

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF NOVEMBER 19, 2020
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 October 22, 2020.
4. NEW BUSINESS:

A. PSYCHIC STUDIO PLANNING COMMISSION APPROVAL:

1. Planning Commission approval of a psychic services business in B-2, General Business zone located north of the intersection of Shriner Avenue and U.S. Highway 98 service road, 29159 U.S. Highway 98. Business owner/operator: Jenna Marks. Property Owner: Spriggs Enterprises, Inc. Granted Planning Approval for Psychic Studio for a trial period ending December 31, 2020.

B. THE RESERVE OF DAPHNE, PHASE THREE PRELIMINARY PLAT REVIEW:

1. File SDP20-03: **(PUBLIC HEARING)**

Subdivision: The Reserve at Daphne, Phase Three

Zoning(s): *PRD, Planned Residential Development, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

Location: North of the intersection of County Road 64 and Montelucia Way
Area: 36.09 Acres \pm , (82) lots
Owner: GCOF Reserve at Daphne, L.L.C., Tania Lazzari & Langdon Conaway
Developer: 68V Pay Dirt, L.L.C. - Andrew Dolan
Agent: Dewberry - Al Finley and Casey Hill
Surveyor: Dewberry - Victor Germain
Engineer: Dewberry - Justin Britt

C. PRE-ZONING AMENDMENT AND ANNEXATION:

1. File PZA20-01: **AJD Family Limited Partnership (PUBLIC HEARING)**

Present Zoning: RSF-2, Single Family District, and B-2, Neighborhood Business District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne

Proposed Zoning: B-2, General Business

Location: Southeast of the intersection of County Road 64 and Friendship Road
Area: 1.84 Acres \pm
Owner: ADJ Family Limited Partnership - Iris Patricia Defilippi
Agent: No Off Season - Brannon Willisson
Agent: White-Spinner Realty - Matt White
Engineer: McCrory & Williams - Merlin Miller

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2. **ANNEXATION:**

File ANX20-02:

Presentation to be given by Brannon Willisson, representative of No Off Season, requesting annexation of one-point eight four acre parcel into the City of Daphne located southeast of the intersection of County Road 64 and Friendship Road as B-2, General Business. The subject property is currently zoned, RSF-2, Single Family District, and B-2, Neighborhood Business District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne. Owner(s): AJD Family Limited Partnership - Iris Patricia Defilippi.

D. **JUBILEE FARMS PLANNED UNIT DEVELOPMENT:**

1. **MASTER PLAN AMENDMENT:**

File MPA20-02:

Presentation to be given by Al Finley or Casey Hill, representative of Dewberry, requesting a master plan revision of Jubilee Farms Subdivision.

E. **ADMINISTRATIVE PRESENTATIONS - SECOND EXTENSION REQUESTS FOR APPROVED PROJECTS:**

1. File AP20-16:

Presentation to be given by Adrienne Jones, Director of Community Development, requesting the second extension of time for the preliminary plat of the Reserve of Daphne, Phase Two Subdivision. Subdivision approved by the Planning Commission on November 29, 2018: One-year extension was granted on November 15, 2019.

2. File AP20-17:

Presentation to be given by Adrienne Jones, Director of Community Development, requesting the second extension of time for the preliminary plat and site disturbance permit issued for Diamante Subdivision, Phase Three. Subdivision approved by the Planning Commission on February 22, 2018, and the Site Disturbance Permit was issued on December 17, 2018: One-year extension was granted on November 15, 2019.

3. File AP20-18:

Presentation to be given by Adrienne Jones, Director of Community Development, requesting the second extension of time for the site disturbance permit issued for Saint Augustine Subdivision, Phase Five. Subdivision approved by the Planning Commission on November 29, 2018: One-year extension was granted on November 15, 2019.

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4. **File AP20-19:**

Presentation to be given by Ashley Campbell, Environmental Programs Manager, regarding the Storm Water Facility Maintenance Program.

5. **File AP20-20:**

Presentation to be given by Adrienne Jones, Director of Community Development, regarding a proposed amendment to the Parking Provisions and Definition of Terms of the Land Use and Development Ordinance.

5. **PUBLIC PARTICIPATION**

6. **ATTORNEY'S REPORT**

7. **COMMISSIONER'S COMMENTS**

8. **DIRECTOR'S COMMENTS**

9. **ADJOURNMENT**