



# Baldwin County Commission

## Legislation Details (With Text)

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**File #:** 18-0705      **Version:** 1  
**Type:** Public Hearings      **Status:** Passed  
**File created:** 7/27/2018      **In control:** Baldwin County Commission Regular  
**On agenda:** 8/7/2018      **Final action:** 8/7/2018  
**Title:** Case No. Z-18023 - The Reserve at Daphne Planned Residential Development Site Plan

**Indexes:**

**Attachments:** 1. Case Z-18023, The Reserve at Daphne PRD Site Plan Approval, Staff Report.pdf, 2. Case Z-18023 The Reserve at Daphne Withdrawal Letter 2018-07-18

Date	Ver.	Action By	Action	Result
8/7/2018	1	Baldwin County Commission Regular	Approved	Pass

**Meeting Type:** BCC Regular Meeting  
**Meeting Date:** 8/7/2018  
**Item Status:** New  
**From:** Vince Jackson, Planning Director  
**Submitted by:** Vince Jackson, Planning Director

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### ITEM TITLE

Case No. Z-18023 - The Reserve at Daphne Planned Residential Development Site Plan

### STAFF RECOMMENDATION

Accept the request of the applicant to **WITHDRAW** Case No. Z-18023, The Reserve at Daphne Planned Residential Development Site Plan.

### BACKGROUND INFORMATION

**Previous Commission action/date:** June 19, 2018

**Background:** The proposed development is to be known as The Reserve at Daphne, and if approved would consist of 618 lots. The subject parcels encompass approximately 470 acres and are in Planning Districts 15, 28 and 7. The properties located in Planning Districts 15 and 28 include approximately 309 acres which are currently zoned RSF-2, Single Family District. The properties located in Planning District 7, approximately 161 acres, are unzoned. This application was considered and recommended for approval by the Planning Commission on May 3, 2018. At that time, the PRD included 612 lots. Subsequent to the Planning Commission action, the plans for the PRD were revised to include an additional 6 lots. As a result, further review of the PRD site plan by the Planning Commission was required. On June 19, 2018, the County Commission tabled action on this case so that it could be returned to the Planning Commission for further review and consideration. The Planning Commission then considered the revised site plan on July 12, 2017, and voted to recommend approval to the County Commission. The applicant is now requesting that the

subject request for PRD site plan approval be withdrawn. The zoning ordinance provides that an application may be withdrawn at least seven (7) days prior to the public hearing. However, the public hearing must still be opened due to the fact that it has been advertised.

**FINANCIAL IMPACT**

**Total cost of recommendation:** N/A

**Budget line item(s) to be used:** N/A

**If this is not a budgeted expenditure, does the recommendation create a need for funding?**  
N/A

**LEGAL IMPACT**

**Is legal review necessary for this staff recommendation and related documents?**  
N/A

**Reviewed/approved by:** N/A

**Additional comments:** N/A

**ADVERTISING REQUIREMENTS**

**Is advertising required for this recommendation?** No

**If the proof of publication affidavit is not attached, list the reason:** N/A

**FOLLOW UP IMPLEMENTATION**

**For time-sensitive follow up, select deadline date for follow up:** N/A

**Individual(s) responsible for follow up:** Commission Administration Office

**Action required (list contact persons/addresses if documents are to be mailed or emailed):**  
Send Notice to the following:

Steven Pumphrey  
Dewberry Engineers, Inc.  
25353 Friendship Road  
Daphne, Alabama 36526

**Additional instructions/notes:** N/A

