

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF APRIL 28, 2022
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

1. **CALL TO ORDER**
2. **CALL OF ROLL**
3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of March 24, 2022.
- 4.

A. PRELIMINARY/FINAL PLAT REVIEW:

1. **File SDPF22-02:** **(PUBLIC HEARING)**

Subdivision: J & B Farms

Zoning: R-2, Medium Density Single Family Residential

Location: Southeast of Randall Avenue and Via Del San Francesco

Area: 6.5 ± Acres, (3) lots

Owner: Roger & Barbara James

Surveyor: Smith, Clark & Associates - Hunter Smith

B. GREAT MAGNOLIA PROPERTIES AND THE STANARD FAMILY PARTNERSHIP ZONING AMENDMENT:

1. **File ZA22-01:**

Applicant: Great Magnolia Properties, L.L.C. and the Stanard Family Partnership

Present Zoning: B-1, Local Business

Proposed Zoning: B-2(a), General Business Alternate

Location: Southeast of the intersection of Whispering Pines Road and U.S. Highway 98

Area: 4.13 Acres ±

Owner: Great Magnolia Properties, L.L.C. - Sally Ussery and the Stanard Family Partnership - Beverly Bradley

Agent: U-Haul Company of South Alabama - Chad Rome

C. KJC INVESTMENTS PRE-ZONING AMENDMENT, ANNEXATION AND ZONING AMENDMENT:

1. **File PZA22-03:** **(PUBLIC HEARING)**

Applicant: KJC Investments, L.L.C.

Present Zoning: B-1, Professional Business, B-2, Neighborhood Business, and RSF-2, Residential Single Family, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne

Proposed Zoning: B-2, General Business

Area: 52.48 Acres ±

Location: Southeast of the intersection of County Road 64 and Friendship Road

Owner: KJC Investments, L.L.C. - Kimberly Cox

Agent: Jade Consulting - Trey Jinright

2. **ANX22-03:**

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A presentation to be given by Trey Jinright, representative of Jade Consulting, requesting annexation of fifty-two point forty-eight acres owned by KJC Investments, L.L.C. located southeast of County Road 64 and Friendship Road. The subject property is currently zoned B-1, Professional Business, B-2, Neighborhood Business, and RSF-2, Residential Single Family, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne.

3. File ZA22-02: (PUBLIC HEARING)

Applicant: KJC Investments, L.L.C.

Present Zoning: B-1, Local Business

Proposed Zoning: B-2, General Business

Location: Southeast of the intersection of County Road 64 and Friendship Road
Area: 3.94 Acres ±
Owner: KJC Investments, L.L.C. - Kimberly Cox
Agent: Jade Consulting - Trey Jinright

D. PRELIMINARY PLAT REVIEW:

1. File SDP22-03: (PUBLIC HEARING)

Subdivision: Hope Vineyard, Phase 1

Zoning: *Site pending pre-zoning to R-6(G), Garden/Patio Home and annexation into the city limits. First read was held on April 18, 2022. Currently in the Extraterritorial Planning Jurisdiction, zoned RA in Baldwin County District 15. The City Council's second read will be on May 2, 2022*

Location: East of County Road 13
Area: 55.45 Acres ±, (136) lots
Owner: Red Barn, L.L.C. - Julio Corte
Developer: Maronda Homes - Tucker Dorsey
Agent: Dewberry - Melissa Currie
Surveyor: Dewberry - Victor Germain
Engineer: Dewberry - Justin Britt

2. File SDP22-04: (PUBLIC HEARING)

Subdivision: The Reserve at Plantation Hills, Phase 1

Zoning: R-3, High Density Single Family Residential

Location: East and southeast of Robbins Boulevard and Ashbury Hill Road
Area: 14.9 Acres ±, (6) lots
Owner: 68V Reserve at Plantation Hills, 2021, L.L.C. - Nathan Cox
Agent: Dewberry - Melissa Currie
Surveyor: Dewberry - Victor Germain
Engineer: Dewberry - Brent Anderson

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3. File SDP22-05:

(PUBLIC HEARING)

Subdivision: The Reserve at Plantation Hills, Phase 2

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

Location: East and southeast of Robbins Boulevard and Ashbury Hill Road

Area: 243.43 Acres \pm , (51) lots

Owner: 68V Baldwin Land Holdings, L.L.C. and 68V Reserve at Plantation Hills, 2021, L.L.C. - Nathan Cox

Agent: Dewberry - Melissa Currie

Surveyor: Dewberry - Victor Germain

Engineer: Dewberry - Brent Anderson

E. GRINDSTONE MASTER PLAN, ANN BERGA AND TERESA WARNER PRE-ZONING AMENDMENT AND ANNEXATION:

1. File MPR22-02:

Presentation to be given by David Diehl, S.E. Civil requesting master plan review of Grindstone.

2. File PZA22-02:

(PUBLIC HEARING)

Applicant: Ann Berga and Teresa Warner

Present Zoning: *RSF-E, Residential Single Family Estate, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

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

Area: 49.90 Acres \pm

Location: Southeast of the intersection of Pleasant Road and County Road 13

Owner: Ann Berga and Teresa Warner

Agent: S.E. Civil - David Diehl

3. ANX22-02:

A presentation to be given by David Diehl, representative of S.E. Civil, requesting annexation of forty-nine point nine zero acres owned by Ann Berga and Teresa Warner located southeast of the intersection of Pleasant Road and County Road 13. The subject property is currently zoned RSF-E, Residential Single Family Estate, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne.

F. SITE PLAN REVIEW:

1. File SP22-05:

Site: Press & Co

Zoning: *B-2, General Business*

Location: Southwest of Main Street and Belrose Avenue

Area: 0.22 Acres \pm

Owner: Fortuna Investments, L.L.C. - Nathan Cox

Agent: Dewberry - Melissa Currie or Al Finley

Engineer: Dewberry - Justin Britt

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2. File SP22-07:

Site: Pat Place Addition

Zoning: B-2, General Business

Location: Southwest of Stanton Road and Stanton Road South

Area: 2.61 Acres ±

Owner: Robert Merritt

Engineer: Element 3 Engineering - Joe Harper

3. File SP22-09:

Site: Fast Pace Health Urgent Care

Zoning: B-2, General Business

Location: Southwest of the intersection of Alabama Highway 181 & Highway 31

Area: 0.60 Acres ±

Owner: Baldwin (AL) Development, L.L.C. - Wayne Cave

Developer: Fast Pace Health Urgent Care

Engineer: Barton & Shumer Engineers - David Shumer

G. FINAL PLAT REVIEW:

1. File SDF22-03:

Subdivision: Jubilee Farms, Phase Eleven

Zoning: PUD, Planned Unit Development

Location: Southeast of Alabama Highway 181 and Austin Road

Area: 29.98 Acres ±, (87) lots

Owner: Forestar "USA" Real Estate Group, Inc. - Sarah Wicker, Vice President

Agent: Dewberry - Melissa Currie or Al Finley

Surveyor: Dewberry - Victor Germain

Engineer: Dewberry - Jason Estes

2. File AP22-03:

Presentation to be given by Melissa Currie or Al Finley, Dewberry, recommending acceptance of all right-of-ways contained within Jubilee Farms, Phase Eleven. Said right-of-ways being Secretariat Boulevard (929 linear feet), Animal Kingdom Way (975 linear feet), Northern Dancer Court (430 linear feet), Unbridled Loop (1,479 linear feet), Genuine Risk Circle (470 linear feet), and Alysheba Lane (360 linear feet).

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT