

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**RESCHEDULED MEETING OF JANUARY 30, 2025**  
**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 of the regular meeting of December 19, 2024.

4. **OLD BUSINESS:**

A. **THE ENCLAVE AT IRONGATE, PHASE 1 PRELIMINARY SUBDIVISION PLAT REVIEW:**

1. **File SDP24-04:**

**Subdivision:** The Enclave at Irongate, Phase 1

**Zoning:** *PUD, Planned Unit Development*

**Location:** Northeast of the intersection of Austin Road and Alabama Highway 181

**Area:** 34.79 Acres  $\pm$ , (60) lots

**Owner:** Bertolla Properties, LLC, Frederick G. & Thomas Boni, and Sharon and John Christopher Boni

**Agent:** S. E. Civil - Aaron Collins

**Surveyor:** S.E. Civil - David Diehl

**Engineer:** S.E. Civil - Larry Smith

5. **NEW BUSINESS:**

A. **IRONGATE PRELIMINARY SUBDIVISION PLATS REVIEW:**

1. **File SDP25-01:** **(PUBLIC HEARING)**

**Subdivision:** The Enclave at Irongate, Phase 2

**Zoning:** *PUD, Planned Unit Development*

**Location:** Northeast of the intersection of Austin Road and Alabama Highway 181

**Area:** 26.98 Acres  $\pm$ , (78) lots

**Owner:** Bertolla Properties, LLC

**Agent:** S. E. Civil - Aaron Collins

**Surveyor:** S.E. Civil - David Diehl

**Engineer:** S.E. Civil - Larry Smith

2. **File SDP25-02:** **(PUBLIC HEARING)**

**Subdivision:** The Cottages at Irongate, Phase 4

**Zoning:** *PUD, Planned Unit Development*

**Location:** Northeast of the intersection of Austin Road and Alabama Highway 181

**Area:** 26.35 Acres  $\pm$ , (56) lots

**Owner:** Bertolla Properties, LLC

**Agent:** S. E. Civil - Aaron Collins

**Surveyor:** S.E. Civil - David Diehl

**Engineer:** S.E. Civil - Larry Smith

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**B. THE RESERVE AT DAPHNE, PHASE FOUR PRELIMINARY SUBDIVISION PLAT REVIEW:**

**1. File SDP25-03:**

**(PUBLIC HEARING)**

**Subdivision:** The Reserve at Daphne, Phase 4

**Zoning:** *R-6(G), Garden or Patio Home, and R-2, Medium Density Single Family Residential*

**Location:** North of the intersection of Montelucia and Evensong Drive

**Area:** 42.43 Acres  $\pm$ , (82) lots

**Owner:** 68V Reserve at Daphne 2021, LLC and 68V Baldwin Land Holdings, LLC

**Agent:** S. E. Civil - Aaron Collins

**Surveyor:** S.E. Civil - David Diehl

**Engineer:** S.E. Civil - Larry Smith

**C. OAK GROVE ESTATES, PHASE 1, A RESUBDIVISION OF LOT 1 FINAL SUBDIVISION PLAT:**

**1. File SDF25-01:**

**Subdivision:** Oak Grove Estates, Phase 1, a Resubdivision of Lot 1

**Zoning:** *R-3, High Density Single Family Residential*

**Location:** East side of Pollard Road, north of Creekside Subdivision

**Area:** 22.32 Acres  $\pm$ , (8) lots

**Owner(s):** S. Hickory, Inc. - Charles K. Breland, Jr.

**Surveyor:** Smith, Clark & Associates - Hunter Smith

**Engineer:** Wooten Engineering - Jason Wooten

**D. THE PEARL (FKA THE NOBLE AT DAPHNE) SECOND EXTENSION REQUEST:**

**1. File AP25-01:**

**Presentation to be given by Chad Cottrell, Mulberry Properties, or Ryan Clements, Aaron & Clements, requesting the second extension of time for the site plan and site disturbance permit for the Pearl at Daphne (FKA The Noble); the site plan was approved by the Planning Commission on February 24, 2022: a site disturbance permit was issued on February 3, 2023 and February 8, 2023 for the site work and landscaping; an one-year extension was granted on January 19, 2024.**

**6. PUBLIC PARTICIPATION**

**7. ATTORNEY'S REPORT**

**8. COMMISSIONER'S COMMENTS**

**9. DIRECTOR'S COMMENTS**

**10. ADJOURNMENT**