

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MAY 28, 2020
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Draft

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1. **CALL TO ORDER**
 2. **CALL OF ROLL**
 3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of March 26, 2020.
 4. **NEW BUSINESS:**
 - A. **RIVER BANK & TRUST SITE PLAN REVIEW AND REQUEST FOR SIDEWALK EXEMPTION:**
 1. **File SP20-03:**

Site:	River Bank & Trust
Zoning:	<i>B-2, General Business</i>
Location:	Southwest of U.S. Highway 98 and Van Avenue
Area:	1.4 ± Acres
Owner(s):	River Bank & Trust - Jimmy Stubbs, CEO
Engineer:	Goodwyn, Mills & Cawood - Tim Lawley
 - B. **DOWN BY THE BAY, L.L.C. BOAT & RV STORAGE PLANNING APPROVAL, MASTER PLAN REVIEW AND SITE PLAN REVIEW:**
 1. **Planning Commission approval of a warehouse and/storage facility in a B-2(a) zone. (Public Hearing)**
 2. **File SP20-04:**

Site:	Down by the Bay, L.L.C. Boat & RV Storage
Zoning:	<i>B-2(a), General Business Alternate District</i>
Location:	Northeast of County Road 64 and County Road 13, southeast of Rand Avenue and County Road 13
Area:	8.74 Acres ±
Owner(s):	Down by the Bay, L.L.C. - Ryan Fields
Engineer:	Lieb Engineering - Chris Lieb
 - C. **DIAMANTE SUBDIVISION, PHASE TWO FINAL PLAT AND STREET ACCEPTANCE:**
 1. **FINAL PLAT REVIEW:**

File SDF20-02:	
Subdivision:	Diamante, Phase Two, a Resubdivision of Lot 1, Malbis-CR
Zoning(s):	<i>R-3, High Density Single Family</i>
Location:	East side of County Road 13, northeast of the intersection of Amethyst Drive and Red Eagle Drive
Area:	23.33 ± Acres, (39) lots
Developer:	68V Diamante 2017, L.L.C. - Nathan Cox
Agent:	Dewberry - Steve Pumphrey
Engineer:	Dewberry - Jason Estes

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2. **STREET ACCEPTANCE PETITION:**

File AP20-10:

Presentation to be given by Steve Pumphrey, representative of Dewberry, recommending acceptance of all right-of-ways contained within Diamante Subdivision, Phase Two. Said right-of-ways being Amethyst Drive (1,820 linear feet) and Vargas Court (510 linear feet).

D. **EASTERN SHORE TOYOTA EMPLOYEE PARKING LOT EXPANSION:**

1. **File SP20-05:**

Site: Eastern Shore Toyota Employee Parking Lot Expansion

Zoning: *B-2, General Business*

Location: Southeast of Renaissance Boulevard and Frederick Boulevard,
Lot 11, Renaissance Center

Area: 12.3 Acres ±

Owner(s): Esfahani Real Estate Holdings, L.L.C. - Shawn Esfahani

Engineer: Goodwyn, Mills & Cawood - Doug Bailey

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