

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JANUARY 23, 2025
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Draft 1/8/2025

1. **CALL TO ORDER**
2. **CALL OF ROLL**
3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of December 19, 2024.
4. **OLD BUSINESS:**
 - A. **THE ENCLAVE AT IRONGATE, PHASE 1 PRELIMINARY SUBDIVISION PLAT REVIEW:**
 1. **File SDP24-04:**

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: 34.79 Acres \pm , (60) lots

Owner: Bertolla Properties, LLC, Frederick G. & Thomas Boni, and Sharon and John Christopher Boni

Agent: S. E. Civil - Aaron Collins

Surveyor: S.E. Civil - David Diehl

Engineer: S.E. Civil - Larry Smith
5. **NEW BUSINESS:**
 - A. **IRONGATE PRELIMINARY SUBDIVISION PLATS REVIEW:**
 1. **File SDP25-01:** **(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: 26.98 Acres \pm , (78) lots

Owner: Bertolla Properties, LLC

Agent: S. E. Civil - Aaron Collins

Surveyor: S.E. Civil - David Diehl

Engineer: S.E. Civil - Larry Smith
 2. **File SDP25-02:** **(PUBLIC HEARING)**

Subdivision: **The Cottages at Irongate, Phase 4**

Zoning: *PUD, Planned Unit Development*

Location: Northeast of the intersection of Austin Road and Alabama Highway 181

Area: 26.35 Acres \pm , (56) lots

Owner: Bertolla Properties, LLC

Agent: S. E. Civil - Aaron Collins

Surveyor: S.E. Civil - David Diehl

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B. THE RESERVE AT DAPHNE, PHASE FOUR PRELIMINARY SUBDIVISION PLAT REVIEW:

1. File SDP25-03:

(PUBLIC HEARING)

Subdivision: **The Reserve at Daphne, Phase 4**

Zoning: ***R-6(G), Garden or Patio Home, and R-2, Medium Density Single Family Residential***

Location: North of the intersection of Montelucia and Evensong Drive

Area: 42.43 Acres \pm , (82) lots

Owner: 68V Reserve at Daphne 2021, LLC and 68V Baldwin Land Holdings, LLC

Agent: S. E. Civil - Aaron Collins

Surveyor: S.E. Civil - David Diehl

Engineer: S.E. Civil - Larry Smith

C. OAK GROVE ESTATES, PHASE 1, A RESUBDIVISION OF LOT 1 FINAL SUBDIVISION PLAT:

1. File SDF25-01:

Subdivision: **Oak Grove Estates, Phase 1, a Resubdivision of Lot 1**

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

Location: East side of Pollard Road, north of Creekside Subdivision

Area: 22.32 Acres \pm , (8) lots

Owner(s): S. Hickory, Inc. - Charles K. Breland, Jr.

Surveyor: Smith, Clark & Associates - Hunter Smith

Engineer: Wooten Engineering - Jason Wooten

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

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

6. PUBLIC PARTICIPATION

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT