

CITY OF DAPHNE  
PLANNING COMMISSION AGENDA  
REGULAR MEETING OF OCTOBER 24, 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 September 26, 2019.

4. NEW BUSINESS:

A. CLAIRVOYANT CARD & PALM READING PSYCHIC STUDIO PLANNING COMMISSION APPROVAL:

1. Planning Commission approval of a psychic services business in B-2 zone located north of the intersection of Steiner Avenue and U.S. Highway 98 service road, 29159 U.S. Highway 98. Business owner/operator: Jenna Marks; Property Owner: Spriggs Enterprises, Inc. **(Public Hearing)**

B. SITE PLAN REVIEW:

1. File SP19-11:

Site: J H Wright Warehouse

Zoning: C/I, Commercial/Industrial

Location: Northwest of the intersection of Whispering Pines and Pollard Roads, northeast of the intersection of World Court and American Way, Lot 25, Daphne Commercial Park, Phase One

Area: 2.47 ± Acres

Owner(s): MEW Properties, L.L.C. - Mark Wright

Developer: J H Wright - John Galloway

Engineer: Barton & Shumer - David Shumer

C. ALBERSTADT PLACE:

1. Planning Commission approval of a manufactured home development in an R-4 zone. (Public Hearing)

2. File MSP19-01: Manufactured Home and Multi-Family Residential

Zoning: R-4, High Density Residential and Multi-Family Residential

Location: South of Country Club to Lake Forest Boulevard, north of Country Club

Area: 3.73 ± Acres

Owner(s): BCL&L Acquisitions, L.L.C. - Nathan Cox

Agent: Dewberry - Steve Pumphrey

Engineer: Dewberry - Jason Estes

**BOTH REQUESTS WITHDRAWN  
BY THE APPLICANT**

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF OCTOBER 24, 2019**  
**COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

---

**D. EASTWOOD HILLS SUBDIVISION APPLICATIONS:**

**1. MASTER PLAN REVIEW:**

**File MPR19-02:**

**Presentation to be given by Ercil Godwin, representative of Sawgrass Consulting, requesting a master plan review of Eastwood Hills Subdivision.**

**2. PRELIMINARY PLAT REVIEW:**

**File SDP19-02: (Public Hearing)**

**Subdivision: Eastwood Hills, Phase One**

***Present Zoning: Unzoned, Baldwin County District 7, in the Extraterritorial Planning Jurisdiction of Daphne***

**Location: East of Plantation Hills Subdivision along U.S. Highway 90, south of Yance Lane**

**Area: 26.85 acres ±, (40) lots**

**Owner: Asphalt Services, Inc. - Charles Renfroe**

**Surveyor: Sawgrass Consulting - Ercil Godwin**

**Engineer: Sawgrass Consulting - Tom Granger**

**E. ZONING AMENDMENT: (Public Hearings)**

**1. File ZA19-05: Francis and Patricia Jones**

***Present Zoning: R-1 Single Family Residential***

***Proposed Zoning: Garden/Patio Home***

**Location: Southeast corner of Ryan Avenue and Main Street**

**Area: 0.91 Acres ±**

**Owner: Francis and Patricia Jones**

**Agent: Goodwyn, Mills & Cawood - Robert Cummings**

**2. File ZA19-06: Rachel Burmeister and James Stokes**

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

***Proposed Zoning: MU, Mixed Use***

**Location: Southwest of Main Street and Belrose Avenue**

**Area: 0.30 Acres ±**

**Owner: Rachel Burmeister and James Stokes**

**Agent: Dewberry - Steve Pumphrey**

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF OCTOBER 24, 2019**  
**COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

---

**F. MASTER PLAN REVIEW:**

**1. File MPA19-02:**

Presentation to be given by Steve Pumphrey, representative of Dewberry/Preble-Rish, representing Forestar Real Estate, requesting a master plan revision of Jubilee Farms Subdivision.

**G. PUBLIC HEARING:**

- 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.**

**6. PUBLIC PARTICIPATION**

**7. ATTORNEY'S REPORT**

**8. COMMISSIONER'S COMMENTS**

**9. DIRECTOR'S COMMENTS**

**10. ADJOURNMENT**