

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF APRIL 24, 2025
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Draft 04/09/2025

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of March 27, 2025.

4. **OLD BUSINESS:**

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

1. **File SDP25-09:**

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 \pm , 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:**

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 \pm , 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

5. **NEW BUSINESS:**

A. **PATCH PLACE MASTER PLAN AND PATCH PLACE, PHASE 1 FINAL SUBDIVISION PLAT:**

1. **File MPA25-01:**

Presentation to be given by Jackson Berkbigler, Rowe Engineering & Surveying, requesting a master plan of Patch Place Subdivision.

2. **File SDF25-02:**

Subdivision: Patch Place, Phase 1

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

Location: Northeast of the intersection of Parker Lane and County Road 13

Area: 4.35 Acres \pm , (8) lots

Owner(s): Grant's Mill, LLC - Price Hightower or Bobby Riis

Engineer: Rowe Engineering & Surveying - Jackson Berkbigler

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B. PRELIMINARY/FINAL SUBDIVISION PLAT REVIEW:

1. File SDPF25-01: (PUBLIC HEARING)

Subdivision: Rowan Oak Division on Friendship

Zoning: PUD, Planned Unit Development

Location: Southeast of the intersection of Friendship Road and Glover Lane
Area: 13.60 Acres ±, (2) 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

2. File SDPF25-02: (PUBLIC HEARING)

Subdivision: Stanton Highway 98

Zoning: B-2, General Business

Location: Northeast of U.S. Highway 98 and Stanton Road
Area: 4.01 Acres ±, (2) lots
Owner: BMJV, LLC - Shirley Justice
Agent: S. E. Civil - Aaron Collins
Surveyor: S.E. Civil - David Diehl

C. THE RESERVE AT DAPHNE, PHASE 6 PRELIMINARY SUBDIVISION PLAT REVIEW:

1. File SDP25-11: (PUBLIC HEARING)

Subdivision: The Reserve at Daphne, Phase 6

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

Location: North of the intersection of Montelucia and Evensong Drive
Area: 26.18 Acres ±, (73) lots
Owner: 68V Reserve at Daphne 2021, LLC and 68V Baldwin Land Holdings, LLC
Developer: 68 Ventures - Chloe Kelly
Agent: S. E. Civil - Aaron Collins
Surveyor: S.E. Civil - David Diehl
Engineer: S.E. Civil - Larry Smith

D. THE ESTATE OF GEORGIANNE SIMMS PRE-ZONING AMENDMENT AND ANNEXATION PETITION:

1. File PZA25-02: (PUBLIC HEARING)

Applicant: The Estate of Georgianne Simms

Present Zoning: B-3, General Business, Baldwin County District 15

Proposed Zoning: B-2, General Business

Area: 1.47 Acres ±
Location: Northeast of County Road 64 and Alabama Highway 181
Owner: The Estate of Georgianne Simms - Carl Johnson, Executor
Agent: S. E. Civil - Aaron Collins

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2. ANX25-01:

A presentation to be given by Aaron Collins, S.E. Civil, requesting annexation of a one point four-seven-acre parcel owned by The Estate of Georgianne Simms located northeast of County Road 64 and Alabama Highway 181. The subject property is currently zoned B-3, General Business, Baldwin County District 15.

E. OFFICIAL ZONING AND STREET MAP UPDATE:

1. File AP25-06:

Presentation to be given by Adrienne Jones, Director of Community Development, of proposed amendments to the Official Zoning Map and the Official Street Map.

6. PUBLIC PARTICIPATION

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT