

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF APRIL 26, 2018**  
**COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

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1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:** Review of minutes for the regular meeting of March 22, 2018

4. **OLD BUSINESS:**

A. **CERTIFIED USED CAR CENTER:**

Discussion re: Toni Fassbender, Administrative Director for SE & Associates Management Group, proposes to change the use of a portion of an existing employee's parking lot (approved as an Administrative Site Plan) to an automobile sales display area for Certified Used Car Center, located at the southeast intersection of Frederick and Renaissance Blvd.

B. **DIAMANTE SUBDIVISION, PHASE ONE:** Discussion re: request for modification to buffer requirement for wetland area.

5. **NEW BUSINESS:**

A. **SITE PLAN REVIEW:**

1. **File SP18-04:**

**Site:** Millwood Circle Office Building

**Zoning:** *B-3, Professional Business*

**Location:** Northwest of the intersection of Mill Lane and Millwood Circle, Lot 5, TimberCreek Office Park

**Area:** 1.11 ± Acres

**Owner(s):** Schild Investments, L.L.C. – Johannes Schild

**Engineer:** Lieb Engineering - Chris Lieb

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

1. **File SDPF18-01:** **(PUBLIC HEARING)**

**Subdivision:** Parker Commercial

**Present Zoning:** *B-2, Neighborhood Business*

**Location:** West of Alabama Highway 181 and Milton Jones Road

**Area:** 10.28 ± Acres, (3) lots

**Owner:** Lee "Trip" Pitmann

**Engineer:** Barton & Shumer Engineering - David Shumer

**Surveyor:** GeoSurveying – Matt Kountz

C. **BERTOLLA PROPERTIES, L.L.C. APPLICATIONS:**

1. **MASTER PLAN REVIEW:**

**File MPA18-01:**

**Presentation to be given by Steve Pumphrey, representative of Dewberry/Preble-Rish, representing Bertolla Properties, L.L.C., requesting revised master plan review of Jubilee Farms Subdivision.**

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

**a. File SDPF18-02: (PUBLIC HEARING)**

**Subdivision: Jubilee Acres**

*Present Zoning: RSF-2, Single Family District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction, per Ord. 2017-39, PUD pre-zoning for Bertolla Properties, L.L.C., pending annexation hearing*

Location: Southeast of Austin Road and Alabama Highway 181  
Area: 361.55 ± Acres, (3) lots  
Owner: Bertolla Properties, L.L.C. - Alexander Bertolla  
Agent: Dewberry/Preble-Rish - Steve Pumphrey  
Engineer: Dewberry/Preble-Rish- Jason Estes  
Surveyor: Dewberry/Preble-Rish - David Diehl

**3. PRELIMINARY PLAT REVIEW:**

**a. File SDP18-03: (PUBLIC HEARING)**

**Subdivision: Jubilee Farms, Phase Six**

*Present Zoning: RSF-2, Single Family District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction, per Ord. 2017-39, PUD pre-zoning for Bertolla Properties, L.L.C., pending annexation hearing*

Location: Southeast of Austin Road and Alabama Highway 181  
Area: 30.98 ± Acres, (78) lots  
Owner: Bertolla Properties, L.L.C. - Alexander Bertolla  
Agent: Dewberry/Preble-Rish - Steve Pumphrey  
Developer: D. R. Horton, Inc. - Crain Rogers  
Engineer: Dewberry/Preble-Rish- Jason Estes  
Surveyor: Dewberry/Preble-Rish - David Diehl

**b. File SDP18-04: (PUBLIC HEARING)**

**Subdivision: Jubilee Farms, Phase Seven**

*Present Zoning: RSF-2, Single Family District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction, per Ord. 2017-39, PUD pre-zoning for Bertolla Properties, L.L.C., pending annexation hearing*

Location: Southeast of Austin Road and Alabama Highway 181  
Area: 38.04 ± Acres, (113) lots  
Owner: Bertolla Properties, L.L.C. - Alexander Bertolla  
Agent: Dewberry/Preble-Rish - Steve Pumphrey  
Developer: D. R. Horton, Inc. – Crain Rogers  
Engineer: Dewberry/Preble-Rish - Jason Estes  
Surveyor: Dewberry/Preble-Rish - David Diehl

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**c. File SDP18-05: (PUBLIC HEARING)**

**Subdivision: Jubilee Farms, Phase Eight**

*Present Zoning: RSF-2, Single Family District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction, per Ord. 2017-39, PUD pre-zoning for Bertolla Properties, L.L.C., pending annexation hearing*

Location: Southeast of Austin Road and Alabama Highway 181  
Area: 16.90 ± Acres, (27) lots  
Owner: Bertolla Properties, L.L.C. – Alexander Bertolla  
Agent: Dewberry/Preble-Rish - Steve Pumphrey  
Developer: D. R. Horton, Inc. – Crain Rogers  
Engineer: Dewberry/Preble-Rish – Jason Estes  
Surveyor: Dewberry/Preble-Rish - David Diehl

**D. THE ESTATE OF VICTORINE NELSON:**

**1. ZONING AMENDMENT: (PUBLIC HEARING)**

**File ZA18-03: The Estate of Victorine Nelson**

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

*Proposed Zoning(s): B-3, Professional Business*

Location: Southeast of Van Avenue and Main Street  
Area: 1.21 Acres ±  
Agent: Chason & Earle – Larry Chason  
Owner: The Estate of Victorine Nelson - Mary Lou Yeager

**E. ADMINISTRATIVE PRESENTATION:**

**1. File AP18-04:**

Presentation by Adrienne Jones, Community Development director, of a proposed amendment the provisions of Article 17, Procedures for Subdivision Review, Section 4, Final Plat Application (b) Maintenance Bonds of the Land Use and Development Ordinance regarding 1 or 2 year extensions of Sidewalk Installation Obligations as requested by the Ordinance Committee.

**6. PUBLIC PARTICIPATION**

**7. ATTORNEY'S REPORT**

**8. COMMISSIONER'S COMMENTS**

**9. DIRECTOR'S COMMENTS**

**10. ADJOURNMENT**