

**CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MARCH 27, 2025
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

Draft 03/14/2025

1. **CALL TO ORDER**
2. **CALL OF ROLL**
3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of February 27, 2025.
4. **OLD BUSINESS:**

A. **ADMINISTRATIVE PRESENTATION:**

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

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

B. **SCHIEFFLIN ESTATES PRELIMINARY SUBDIVISION PLAT REVIEW:**

1. File AP25-03:

Presentation to be given by Seth Moore, Moore Surveying, requesting a waiver of the provisions of the Land Use and Development Ordinance Section 11-6, Minimum Street Requirements, which requires an alley to provide a twenty-foot wide asphalt width. Applicant proposes to use the existing fourteen-foot width in lieu of the twenty-feet.

2. File SDP25-05:

Subdivision: Schiefflin Estates

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

Location: Northeast of the intersection of Main Street and Schiefflin Lane

Area: 2.32 Acres ±, (4) lots

Owner(s): Westlake Properties, LLC - John Crowder

Surveyor: Moore Surveying - Seth Moore

5. **NEW BUSINESS:**

A. **CHASE BANK SITE PLAN REVIEW:**

1. File SP25-02:

Site: Chase Bank

Zoning: *B-2, General Business*

Location: Northeast of the intersection of U.S. Highway 98 and Lavender Lane

Area: 0.55 Acres ±

Owner: Dean Clean, Inc.

Developer: Chase Bank

Engineer: Dynamic Engineering - Michael Miles or Dillon Goodall

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B. ROWAN OAK PRELIMINARY SUBDIVISION PLATS REVIEW:

1. File SDP25-06: (PUBLIC HEARING)

Subdivision: The Hamlet at Rowan Oak, Phase 2

Zoning: PUD, Planned Unit Development

Location: Southwest of the intersection of Milton Jones and County Road 13
Area: 28.17 Acres ±, 85 single family residential 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
Engineer: S.E. Civil - Dave Lavery

2. File SDP25-07: (PUBLIC HEARING)

Subdivision: The Hamlet at Rowan Oak, Phase 3

Zoning: PUD, Planned Unit Development

Location: Southwest of the intersection of Milton Jones and County Road 13
Area: 9.48 Acres ±, 46 single family residential lots
Owner: Sharon and John Christopher Boni, and Frederick & Thomas Boni
Developer: 68 Ventures - Chloe Kelly
Surveyor: S.E. Civil - David Diehl
Engineer: S.E. Civil - Dave Lavery

3. File SDP25-08: (PUBLIC HEARING)

Subdivision: Faulkner's Place at Rowan Oak, Phase 5

Zoning: PUD, Planned Unit Development

Location: Southwest of the intersection of Milton Jones and County Road 13
Area: 5.88 Acres ±, 66 single family residential lots
Owner: Sharon and John Christopher Boni
Developer: 68 Ventures - Chloe Kelly
Surveyor: S.E. Civil - David Diehl
Engineer: S.E. Civil - Dave Lowery

C. IRONGATE PRELIMINARY SUBDIVISION PLATS REVIEW:

1. File SDP25-09: (PUBLIC HEARING)

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 ±, 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

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2. File SDP25-10: (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: 32.97 Acres ±, 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

D. ADMINISTRATIVE PRESENTATION:

1. PROPOSED AMENDMENTS TO THE LAND USE AND DEVELOPMENT ORDINANCE:

File AP25-02:

Presentation to be given by Adrienne Jones, Director of Community Development, regarding a proposed amendment to Article XXIV, Vacation of Easement and Right-of Way, of the Land Use and Development Ordinance.

6. PUBLIC PARTICIPATION

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT