

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF FEBRUARY 27, 2025
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Draft 02/12/2025

1. **CALL TO ORDER**
2. **CALL OF ROLL**
3. **APPROVAL OF MINUTES**: Review of minutes of the rescheduled regular meeting of January 30, 2024.
4. **OLD BUSINESS**:

A. **THE RESERVE AT DAPHNE, PHASE 4 PRELIMINARY SUBDIVISION PLAT REVIEW**:

1. **File SDP25-03:**

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 Way 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

5. **NEW BUSINESS**:

A. **THE RESERVE AT DAPHNE, PHASE 5 PRELIMINARY SUBDIVISION PLAT REVIEW**:

1. **File SDP25-04:** **(PUBLIC HEARING)**

Subdivision: The Reserve at Daphne, Phase 5

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

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

Area: 33.18 Acres \pm , (66) 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

B. **SCHIEFFLIN ESTATES PRELIMINARY SUBDIVISION PLAT REVIEW**:

1. **File SDP24-05:** **(PUBLIC HEARING)**

Subdivision: Schiefflin Estates

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

Location: Northeast of the intersection of Main Street and Schiefflin Lane

Area: 2.32 Acres \pm , (4) lots

Owner(s): Westlake Properties, LLC - John Crowder

Surveyor: Moore Surveying - Seth Moore

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C. LOUISA MARCO TOLER REVOCABLE TRUST DATED: JULY 24, 2024 PRE-ZONING AMENDMENT:

1. File PZA24-01:

(PUBLIC HEARING)

Applicant: Louisa Marco Toler Revocable Trust Dated: July 24, 2024
Present Zoning: RA, Rural Agricultural, Baldwin County
Proposed Zoning: R-6(G), Garden or Patio Home, and B-2(a), General Business Alternate
Location: At the northwest intersection of County Road 64 and County Road 54 West
Area: 144 Acres ±
Owner: Louisa Marco Toler Revocable Trust Dated: July 24, 2024 - Hollace Marco Brayer, personal representative

D. THE CHURCH OF THE HIGHLANDS VACATION OF EASEMENT:

1. File VOE25-01:

Applicant: The Church of the Highlands
Zoning: B-2(a), General Business Alternate
Area: 0.60 Acres ±
Location: Due west of the intersection of Plantation Drive and Alabama Highway 181
Owner: The Church of the Highlands, Inc. - Bruce Adams
Engineer: Gonzalez-Strength & Associates - Todd Smith

E. BERTOLLA PROPERTIES, LLC VACATION OF RIGHT-OF-WAY:

1. File VOR24-01B:

Applicant: Bertolla Properties, LLC
Location: East of the intersection of Austin Road and Alabama Highway 181
Area: 1.40 Acres ±
Owner: Bertolla Properties, LLC - Alexander Bertolla
Agent: 68 Ventures - Chloe Kelly

- 6. PUBLIC PARTICIPATION**
- 7. ATTORNEY'S REPORT**
- 8. COMMISSIONER'S COMMENTS**
- 9. DIRECTOR'S COMMENTS**
- 10. ADJOURNMENT**