

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JUNE 24, 2021
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of May 27, 2021.

4. **NEW BUSINESS:**

A. **SITE PLAN REVIEW AND REQUEST FOR MODIFICATION TO THE WETLAND BUFFER REQUIREMENT:**

1. **File SP21-07:**

Site: **Radney Baldwin County Funeral Home**

Zoning: ***B-2, General Business***

Location: Northwest of U.S. Highway 90 and Renaissance Boulevard

Area: 2.57 Acres \pm

Owner: SCI Alabama Funeral Services, L.L.C.

Developer: SCI Shared Resources, L.L.C. - Michael Decell

Agent: Anchor Engineering - Dwayne Smith

Engineer: Anchor Engineering - Tim Lawley

B. **PRELIMINARY/FINAL PLAT REVIEW:**

1. **File SDPF21-09:** **(PUBLIC HEARINGS)**

Subdivision: **Red Tide, a Resubdivision of Lot 1, Allegrri/64 East**

Zoning(s): ***B-4, Major Commercial District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne***

Location: Southwest of County Road 64 and County Road 54

Area: 4.71 Acres \pm , (2) lots

Owner: Red Tide Properties, L.L.C. - David Adams

Surveyor: Byrd Surveying - Gerald Byrd

2. **File SDPF21-10:**

Subdivision: **Pat Place**

Zoning(s): ***B-2, General Business***

Location: Southwest of Stanton Road South and Stanton Road

Area: 4.22 Acres \pm , (2) lots

Owner: Robert Merritt

Surveyor: Goodwyn, Caywood & Mills - Stuart Smith

3. **File SDPF21-11:**

Subdivision: **Resubdivision of Lot 1AA, the Resubdivision of Lot 1A, TimberCreek Village, Phase Two, Resubdivision of Lots 1 & 2**

Zoning(s): ***B-2, General Business***

Location: Southwest of Highway 31 and Alabama Highway 181

Area: 2.76 Acres \pm , (3) lots

Owner: Baldwin (AL) Development, L.L.C. - Wayne Cave

Surveyor: Goodwyn, Caywood & Mills - Stuart Smith

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4. File SDF21-12: (PUBLIC HEARING)

Subdivision: Tallent Place

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

Location: Northwest of Pollard Road and Randall Avenue

Area: 2.8 Acres \pm , (2) lots

Owner: Bill Tallent

Surveyor: Moore Surveying - Seth Moore

C. DIAMANTE SUBDIVISION, PHASE THREE AND STREET ACCEPTANCE:

1. FINAL PLAT REVIEW:

File SDF21-04:

Subdivision: Diamante, Phase Three, a Resubdivision of Lot 1, Malbis-CR 13

Present Zoning: *R-3, High Density Single Family District*

Location: East side of County Road 13, north of Sehay Subdivision

Area: 16.76 \pm Acres, (51) lots

Developer: 68V Diamante 2017, L.L.C. - Nathan Cox

Agent: Dewberry - Al Finley

Surveyor: Dewberry - Victor Germain

Engineer: Dewberry - Jason Estes

2. STREET ACCEPTANCE PETITION:

File AP21-06:

Presentation to be given by Al Finley, representative of Dewberry, recommending acceptance of all right-of-ways contained within Diamante Subdivision, Phase Three. Said right-of-ways being Amethyst Drive (2,106 linear feet) and Jade Court (175 linear feet).

D. JOSEPH MANCI PRE-ZONING AMENDMENT(S):

1. File PZA21-07: (PUBLIC HEARING)

Present Zoning: *RA, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

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

Applicant(s)/Area: Joseph Mancini

Area: 32.78 Acres \pm

Location: Northeast of Alabama 181 and St. Michael Way

Engineer: Wooten Engineering - Jason Wooten

E. JOSEPH MANCI ANNEXATION:

1. ANX21-07:

A presentation to be given by Jason Wooten, representative of Wooten Engineering, requesting annexation of a thirty-two point seven-eight acre parcel owned by Joseph Mancini into the City of Daphne located northeast of Alabama 181 and St. Michael Way as R-6(G), Garden/Patio Home. The subject property is currently RA, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne.

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F. ADMINISTRATIVE PRESENTATION:

1. AP21-07:

A presentation to be given by Jason Wooten, representative of Wooten Engineering, and/or John Adcock, representative of Adcock Management, requesting the Planning Commission to consider allowing multi-family structures which contains twenty-four (24) dwelling units in lieu of twenty (20) dwelling units per building. Structures will not exceed two hundred (200) feet in length.

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

8. DIRECTOR'S COMMENTS

9. ADJOURNMENT