

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF FEBRUARY 24, 2022**  
**COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

Draft

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1. **CALL TO ORDER**
  2. **CALL OF ROLL**
  3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of January 27, 2022.
  4. **OLD BUSINESS:**
    - A. **SITE PLAN REVIEW:**
      1. **File SP21-10:**

**Site:** The Noble at Daphne

**Zoning:** *R-7(A), Apartments, GC, Golf Course and B-2(A) General Business Alternate*

**Location:** Southwest of the intersection of County Road 13 and U.S. Highway 90

**Area:** 29.05 Acres ±

**Owner:** Noble VII, L.L.C.

**Developer:** Adcock Properties - John Adcock, Manager

**Agent:** Wooten Engineering - Jason Wooten

**Engineer:** Wooten Engineering - Jason Wooten
  5. **NEW BUSINESS:**
    - A. **FINAL PLAT REVIEW:**
      1. **File SDF22-01:**

**Subdivision:** Saint Augustine, Phase Four

**Zoning:** *RSF-2, Single Family District, Baldwin County District 15*

**Location:** Northeast of County Road 64 on Rigsby Road

**Area:** 16.80 Acres ±, (25) lots

**Owner:** D.R. Horton, Inc. - Mark Schlauder

**Agent:** Dewberry - Melissa Currie

**Engineer:** Dewberry - Justin Britt
    - B. **REQUEST FOR PLANNING COMMISSION APPROVAL:**
      1. **AP22-01:**

**Presentation by Jeff Green, Atwell, L.L.C., Senior Project Coordinator, agent for Costorde, L.L.C., requests Planning Commission Approval of a convenience store/gas station to be located at the northeast of the corner of County Road 13 and Lawson Road/Champions Way intersection. The subject property is 3.5+/- acres and zoned B-2(A), General Business Alternate. Said property is under contract between Norris E. Watson (the Seller) and Costorde, L.L.C. (the Purchaser).**

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**C. PRELIMINARY PLAT REVIEW:**

**1. File SDP22-01:**

**Subdivision:** Jubilee Farms, Phase Twelve  
**Zoning:** *PUD, Planned Unit Development*  
**Location:** Southeast of Alabama Highway 181 and Secretariat Boulevard  
**Area:** 36.97 ± Acres, (74) lots  
**Owner:** Forestar "USA" Real Estate Group, Inc. - Steve Harbin  
**Agent:** Dewberry - Melissa Currie or Al Finley  
**Surveyor:** Dewberry - Victor Germain  
**Engineer:** Dewberry - Jason Estes

**D. THE RESERVE AT DAPHNE SUBDIVISION, PHASES TWO AND THREE  
PRELIMINARY PLAT REVIEW:**

**1. THE RESERVE OF DAPHNE SUBDIVISION, PHASE TWO:**

**A. Request for modification to buffer requirement for the wetland area of Lots 113 and 204.**

**B. File SDP22-02: (PUBLIC HEARING)**

**Subdivision:** The Reserve at Daphne, Phase Two  
**Zoning:** Site pending pre-zoning to R-6(G), Garden or Patio Home & R-2, Medium Density Single Family, and annexation into the city limits. Currently in the Extraterritorial Planning Jurisdiction, zoned RSF-2 in Baldwin County District 15.  
**Location:** North of the intersection of County Road 64 and Montelucia Way  
**Area:** 73.31 Acres ±, (134) lots  
**Owner:** GCOF Reserve at Daphne, L.L.C., Joseph James Lazzari, Joseph Lazzari, Jr. & Tania Lazzari, and Langdon Conaway  
**Developer:** 68V Pay Dirt, L.L.C. - Andrew Dolan  
**Agent:** Dewberry - Melissa Currie or Al Finley  
**Surveyor:** Dewberry - Victor Germain  
**Engineer:** Dewberry - Andy Bobe

**2. File SDP22-03: (PUBLIC HEARING)**

**Subdivision:** The Reserve at Daphne, Phase Three  
**Zoning:** Site pending pre-zoning to R-6(G), Garden or Patio Home, and annexation into the city limits. Currently in the Extraterritorial Planning Jurisdiction, zoned RSF-2, in Baldwin County District 15 and 7, respectively.  
**Location:** North of the intersection of County Road 64 and Montelucia Way  
**Area:** 36.39 Acres ±, (88) lots  
**Owner:** GCOF Reserve at Daphne, L.L.C., and Joseph J. Lazzari, Jr. & Tania Lazzari  
**Developer:** 68V Pay Dirt, L.L.C. - Andrew Dolan  
**Agent:** Dewberry - Melissa Currie or Al Finley  
**Surveyor:** Dewberry - Victor Germain  
**Engineer:** Dewberry - Justin Britt

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**E. HOPE VINEYARD MASTER PLAN, PRE-ZONING AMENDMENT AND ANNEXATION:**

**1. File MPR22-01:**

Presentation to be given by Melissa Currie, representative of Dewberry, requesting master plan review of Hope Vineyard.

**2. File PZA22-01:**

**(PUBLIC HEARING)**

*Applicant:* Red Barn, L.L.C.

*Present Zoning:* *RA, Rural Agricultural, Professional Business, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

*Proposed Zoning:* *R-6(G), Garden or Patio Home*

Area: 108.30 Acres ±

Location: East of County Road 13

Owner: Red Barn, L.L.C. - Julio Corte

Agent: Dewberry - Melissa Currie

**3. ANX22-01:**

A presentation to be given by Melissa Currie, representative of Dewberry, requesting annexation of one hundred and eight point three zero acres owned by Red Barn, L.L.C. located east of County Road 13. The subject property is currently zoned RA, Rural Agricultural Business, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne.

**6. PUBLIC PARTICIPATION**

**7. ATTORNEY'S REPORT**

**8. COMMISSIONER'S COMMENTS**

**9. DIRECTOR'S COMMENTS**

**10. ADJOURNMENT**