

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF DECEMBER 20, 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 November 29, 2018.
4. **NEW BUSINESS:**
 - A. **SITE PLAN REVIEW:**
 1. **File SP18-16:**

Site: 1809 Main Street

Zoning: *B-2, General Business*

Location: Northwest of Main Street and Belrose Avenue

Area: 0.17 ± Acres

Owner(s): Dennis Baldwin

Engineer: Bethel Engineering - Vince LaCoste
 2. **File SP18-17:**

Site: Signs Now

Zoning: *B-2, General Business*

Location: Northeast of Stanton Road and U.S. Highway 98, Lot 3, Block A
Daphne Business Park, Unit Two

Area: 2.13 ± Acres

Owner(s): Dunn Unlimited, Inc. - Mark Dunn

Engineer: Element³ Engineering - Steve Fisher
 - B. **FINAL PLAT REVIEW:**
 1. **File SDF18-09:**

Subdivision: Oldfield, Phase 4

Zoning(s): *R-2, Medium Density Single Family Residential, and R-6(G),
Garden/Patio Home*

Location: West of Oldfield Subdivision, Phase One

Area: 17.39 Acres ±, (53) lots

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

Surveyor: Smith, Clark & Associates - Daniel Clark

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

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C. PRELIMINARY/FINAL PLAT REVIEW:

- 1. File SDPF18-10: (PUBLIC HEARING)**
- Subdivision:** Vlahos
- Present Zoning:** *RSF-1, Single Family Residential, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*
- Location:** Southeast corner of Vlahos and Malbis Lane
- Area:** 2.36-acre parcel of a 190-acre tract
- Owner:** Malbis Plantation Inc. - Lewis Stirling, President
- Surveyor:** Dewberry - David Diehl
- Agent:** Dewberry - Mark Pumphrey

D. ZONING AMENDMENT:

- 1. File Z18-09: Cynthia Pierce (PUBLIC HEARING)**
- Present Zoning:** *R-1, Low Density Single Family Residential*
- Proposed Zoning:** *R-6(G), Garden/Patio Home*
- Location:** Southwest of Whispering Pines and Pollard Road
- Area:** 0.89 Acres $\pm$
- Owner:** Cynthia Pierce
- 2. File Z18-10: TH Tanglewood 2018, L.L.C. (PUBLIC HEARING)**
- Present Zoning:** *R-1, Low Density Single Family Residential*
- Proposed Zoning:** *R-2, Medium Density Single Family Residential*
- Location:** Southeast of Whispering Pines and Caroline Avenue
- Area:** 4.74 Acres $\pm$
- Owner:** TH Tanglewood 2018, L.L.C. - Andrew Dolan
- Developer:** 68V Pay Dirt, L.L.C. - Nathan Cox
- Agent:** Dewberry- Steve Pumphrey

E. REDBARN, L.L.C PRE-ZONING AMENDMENT AND ANNEXATION:

- 1. File PZA18-02: Redbarn, L.L.C. (PUBLIC HEARING)**
- Present Zoning:** *RA, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*
- Proposed Zoning:** *R-2, Medium Density Single Family Residential, R-3, High Density Single Family Residential & R-6(G), Garden/Patio Home*
- Location:** Southeast of County Road 13 and Corte Road
- Area:** 107.93 Acres $\pm$
- Owner:** Red Barn, L.L.C. - Julio Corte
- Developer:** D.R. Horton - Taylor Henseler
- Agent:** Dewberry - Steve Pumphrey

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2. **ANNEXATION:**

File ANX18-02:

Presentation to be given by Steve Pumphrey, representative of Dewberry, requesting annexation of one hundred seven-point nine three acres into the City of Daphne located at the southeast of County Road 13 and Corte Road as R-2, Medium Density Single Family Residential, R-3, High Density Single Family Residential & R-6(G), Garden/Patio Home. The subject property is currently zoned, RA, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne. Owner: Julio Corte.

F. **ADMINISTRATIVE PRESENTATIONS:**

1. **File AP18-10:**

OLDFIELD SUBDIVISION, PHASE 3A STREET ACCEPTANCE PETITION:

Presentation to be given by Adrienne Jones, Director of Community Development, recommending acceptance of all right-of-ways contained within Oldfield Subdivision, Phase 3A. Said right-of-ways being Nottoway Lane (162 linear feet) and Dunleith Loop (1,650 linear feet).

G. **PLANNING COMMISSION DISCUSSION:**

City Council Request - Presentation to be given by Adrienne Jones, Director of Community Development, of a proposed amendment to Article 9, 13 and 14 of the Land Use and Development Ordinance.

5. **PUBLIC PARTICIPATION**

6. **ATTORNEY'S REPORT**

7. **COMMISSIONER'S COMMENTS**

8. **DIRECTOR'S COMMENTS**

9. **ADJOURNMENT**