

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF MARCH 27, 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 February 27, 2025.
4. **OLD BUSINESS:**

A. **ADMINISTRATIVE PRESENTATION:**

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

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; a one-year extension was granted on January 19, 2024.

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

1. File AP25-03 - Street:

Presentation to be given by Seth Moore, Moore Surveying, requesting a waiver from the provisions of Section 11-6 of the Land Use and Development Ordinance pertaining to Minimum Street Requirements, which requires roads classified as an alley to provide a minimum asphalt width of twenty feet. The applicant proposes to utilize the existing fourteen-foot lane width in lieu of widening the road to City standards and to enter into an agreement to provide a financial contribution to the City of Daphne for future right-of-way improvements on Schiefflin Lane.

2. File AP25-04 - Sidewalk:

Presentation by Seth Moore, Moore Surveying, requesting an exemption from sidewalk requirements in accordance with Section 11-11(f) of the Land Use and Development Ordinance, as it pertains to forgoing the construction of the required four-foot-wide sidewalk along the Schiefflin Lane right-of-way. The applicant proposes to enter into an agreement with the City of Daphne to provide a financial contribution for the future installation of sidewalks along Schiefflin Lane.

3. File AP25-05 - Detention:

Presentation by Seth Moore, Moore Surveying, requesting a waiver from the provisions of Section 18-4(B)(2)(ix) of the Land Use and Development Ordinance, which states that detention facilities must be built prior to storm drainage installation and before any building, roadway construction, or grading. The applicant proposes individual on-site detention for each lot, to be designed and installed during the home building/construction process, and to enter into an agreement with the City of Daphne to guarantee the maintenance of said detention.

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**4. File SDP25-05:**

**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 ±, (4) lots

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

**Surveyor:** Moore Surveying - Seth Moore

**5. NEW BUSINESS:**

**A. CHASE BANK SITE PLAN REVIEW:**

**1. File SP25-02:**

**Site:** Chase Bank

**Zoning:** *B-2, General Business*

**Location:** Northeast of the intersection of U.S. Highway 98 and Lavender Lane

**Area:** 0.55 Acres ±

**Owner:** Dean Clean, Inc.

**Developer:** Chase Bank

**Engineer:** Dynamic Engineering - Michael Miles or Dillon Goodall

**B. ROWAN OAK PRELIMINARY SUBDIVISION PLATS REVIEW:**

**1. File SDP25-06: (PUBLIC HEARING)**

**Subdivision:** The Hamlet at Rowan Oak, Phase 2

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

**Location:** Southwest of the intersection of Milton Jones and County Road 13

**Area:** 28.17 Acres ±, 85 single family residential lots

**Owner:** Sharon and John Christopher Boni, and Frederick & Thomas Boni

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

**Developer:** 68 Ventures - Chloe Kelly

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

**Engineer:** S.E. Civil - Dave Lavery

**2. File SDP25-07: (PUBLIC HEARING)**

**Subdivision:** The Hamlet at Rowan Oak, Phase 3

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

**Location:** Southwest of the intersection of Milton Jones and County Road 13

**Area:** 9.48 Acres ±, 46 single family residential lots

**Owner:** Sharon and John Christopher Boni, and Frederick & Thomas Boni

**Developer:** 68 Ventures - Chloe Kelly

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

**Engineer:** S.E. Civil - Dave Lavery

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**3. File SDP25-08: (PUBLIC HEARING)**

**Subdivision: Faulkner's Place at Rowan Oak, Phase 5**

**Zoning: PUD, Planned Unit Development**

Location: Southwest of the intersection of Milton Jones and County Road 13  
Area: 5.88 Acres ±, 66 single family residential lots  
Owner: Sharon and John Christopher Boni  
Developer: 68 Ventures - Chloe Kelly  
Surveyor: S.E. Civil - David Diehl  
Engineer: S.E. Civil - Dave Lowery

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

**1. File SDP25-09: (PUBLIC HEARING)**

**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: 28.70 Acres ±, 55 single family residential lots  
Owner: Bertolla Properties, LLC, Sharon and John Christopher Boni, and Frederick & Thomas Boni  
Developer: 68 Ventures - Chloe Kelly  
Surveyor: S.E. Civil - David Diehl  
Engineer: S.E. Civil - Larry Smith

**2. File SDP25-10: (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: 32.97 Acres ±, 83 single family residential lots  
Owner: Bertolla Properties, LLC  
Developer: 68 Ventures - Chloe Kelly  
Surveyor: S.E. Civil - David Diehl  
Engineer: S.E. Civil - Larry Smith

**D. ADMINISTRATIVE PRESENTATION:**

**1. PROPOSED AMENDMENTS TO THE LAND USE AND DEVELOPMENT ORDINANCE:**

**File AP25-02:**

**Presentation to be given by Patrick Dungan, City Attorney, regarding a proposed amendment to Article XXIV, Vacation of Easement and Right-of Way, of the Land Use and Development Ordinance.**

**6. PUBLIC PARTICIPATION**

**7. ATTORNEY'S REPORT**

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8. **COMMISSIONER'S COMMENTS**
9. **DIRECTOR'S COMMENTS**
10. **ADJOURNMENT**