

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MAY 22, 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 April 24, 2014.

4. NEW BUSINESS:

A. PRELIMINARY/FINAL PLAT REVIEW:

1. File SDPF14-05:

Subdivision: Consolidated Acres, Unit Three

Zoning(s): *B-2, Local Business District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

Location: Southwest of the intersection of Alabama Highway 181 and Milton Jones Road

Area: 11.9 Acres $\pm$, (2) lots

Owner: John S. Wise, Jr.

Agent: L.E. Civil - Larry Smith

Surveyor: Geo-Surveying - Matt or Jima Kountz

B. PETITIONS:

VACATION OF RIGHT-OF-WAY REVIEW:

File VOR14-01:

Applicant: Rockwell Family, L.P.

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

Location: Northeast of the intersection of Main Street and Wilson Avenue

Area: 0.15 Acres $\pm$

Owner: Rockwell Family, L.P. - Bragg Rockwell

Engineering: Hutchinson, Moore & Rauch - Scott Hutchinson or Stuart Smith

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C. ADMINISTRATIVE PRESENTATION - PLANNING COMMISSION DISCUSSION REGARDING MALBIS VENTURES RETAIL SHOPS AND THE RESUBDIVISION OF LOT 2, BLOCK A, HISTORIC MALBIS SUBDIVISION:

File AP14-06:

- a. Per letter submitted by Mr. Kevin Spriggs, representing Spriggs Enterprises, received on 5/14/14, Dane Haygood, H-Properties, has withdrawn and voided the site plan modification to Malbis Ventures Retail Shops which was approved by administrative review on 3/28/14.
- b. Per letter submitted by Kevin Spriggs, representing Spriggs Enterprises, received on 5/14/14, he has requested to void the subdivision plat entitled, "The Resubdivision of Lot 2, Block A, Historic Malbis Subdivision" which was approved by the Daphne Planning Commission on July 28, 2011 and extended to May 22, 2014.
- c. **ORIGINAL MOTION REGARDING SITE PLAN FOR MALBIS VENTURES RETAIL SHOPS:**

A Motion was made by Mr. Chason and Seconded by Mr. Terry to approve the site plan for Malbis Venture Retail Shops. The Motion reads as follows: Approved, in an effort to assist the applicant, the following motion was made due to his expressed time constraints and with the understanding that the Planning Commission has explained proceeding without final subdivision of the parcel in question presents the potential for problems with subdividing the property once work has begun and conditioned upon approval by the Historic Malbis Subdivision Property Owners' Association, provide a copy of an agreement from owner for reciprocal ingress/egress easement for the rear parcel, to the east, provide a preliminary/final subdivision with right-of-way easement(s), and approval of signage for the development shall be presented and discussed at the time of the presentation for the subdivision. Also, with no consideration for approval should be assumed regarding the future use of the Office/Retail space shown on the rear of the parcel. The Motion carried unanimously.

- d. Discussion of a temporary (30, 60 or 90 day) extension on the Malbis Ventures Retail Shops site plan.

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

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8. **DIRECTOR'S COMMENTS**

9. **ADJOURNMENT**