

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JUNE 25, 2020
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

AMENDED

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1. **CALL TO ORDER**
 2. **CALL OF ROLL**
 3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of May 28, 2020.
 4. **OLD BUSINESS:**

A. DIAMANTE SUBDIVISION, PHASE TWO:

1. FINAL PLAT REVIEW:

File SDF20-02:

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

Zoning(s): ***R-3, High Density Single Family***

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

Dewberry - Casey Hill

Agent:

Engineer:

Dewberry - Jason Estes

2. STREET ACCEPTANCE PETITION:

File AP20-10:

Presentation to be given by Casey Hill, 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).

5. NEW BUSINESS:

A. JUBILEE FARMS PLANNED UNIT DEVELOPMENT:

1. GENERAL PLAN MODIFICATION:

Presentation to be given by Al Finley or Casey Hill, representative of Dewberry, requesting a modification to the Jubilee Farms PUD General Plan/Boundary associated with Ordinance 2017-39, to separate a 13.6 acre tract from the PUD boundary and standards.

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2. ZONING AMENDMENT: **(PUBLIC HEARING)**

File Z20-02: **Forestar “USA” Real Estate Group, Inc.**

Present Zoning: ***PUD, Planned Unit Development***

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

Location: South of County Road 54 and west of Avalon Subdivision,
Phase 3

Area: 13.6 Acres ±

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

Agent: Dewberry - Al Finley or Casey Hill

3. MASTER PLAN AMENDMENT:

File MPA20-01:

Presentation to be given by Al Finley or Casey Hill, representative of Dewberry, requesting a master plan revision of Jubilee Farms Subdivision.

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

1. File SDPF20-03:

Subdivision: **Belforest K-6 Water Well**

Zoning: ***RSF-E, Residential Single Family Estate District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne, pending rezoning of Lot 2 to RSF-4, Single Family District***

Location: Southwest corner of County Road 64 and County Road 54 East

Area: 18.32 Acres ±, (2) lots

Owner: Baldwin County Board of Education - Tom Waters

Surveyor: Goodwyn, Mills & Cawood - Stuart Smith

C. SEAGRASS VILLAGE:

1. MASTER PLAN REVIEW:

File MPR20-01:

Presentation to be given by Larry Smith, representative of S.E. Civil,

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requesting a master plan review of Seagrass Village.

2. PRELIMINARY/FINAL PLAT REVIEW: (PUBLIC HEARING)

File SDPF20-04:

Subdivision: Seagrass Village

Zoning: PUD, Planned Unit Development

Location: Northeast corner of U.S. Highway 98 and Dale Road
Area: 20.72 Acres ±, (2) lots
Owner: Zeolia Dale c/o Velma Jackson
Developer: Sage DevCo. L.L.C. - Robert White, V.P.
Agent: S.E. Civil - Larry Smith

3. SITE PLAN REVIEW:

File SP20-06:

Site: Seagrass Village

Zoning: PUD, Planned Unit Development

Location: Northeast corner of U.S. Highway 98 and Dale Road
Area: 20.72 Acres ±, (2) lots
Owner: Zeolia Dale c/o Velma Jackson
Developer: Sage DevCo. L.L.C.- Robert White, V.P.
Agent: S.E. Civil - Larry Smith

D. OFFICIAL ZONING AND STREET MAP UPDATE:

File AP20-11:

Presentation to be given by Adrienne Jones, Director of Community Development, of a proposed amendment to the Official Zoning Map and the Official Street Map.

E. SAINT AUGUSTINE SUBDIVISION, PHASE FOUR SECOND EXTENSION REQUEST:

File AP20-12:

Presentation to be given by Al Finley or Casey Hill, representative of Dewberry, requesting the second extension of time for preliminary subdivision plat approval for Saint Augustine Subdivision, Phase Four; subdivision was approved by the Planning Commission on August 23, 2018: one-year extension was granted on August 21, 2019.

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F. PETITIONS:

CORTE ROAD AND A PORTION OF AUSTIN ROAD ANNEXATION:

File ANX20-01:

Presentation to be given by Adrienne Jones, Director of Community Development, requesting annexation of the right-of-ways of Corte Road and a portion of Austin Road into the corporate limits of the City of Daphne and acceptance for maintenance.

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