1, Single Family Residential,
Baldwin County District 15, in the
Extraterritorial Planning Jurisdiction
of Daphne*

*Proposed Zoning(s): B-2, General Business, R-7 (T)
Townhouse and R-1, Low Density
Single Family Residential*

CITY OF DAPHNE

PLANNING COMMISSION AGENDA

REGULAR MEETING OF OCTOBER 23, 2014

COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Location: On the south side of U.S. Highway 90 at
Renaissance Boulevard

Area: 17.82 Acres ±

Owner(s): George Kalasountas

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

(b) ANNEXATION REVIEW:

File ANX14-04:

Presentation to be given by Mr. Daryl Russell, representing Coleman Engineering Group of McCrory & Williams, requesting annexation of a seventeen point eight two acre parcel into the City of Daphne located southwest of the intersection of U.S. Highway 90 and Alabama Highway 181 with B-2, General Business, R-7 (T) Townhouse and R-1, Low Density Single Family Residential, zoning. The subject property is currently zoned RSF-1, Single Family Residential, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne.

George Kalansountas.

G. PLANNING COMMISSION DISCUSSION: PLANNED UNIT
DEVELOPMENT

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

CITY OF DAPHNE

PLANNING COMMISSION AGENDA

REGULAR MEETING OF OCTOBER 23, 2014

COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

7. COMMISSIONER'S COMMENTS
8. DIRECTOR'S COMMENTS
9. ADJOURNMENT

CITY OF DAPHNE

PLANNING COMMISSION AGENDA

REGULAR MEETING OF OCTOBER 23, 2014

COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.