

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF SEPTEMBER 27, 2018
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 August 23, 2018.

4. **NEW BUSINESS:**

A. **ZONING AMENDMENT:**

1. **File Z18-07: Claymark Properties, L.L.C. (PUBLIC HEARING)**

Present Zoning: R-2, Medium Density Single Family Residential

Proposed Zoning: B-3, Professional Business

Location: Southwest of Van Avenue and Main Street

Area: 1.15 Acres $\pm$

Owner: Claymark Properties, L.L.C.- Mark Boles

Agent: Chason & Earle - Larry Chason

B. **SITE PLAN REVIEW:**

1. **File SP18-11:**

Site: Lot 7, Austin Place Commercial Park, Phase One

Zoning: B-2, General Business

Location: Northwest of County Road 64 and Equity Drive

Area: 0.5 $\pm$ Acres

Owner: Richard & Merri Bass

Developer: Innovative Building Solutions, L.L.C. - Richard Bass

Agent: Engineering Design Group - Wade Lowery

Engineer: Engineering Design Group - David Teague

2. **File SP18-12:**

Site: Elite Way

Zoning: PUD, Planned Unit Development

Location: Northeast of Edgewood Drive and County Road 64, Lot C-2, Winged Foot Subdivision, Phase One

Area: 2.06 $\pm$ Acres

Owner: Winged Foot Development 2016, L.L.C. - Geoff Lane

Developer: Elite Realty – Rachael Romash

Agent: Paper House Design Group - Mark Hammond

Engineer: Bethel Engineering - Vince LaCoste

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C. FINAL PLAT REVIEW:

1. File SDF18-07:

Subdivision: Oldfield, Phase 3A

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

Location: North and west of Oldfield Subdivision, Phase One

Area: 14.16 Acres $\pm$, (40) lots

Owner(s): Smart Living, L.L.C. – Louis Breland

Surveyor: SmithClark & Associates - Daniel Clark

Engineer: Mullins, L.L.C. - Micah Jones

D. PRELIMINARY PLAT REVIEW:

1. File SDP18-08:

(PUBLIC HEARING)

Subdivision: Oldfield, Phase 3B

Zoning(s): *R-6(G), Garden/Patio Home*

Location: South and west of Oldfield Subdivision, Phase One

Area: 25.77 Acres $\pm$, (90) lots

Owner(s): D.R. Horton - Crain Rogers

Agent: Dewberry - Steve Pumphrey

Surveyor: Dewberry - David Diehl

Engineer: Dewberry - Jason Estes

E. PRE-ZONING AMENDMENT AND ANNEXATION:

1. File Z18-08:

Danny and Donna Parks

(PUBLIC HEARING)

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

Proposed Zoning: *R-3, High Density Single Family Residential & B-1(a), Limited Local Business*

Location: Southeast corner of Belgrove Avenue and Alabama Highway 181

Area: 3.37 Acres $\pm$

Owner: Danny & Donna Parks

Engineer: S.E. Civil - Larry Smith

2. ANNEXATION:

File ANX18-01:

Presentation to be given by Larry Smith, representative of S.E. Civil, requesting annexation of three-point three seven acre parcel into the City of Daphne located at the southeast corner of Belgrove Avenue and Alabama Highway 181 as R-3, High Density Single Family Residential, and B-1(a), Limited Local Business. The subject property is currently zoned, RSF-E, Residential Single Family Estate, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne. Owner(s): Danny and Donna Parks.

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F. PLANNING COMMISSION DISCUSSION:

City Council Request - Presentation to be given by Adrienne Jones, Director of Community Development, of a proposed amendment to Article 14, the Olde Towne Daphne District Provisions.

G. ELECTION OF 2018-2019 OFFICERS

Chairman, Vice Chairman and Secretary

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

8. DIRECTOR'S COMMENTS

9. ADJOURNMENT