

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JUNE 23, 2022
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 regular meeting of May 26, 2022.

4. **NEW BUSINESS:**

A. **SITE PLAN REVIEW**

1. **File SP22-08:**

Site: BN Properties
Zoning: *B-1(a), Limited Local Business*
Location: Southeast of Van and Main Street
Area: 1.21 Acres ±
Owner: BN Properties, L.L.C. - Brad Navarre
Engineer: Barton & Shumer Engineers - David Shumer

B. **HALEY'S LITTLE FISH, L.L.C. PLANNING APPROVAL, SITE PLAN REVIEW, REQUEST FOR SIDEWALK EXEMPTION:**

1. **Planning Commission approval of a swim club in a C/I zone. (PUBLIC HEARING)**

2. **File SP22-10:**

Site: Haley's Little Fish, L.L.C.
Zoning: *C/I, Commercial Industrial*
Location: Southwest of the intersection of Pollard Road and American Way
Area: 0.62 Acres ±
Owner(s): Haley's Little Fish, L.L.C. - Haley Craig
Architect: Mark Hammond
Engineer: Live Oak Engineering - Patrick Plourde

C. **FINAL PLAT REVIEW:**

1. **File SDF22-04:**

Subdivision: Saint Augustine, Phase Five
Zoning: *RSF-2, Single Family District, Baldwin County District 15*
Location: Northeast of County Road 64 on Rigsby Road
Area: 12.73 Acres ±, (19) lots
Owner: D.R. Horton, Inc. - Mark Schlauder
Agent: Dewberry - Al Finley
Engineer: Dewberry - Justin Britt

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D. JUBILEE FARMS PHASE FOURTEEN FINAL PLAT AND STREET ACCEPTANCE:

1. File SDF22-05:

Subdivision: Jubilee Farms, Phase Fourteen
Zoning: *PUD, Planned Unit Development*
Location: Southeast of Alabama Highway 181 and Austin Road
Area: 9.39 Acres \pm , (44) lots
Owner: Forestar "USA" Real Estate Group, Inc. - Sarah Wicker, Vice President
Agent: Dewberry - Al Finley
Surveyor: Dewberry - Victor Germain
Engineer: Dewberry - Jason Estes

2. File AP22-05:

Presentation to be given by Al Finley, Dewberry, recommending acceptance of all right-of-ways contained within Jubilee Farms, Phase Fourteen. Said right-of-ways being Unbridled Loop (1,202 linear feet).

E. PRELIMINARY PLAT REVIEW:

1. File SDP22-07:

(PUBLIC HEARING)

Subdivision: Hope Vineyard, Phase 3
Zoning: *R-6(G), Garden or Patio Home*
Location: West of the intersection of Songbird Drive and Avernus Loop
Area: 8.73 Acres \pm , (27) lots
Owner: Red Barn, L.L.C. - Julio Corte
Developer: Maronda Homes - Tucker Dorsey
Agent: Dewberry - Al Finley
Surveyor: Dewberry - Victor Germain
Engineer: Dewberry - Justin Britt

F. ROWAN OAK MASTER PLAN, SHARON O. AND JOHN CHRISTOPHER BONI PRE-ZONING AMENDMENT AND ANNEXATION:

1. File MPR22-04:

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

2. File PZA22-04:

(PUBLIC HEARING)

Applicant: Sharon O. and John Christopher Boni
Present Zoning: *RSF-E, Residential Single Family Estate, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*
Proposed Zoning: *PUD, Planned Unit Development*
Area: 49.79 Acres \pm
Location: Southwest of the intersection of County Road 13 and Milton Jones Road
Owner: Sharon O. and John Christopher Boni
Agent: S.E. Civil - David Diehl

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3. **ANX22-04:**

A presentation to be given by David Diehl, representative of S.E. Civil, requesting annexation of forty-nine point seventy-nine zero acres owned by Sharon O. and John Christopher Boni located southwest of the intersection of County Road 13 and Milton Jones Road. The subject property is currently zoned RSF-E, Residential Single Family Estate, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne.

G. **ADMINISTRATIVE PRESENTATION:**

1. **File AP22-06:**

Presentation to be given by Adrienne Jones, Director of Community Development, Josh Newman, City Engineer, and Troy Strunk, Executive Director of City Development, of proposed amendments to the Land Use and Development Ordinance regarding Articles 9, 11, 12, 13, 14, 16, 18, 28, 31, 35 and 36.

5. **PUBLIC PARTICIPATION**

6. **ATTORNEY'S REPORT**

7. **COMMISSIONER'S COMMENTS**

8. **DIRECTOR'S COMMENTS**

9. **ADJOURNMENT**