

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF AUGUST 22, 2019
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

1. **CALL TO ORDER**
2. **CALL OF ROLL**
3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of July 25, 2019.
4. **NEW BUSINESS:**

A. **PRELIMINARY/FINAL PLAT REVIEW:** **(Public Hearing)**

1. **File SDPF19-09:**

Subdivision: Archer Commercial Park

Present Zoning: *B-4, Major Commercial District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

Location: Southwest of County Road 64 and County Road 54 West
Area: 9 ± Acres, (2) lots
Owner(s): Zeigler Corporation - Harry Archer
Agent: Zeigler Corporation - Jon Archer
Surveyor: Bay Area Surveying - Jerry Perez

2. **File SDPF19-10:**

Subdivision: Victor Nicholson Estates

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

Location: Southeast corner of the intersection of Beverly Drive and Crandall Street
Area: 4.91 ± Acres, (3) lots
Owner(s): Victor Nicholson and Elizabeth Jones
Surveyor: Johnny Holley

B. **FRANCIS AND PATRICIA JONES APPLICATIONS:**

1. **ADMINISTRATIVE PRESENTATION:**

File AP19-12:

Presentation to be given by Robert Cummings, representative of Goodwyn, Mills and Cawood, Inc., requesting to amend the Olde Towne Daphne District to include a zero-point nine-one acre parcel zoned R-1, Low Density Single Family Residential, located at the southeast corner of Ryan Avenue and Main Street.

2. **ZONING AMENDMENT:** **(Public Hearing)**

a. **File ZA19-03:** Francis and Patricia Jones

Present Zoning: *R-1, Low Density Single Family Residential*

Proposed Zoning: *B-1(a), Limited Local Business District*

Location: Southeast corner of Ryan Avenue and Main Street
Area: 0.91 Acres ±
Owner: Francis and Patricia Jones
Agent: Goodwyn, Mills and Cawood, Inc. - Robert Cummings

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C. PRE-ZONING AMENDMENT AND ANNEXATION:

1. File PZA19-01: Down by the Bay, L.L.C. **(Public Hearing)**

Present Zoning: B-1, Professional Business District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne

Proposed Zoning: B-2(a), General Business Alternate District

Location: Northeast of County Road 64 and County Road 13, southeast of Rand Avenue and County Road 13

Area: 8.74 ± Acres ±, (6) lots

Owner(s): Down by the Bay, L.L.C. - Ryan Fields

Agent: Goodwyn, Mills and Cawood, Inc.- Tim Lawley

2. **ANNEXATION:**

File ANX19-01:

Presentation to be given by Tim Lawley, representative of Goodwyn, Mills and Cawood, Inc., requesting annexation of eight-point seven four acre parcel into the City of Daphne located northeast of County Road 64 and County Road 13, southeast of Rand Avenue and County Road 13 as B-2(a), General Business Alternate District. The subject property is currently zoned, B-1, Professional Business District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne. Owner(s): Down by the Bay, L.L.C.

D. ADMINISTRATIVE PRESENTATION:

1. File AP19-14:

Presentation by Ashley Campbell, Environmental Programs Manager, and Andrew James, Volkert, Inc., of the Mobile Bay NEP-Montclair Loop Stream Restoration Project.

E. PLANNING COMMISSION DISCUSSION:

1. Proposed amendment to provisions of the Land Use and Development Ordinance, Article 14, Olde Towne Daphne District, and Article 36, Village Overlay District, regarding mixed uses, presented by Adrienne Jones, Director of Community Development.

5. **PUBLIC PARTICIPATION**

6. **ATTORNEY'S REPORT**

7. **COMMISSIONER'S COMMENTS**

8. **DIRECTOR'S COMMENTS**

9. **ADJOURNMENT**