

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF DECEMBER 17, 2020
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 November 19, 2020.
4. **NEW BUSINESS:**

A. PRELIMINARY PLAT REVIEW:

1. **File SDP20-04:** **(PUBLIC HEARING)**

Subdivision: Jubilee Farms, Phase Eleven

Present Zoning: *PUD, Planned Unit Development*

Location: Southeast of Austin Road and Alabama Highway 181

Area: 29.98 ± Acres, (87) lots

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

Agent: Dewberry - Al Finley or Casey Hill

Surveyor: Dewberry - Victor Germain

Engineer: Dewberry - Jason Estes

2. **File SDP20-05:** **(PUBLIC HEARING)**

Subdivision: Belforest Estates

Present Zoning: *RSF-2, Single Family Residential, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

Location: Southeast of Austin Road and Alabama Highway 181

Area: 38.62 ± Acres, (61) lots

Owner: DCF, L.L.C. - Olympia Dyas

Agent: East Park, L.L.C. - Matt Sankey

Surveyor: Smith, Clark & Associates - David Clark

Engineer: Sawyer Consultants - Shane Sawyer

B. PRELIMINARY/FINAL PLAT REVIEW:

1. **File SDPF20-08:** **(PUBLIC HEARING)**

Subdivision: Cotton Farms

Present Zoning: *R-A, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

Location: Northwest of Pursley Road and County Road 64

Area: 42.60 acres ±, (7) lots

Owner: Lazzari Family, L.L.C. - Steven Lazzari & Vincent Lazzari, Jr.

Surveyor: David Lowery Surveying, L.L.C. - David Lowery

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C. FRENCH SETTLEMENT SUBDIVISION MASTER PLAN REVISION:

1. File MPA20-03:

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

D. ZONING AMENDMENT:

1. File ZA20-05: Burris-Warner, L.L.C. (PUBLIC HEARING)

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

Proposed Zoning: R-2, Medium Density Single Family Residential

Location: Northeast of the intersection of Ryan Avenue and Main Street

Area: 0.77 Acres ±

Owner: Burris Warner, L.L.C. - John Warner

E. ADMINISTRATIVE PRESENTATIONS:

1. 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

2. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

8. DIRECTOR'S COMMENTS

9. ADJOURNMENT