

**CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF FEBRUARY 23, 2023
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 January 26, 2023.
4. **OLD BUSINESS:**

A. **CHIPOTLE/STARBUCKS PRELIMINARY/FINAL PLAT AND SITE PLAN REVIEW:**

1. **File SDPF23-01:**

Subdivision: Bradley - Cina

Zoning: B-2, *General Business*

Location: Southwest of the intersection of U.S. Highway 98 and Van Avenue

Area: 1.40 Acres ±, (2) lots

Owner: Aileron Daphne, L.L.C - Chris Salemi

Agent: Bowman Consulting. - Sharon Kimbrough

Surveyor: Fabre Engineering & Surveying - Frank Fabre

2. **File SP23-01:**

Site: Chipotle/Starbucks

Zoning: B-2, *General Business*

Location: Southwest intersection of U.S. Highway 98 and Van Avenue

Area: 1.40 Acres ±

Owner: Aileron Daphne, L.L.C - Chris Salemi

Engineer: Bowman Consulting. - Sharon Kimbrough

B. **SOUTH BRANCH PRELIMINARY/FINAL PLAT AND SOUTH BRANCH, PHASE ONE
PRELIMINARY PLAT REVIEW:**

1. **File SDPF23-02:** (PUBLIC HEARING)

Subdivision: South Branch

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

Location: East side of Pollard Road, north of Creekside Subdivision

Area: 79.72 Acres ±, (2) lots

Owner(s): S. Hickory, Inc. - Charles K. Breland, Jr.

Surveyor: Smith, Clark & Associates - Hunter Smith

Engineer: Wooten Engineering - Jason Wooten

2. **File SDPF23-01:**

Subdivision: South Branch, Phase One

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

Location: East side of Pollard Road, north of Creekside Subdivision

Area: 33.06 Acres ±, (45) lots

Owner(s): S. Hickory, Inc. - Charles K. Breland, Jr.

Surveyor: Smith, Clark & Associates - Hunter Smith

Engineer: Wooten Engineering - Jason Wooten

5. NEW BUSINESS:

A. SITE PLAN REVIEW:

1. File SP23-05:

Site: Tulum Mexican Cuisine
Zoning: *B-2, General Business*
Location: Southwest of the intersection of Alabama Highway 181 and Highway 31
Area: 1.23 Acres ±
Owner: Armando Ortiz
Engineer: Barton & Shumer - David Shumer

B. FINAL PLAT REVIEW:

1. File SDP23-02:

Subdivision: The Reserve at Daphne, Phase Two
Zoning: *R-6(G), Garden or Patio Home & R-2, Medium Density Single Family*
Location: North of the intersection of County Road 64 and Montelucia Way
Area: 73.31 Acres ±, (134) lots
Owner: 68V Reserve at Daphne 2021, L.L.C.
Developer: 68V Pay Dirt, L.L.C. - Andrew Dolan
Surveyor: Dewberry - Victor Germain
Engineer: Dewberry - Andy Bobe

C. HOPE VINEYARD MASTER PLAN REVISION AND HOPE VINEYARD PHASE 1A, 1B, 2A AND 2B PRELIMINARY PLAT REVIEW:

1. File MPA23-01:

Presentation to be given by Justin Britt, representative of Dewberry, requesting a master plan revision of Hope Vineyard.

2. File SDP23-02: (PUBLIC HEARING)

Subdivision: Hope Vineyard, Phase 1A
Zoning: *R-6(G), Garden or Patio Home*
Location: East of County Road 13
Area: 36.60 Acres ±, (70) lots
Owner: Hope Vineyard Partners, L.L.C.
Surveyor: Dewberry - Victor Germain
Engineer: Dewberry - Justin Britt

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2. File SDP23-03: (PUBLIC HEARING)

Subdivision: Hope Vineyard, Phase 1B
Zoning: *R-6(G), Garden or Patio Home*
Location: East of County Road 13
Area: 18.84 Acres \pm , (66) lots
Owner: Hope Vineyard Partners, L.L.C.
Surveyor: Dewberry - Victor Germain
Engineer: Dewberry - Justin Britt

3. File SDP23-04: (PUBLIC HEARING)

Subdivision: Hope Vineyard, Phase 2A
Zoning: *R-6(G), Garden or Patio Home*
Location: East of County Road 13
Area: 25.47 Acres \pm , (26) lots
Owner: Hope Vineyard Partners, L.L.C.
Surveyor: Dewberry - Victor Germain
Engineer: Dewberry - Justin Britt

4. File SDP23-05: (PUBLIC HEARING)

Subdivision: Hope Vineyard, Phase 2B
Zoning: *R-6(G), Garden or Patio Home*
Location: East of County Road 13
Area: 18.64 Acres \pm , (47) lots
Owner: Hope Vineyard Partners, L.L.C.
Surveyor: Dewberry - Victor Germain
Engineer: Dewberry - Justin Britt

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