

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF APRIL 22, 2021
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 March 25, 2021.
4. **NEW BUSINESS**:

A. **SITE PLAN REVIEW**:

1. **File SP21-05:**

Site: No Off Season Expansion

Zoning: *B-2, General Business*

Location: Southeast of the intersection of County Road 64 and Friendship Road, Lot 10, Italian Settlement Subdivision

Area: 3.18 Acres ±

Owner: AJD Family Limited Partnership, Iris Patricia Defilippi, & No Off Season - Gavin Willisson

Engineer: Element 3 Engineering - Steve Fisher

B. **PRELIMINARY/FINAL PLAT REVIEW**: **(PUBLIC HEARINGS)**

1. **File SDPF21-05:**

Subdivision: Highway 90 Business Park, Unit One

Zoning: *R-7(A), Apartment, and GC, Golf Course*

Location: Southwest of the intersection of County Road 13 and U.S. Highway 90

Area: 28.59 Acres ±, (1) lot

Owner: John White-Spunner, ETAL

Agent: White-Spunner Realty - Matt White

Surveyor: McCrory & Williams - Merlin Miller

2. **File SDPF21-06:**

Subdivision: Resubdivision of Lot 1A, Columbus Way

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

Location: Northeast of the intersection of Ryan Avenue and Main Street

Area: 0.77 Acres ±, (2) lots

Owner: Burris-Warner, L.L.C. - John Warner

Surveyor: GeoSurveying - Matt Kountz

C. **FRENCH SETTLEMENT SUBDIVISION MASTER PLAN REVISION, PRELIMINARY/FINAL PLAT AND PRELIMINARY PLAT REVIEW**:

1. **File MPA21-04:**

Presentation to be given by Casey Hill or Melissa Currie, representative of Dewberry, requesting a master plan revision of French Settlement Subdivision.

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2. File SDPF21-07: (PUBLIC HEARING)

Subdivision: French Settlement, Phase 4

Zoning: *R-2, Medium Density Single Family Residential, R-3, High Density Single Family Residential, & R-4, High Density Single Family Residential*

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

Area: 19.45 Acres \pm , (2) lots

Owner: Destiny Church International Inc. - Rife Stewart

Developer: 68V Pay Dirt, L.L.C. - Nathan Cox

Agent: Dewberry - Casey Hill or Melissa Currie

3. PRELIMINARY PLAT REVIEW: (PUBLIC HEARINGS)

a. File SDP21-02:

Subdivision: French Settlement, Phase 4A

Zoning: *R-2, Medium Density Single Family Residential, R-3, High Density Single Family Residential, & R-4, High Density Single Family Residential, pending rezoning to R-6(G). Second read by City Council 4/19/21.*

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

Area: 10.6 Acres \pm , (25) lots

Owner: Destiny Church International Inc. - Rife Stewart

Developer: 68V Pay Dirt, L.L.C. - Nathan Cox

Agent: Dewberry - Casey Hill or Melissa Currie

Surveyor: Dewberry - Victor Germain

Engineer: Dewberry - Jason Estes

b. File SDP21-03:

Subdivision: French Settlement, Phase 4B

Zoning: *R-2, Medium Density Single Family Residential, R-3, High Density Single Family Residential, & R-4, High Density Single Family Residential, pending rezoning to R-6(G). Second read by City Council 4/19/21.*

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

Area: 8.85 Acres \pm , (37)

Owner: Destiny Church International Inc. - Rife Stewart

Developer: 68V Pay Dirt, L.L.C. - Nathan Cox

Agent: Dewberry - Casey Hill or Melissa Currie

Surveyor: Dewberry - Victor Germain

Engineer: Dewberry - Jason Estes

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D. JUBILEE FARMS SUBDIVISION, PHASE FIFTEEN AND STREET ACCEPTANCE:

1. File SDF21-03:

Subdivision: Jubilee Farms, Phase Fifteen

Present Zoning: *PUD, Planned Unit Development*

Location: Southeast of Austin Road and Alabama Highway 181

Area: 11.28 ± Acres, (31) lots

Owner: Forestar "USA" Real Estate Group, Inc. - Tucker Dorsey

Agent: Dewberry - Al Finley

Surveyor: Dewberry - Victor Germain

Engineer: Dewberry - Jason Estes

2. File AP21-05:

Presentation to be given by Al Finley, representative of Dewberry, recommending acceptance of all right-of-ways contained within Jubilee Farms Subdivision, Phase Fifteen. Said right-of-ways being Turfway Park Avenue (384 linear feet) and Alamitos Trace Drive (921 linear feet).

E. GORDON AND ROSALYN SATTERWHITE ZONING AMENDMENT:

1. File ZA21-02: (PUBLIC HEARING)

Applicant: Gordon & Rosalyn Satterwhite

Present Zoning: *B-3, Professional Business*

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

Location: Southeast of Creekbank Drive and Pollard Road

Area: 1.22 Acres ±

Owner: Gordon & Rosalyn Satterwhite

Agent: McCrory & Williams - Don Whittington

Surveyor: McCrory & Williams - Merlin Miller

F. JENNIFER LYNN CHAFFIN, STEPHEN W. & WANDA MILSTEAD, AND STEPHEN PATRICK MILSTEAD PRE-ZONING AMENDMENT(S):

1. File PZA21-04, PZA21-05 and PZA21-06, respectively: (PUBLIC HEARING)

Present Zoning: *RSF-2, Single Family District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

Proposed Zoning: *PUD, Planned Unit Development*

Applicant(s)/Area: Jennifer Lynn Chaffin/4.96 acres; Stephen W. & Wanda Milstead/8 acres; Stephen Patrick Milstead/4.96 acres

Location: Northeast corner of Well Road and Pollard Road

Engineer: Jade Consulting - Max Dearing or Trey Jinright

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G. JENNIFER LYNN CHAFFIN, STEPHEN W. & WANDA MILSTEAD, AND STEPHEN PATRICK MILSTEAD ANNEXATION(S):

1. ANX21-04, ANX21-05 and ANX21-06, respectively:

A presentation to be given by Max Dearing or Trey Jinright, representative of Jade Consulting, requesting annexation of three parcels (a four-point nine-six acre parcel owned by Jennifer Lynn Chaffin); (an eight-acre parcel owned by Stephen W. & Wanda Milstead); and (a four-point nine-six acre parcel owned by Stephen Patrick Milstead) into the City of Daphne located at the northeast corner of Well Road and Pollard Road. The subject properties are currently zoned, RSF-2, Single Family District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne.

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