

**CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF DECEMBER 18, 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 November 20, 2014.

4. OLD BUSINESS:

A. PRELIMINARY PLAT REVIEW:

1. File SDP14-01:

Subdivision: Canaan Place, Phase Two

Zoning(s): *RSF-3, Single Family District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

Location: Northwest of the intersection of County Road 54 and County Road 54 East

Area: 23.35 Acres $\pm$, (60) lots

Owner(s): Breland Homes, L.L.C. - Louis W. Breland

Engineer: Preble - Rish - Steve Pumphrey

5. NEW BUSINESS:

A. SUBDIVISION EXEMPTION REVIEW:

1. File SRP14-14:

Subdivision: Veteran's Pointe

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

Location: Northwest corner of Santa Rosa and U.S. Highway 98

Area: 1.14 Acres $\pm$, (2) lots

Owner: Barry L. Booth

Agent: City of Daphne - Dane Haygood

B. SITE PLAN REVIEW:

1. File SP14-16:

Site: Infiniti Health

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

Location: Southwest of the intersection of Mill Lane and Timber Circle, Lot 2, TimberCreek Business Park

Area: 0.41 $\pm$ Acres

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Owner: Infiniti Development, L.L.C. - Eric Cheung
Architect: HRG Design & Build - Jeff Hudson
Engineer: Barton & Shumer Engineering - David Shumer

2. File SP14-17:

Site: Daphne Utilities Project - Lake Forest

Zoning(s): R-3, High Density Single Family Residential

Location: 235 Ridgewood Drive, northeast of the intersection of
Ridgewood Drive and Donna Circle

Area: 0.21 ± Acres

Owner: The Utilities Board of the City of Daphne - Danny Lyndall

Engineer: Volkert Engineering - Melinda Immel

a. Planning Commission approval of a sewage pumping station/public utility
facility in R-3 zone

b. Site Plan Review

C. PRELIMINARY/FINAL PLAT REVIEW:

1. File SDPF14-14: PUBLIC HEARING

Subdivision: Berga - Rigsby

**Zoning(s): RA, Rural Agricultural District, Baldwin County District 15, in the
Extraterritorial Planning Jurisdiction of Daphne**

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

Area: 48.74 Acres ±, (3) lots

Owner(s): Frances Berga-Rigsby

Surveyor: Geo-Surveying - Jima Kountz

Engineer: Barton & Shumer Engineering - David Shumer

D. PLANNING COMMISSION DISCUSSION: PLANNED UNIT DEVELOPMENT

6. PUBLIC PARTICIPATION

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT