

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MARCH 25, 2021
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Draft

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of February 25, 2021.

4. **NEW BUSINESS:**

A. **DAPHNE SECURE STORAGE PLANNING APPROVAL, SITE PLAN AND REQUEST FOR SIDEWALK EXEMPTION:**

1. **Planning Commission approval of a warehouse and/storage facility in a B-2 zone.**

2. **File SP21-04:**

Site: Daphne Secure Storage

Zoning: *B-2, General Business*

Location: Southeast of the intersection of Pollard Road and County Road 64

Area: 4.14 ± Acres

Owner(s): Montchai and Amanda Marino

Engineer: Element 3 Engineering - Joe Harper, III

B. **PRELIMINARY/FINAL PLAT REVIEW:**

1. **File SDPF21-04:** **(PUBLIC HEARING)**

Subdivision: Ilina

Zoning: *RSF-1, Single Family Residential, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

Location: East of Sedona Drive and County Road 54

Area: 4.77 Acres ±, (2) lots

Owner: Thomas Hock

Surveyor: Bay Area Surveying - Jerry Perez

C. **JUBILEE FARMS SUBDIVISION, PHASES SEVEN AND STREET ACCEPTANCE:**

1. **FINAL PLAT REVIEW:**

File SDF21-01:

Subdivision: Jubilee Farms, Phase Seven

Present Zoning: *PUD, Planned Unit Development*

Location: Southeast of Austin Road and Alabama Highway 181

Area: 38.04 ± Acres, (112) lots

Owner: Forestar "USA" Real Estate Group, Inc. - Tucker Dorsey

Agent: Dewberry - Al Finley and Casey Hill

Surveyor: Dewberry - Victor Germain

Engineer: Dewberry - Jason Estes

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2. **STREET ACCEPTANCE PETITION:**

File AP21-03:

Presentation to be given by Al Finley, representative of Dewberry, recommending acceptance of all right-of-ways contained within Jubilee Farms Subdivision, Phase Seven. Said right-of-ways being California Chrome Trail (191 linear feet), Secretariat Boulevard (1,021 linear feet), Ruffian Route (2,046 linear feet), Northern Dancer Court (1,521 linear feet), and Zenyatta Loop (678 linear feet).

D. **JUBILEE FARMS SUBDIVISION, PHASES EIGHT AND STREET ACCEPTANCE:**

FINAL PLAT REVIEW:

1. **File SDF21-02:**

Subdivision: Jubilee Farms, Phase Eight

Present Zoning: PUD, Planned Unit Development

Location: Southeast of Austin Road and Alabama Highway 181
Area: 16.90 ± Acres, (29) lots
Owner: Forestar "USA" Real Estate Group, Inc. - Tucker Dorsey
Agent: Dewberry - Al Finley and Casey Hill
Surveyor: Dewberry - Victor Germain
Engineer: Dewberry - Jason Estes

2. **STREET ACCEPTANCE PETITION:**

File AP21-04:

Presentation to be given by Al Finley, representative of Dewberry, recommending acceptance of all right-of-ways contained within Jubilee Farms Subdivision, Phase Eight. Said right-of-ways being Affirmed Avenue (1,191 linear feet), and Scully Lane (165 linear feet).

E. **PETITIONS:**

1. **VACATION OF EASEMENT:**

File VOE21-02:

(PUBLIC HEARING)

Applicant: Wayne Champeaux and Marcene Lake

Location: 102 Briarcliff Circle, Lake Forest Subdivision, Unit 7, Lots 91 & 92
Area: 0.50 Acres ±
Owner: Wayne Champeaux and Marcene Lake

F. **JUBILEE FARMS PUD STANDARDS MODIFICATION:**

(PUBLIC HEARING)

Presentation to be given by Al Finley or Casey Hill, representative of Dewberry, requesting a modification to the Jubilee Farms PUD Standards. Forestar "USA" Real Estate Group, Inc. proposes to reapportion the lot sizes within Jubilee Farms development by decreasing the number of 70-foot wide lots by 89 and increasing the number of 52-foot wide lots by 89. The total lot count remains 909.

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5. **PUBLIC PARTICIPATION**
6. **ATTORNEY'S REPORT**
7. **COMMISSIONER'S COMMENTS**
8. **DIRECTOR'S COMMENTS**
9. **ADJOURNMENT**