

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
SPECIAL MEETING OF OCTOBER 30, 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 October 23, 2014.

4. NEW BUSINESS:

A. PRELIMINARY/FINAL PLAT REVIEW:

1. File SDPF14-12: PUBLIC HEARING

Subdivision: Lot 1 & 2, Resubdivision of Lot 1, TimberCreek 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 $\pm$, (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

2. 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

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B. PROVISIONS INVESTMENTS, L.L.C.:

1. PRELIMINARY/FINAL PLAT REVIEW:

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

2. PETITIONS:

ANNEXATION REVIEW:

File ANX14-03:

Presentation to be given by Mr. Steve Pumphrey, representing Preble-Rish, requesting 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, Single Family Residential, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne. Provision Investments, L.L.C. - Geoff Lane.

C. GEORGE KALASOUNTAS:

1. 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

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

Area: 17.82 Acres $\pm$

Owner(s): George Kalasountas

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

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2. PETITIONS:

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 Kalasountas.

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

8. DIRECTOR'S COMMENTS

9. ADJOURNMENT