

**CITY OF DAPHNE  
PLANNING COMMISSION AGENDA  
REGULAR MEETING OF MAY 25, 2023  
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

---

Draft

1. **CALL TO ORDER**
2. **CALL OF ROLL**
3. **APPROVAL OF MINUTES:** Review of minutes of the special called meeting of May 4, 2023.
4. **NEW BUSINESS:**

A. **SITE PLAN REVIEW:**

1. **File SP23-02:**

**Site:** Daphne Business Park, Unit 3, Lot 6

**Zoning:** *C/I, Commercial/Industrial*

**Location:** Northeast of Stanton Road and Profit Drive

**Area:** 0.60 Acres ±

**Owner:** Thomas Investment Holdings, L.L.C.

**Agent:** James B. Pittman, Jr.

**Engineer:** Sawgrass Consulting - Jaye Robertson

B. **FINAL PLAT REVIEW:**

1. **File SDF23-03:**

**Subdivision:** French Settlement, Phase 4B

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

**Location:** South of and adjacent to French Settlement Subdivision; northwest of Parker Lane and County Road 13

**Area:** 8.85 Acres ±, (37) lots

**Owner:** 68V French Settlement 2021, L.L.C. - Nathan Cox

**Agent:** Dewberry - Al Finley

**Surveyor:** Dewberry - Victor Germain

**Engineer:** Dewberry - Jason Estes

2. **STREET ACCEPTANCE PETITION:**

1. **File AP23-05:**

**Presentation to be given by Al Finley, Dewberry, recommending acceptance of all right-of-ways contained within French Settlement, Phase 4B. Said right-of-ways being Rosedown Lane (1,277 linear feet).**

C. **PRELIMINARY/FINAL PLAT:**

1. **File SDPF23-04:**

**(PUBLIC HEARING)**

**Subdivision:** Broughton

**Zoning:** *R-2, Medium Density Single Family Residential, and B-2, General Business*

**Location:** Northwest of Walmart Drive and U.S. Highway 98

**Area:** 3.74 Acres ±, (2) lots

**Owner:** Charles Richard Broughton, IV and Bonnie Sue Broughton

**Surveyor:** Smith Clark & Associates - Daniel Clark

**Agent:** Smith Clark & Associates - Hunter Smith

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF MAY 25, 2023**  
**COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

Draft

---

2. **File SDPF23-05:** **(PUBLIC HEARING)**

**Subdivision:** Davis

**Zoning:** *B-2, Neighborhood Business, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

**Location:** Southeast of the intersection of Rebel Road and Alabama Highway 181  
**Area:** 6.96 Acres ±, (2) lots  
**Owner:** Ralph David Davis  
**Surveyor:** Dewberry - Jason Gibson  
**Agent:** Dewberry - Al Finley

**D. SIRMON PROPERTIES, L.L.C. PRE-ZONING AMENDMENT AND ANNEXATION:**

1. **File PZA23-03:** **(PUBLIC HEARING)**

**Applicant:** Sirmon Properties, L.L.C.

**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 or Patio Home*

**Area:** 20 Acres ±  
**Location:** Northeast of the intersection of Parker Lane and County Road 13  
**Agent:** Holiday Builders, Inc. - Richard Fadil  
**Owner:** Sirmon Properties, L.L.C. - James Sirmon

2. **ANX23-03:**

A presentation to be given by Richard Fadil, Holiday Builders, Inc., requesting annexation of twenty acres located northeast of Parker Lane 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.

**E. EUNICE LETT-COLEMAN ZONING AMENDMENTS:**

1. **File ZA23-01:** **(PUBLIC HEARING)**

**Applicant:** Eunice Lett-Coleman

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

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

**Area:** 3.82 Acres ±  
**Location:** Northwest of the intersection of Pollard Road and Wilson Avenue  
**Agent:** Dewberry - Cathy Barnette  
**Developer:** Acre Development  
**Owner:** Eunice Lett-Coleman

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF MAY 25, 2023**  
**COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

---

Draft

2. **File ZA23-02:** **(PUBLIC HEARING)**

*Applicant:* Eunice Lett-Coleman

*Present Zoning:* *R-2, Medium Density Single Family Residential*

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

Area: 1.46 Acres ±  
Location: Southwest of the intersection of Pollard Road and Wilson Avenue  
Agent: Dewberry - Cathy Barnette  
Developer: Acre Development  
Owner: Eunice Lett-Coleman

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