

**CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MARCH 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 February 23, 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 SDP23-01:**

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 ±, (44) lots
Owner(s): S. Hickory, Inc. - Charles K. Breland, Jr.
Surveyor: Smith, Clark & Associates - Hunter Smith
Engineer: Wooten Engineering - Jason Wooten

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MARCH 23, 2023
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Draft

C. FINAL PLAT REVIEW:

1. File SDF23-02:

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 \pm , (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

5. NEW BUSINESS:

A. SITE PLAN REVIEW:

1. File SP23-03:

Site: Chick-fil-a
Zoning: *B-2, General Business*
Location: Northeast of the intersection of U.S. Highway 98 and Lavender Lane
Area: 1.79 Acres \pm
Owner: Chick-fila, Inc., Chester M. Baker, Jr., Cumberland, L.L.C. and Kidco, L.L.C.
Engineer: CPH, L.L.C. - Jason Toole

2. File SP23-04:

Site: Caliber Collision
Zoning: *B-2, General Business*
Location: Northwest of County Road 64 and Pollard Road
Area: 3.36 Acres \pm
Owner: Baldwin Bone and Joint, L.L.C. - Greg Shoemaker
Agent: McNeel Properties, L.L.C. - Bill Wiseman
Engineer: Freeland and Kauffman, Inc. - Duane Ensor or Blake Cox

3. File SP23-06:

Site: ALDI Grocery Store
Zoning: *B-2, General Business*
Location: Southwest of Highway 31 and Alabama Highway 181, Lot 1A, TimberCreek Village, Phase 2, Resubdivision of Lots 1 & 2
Area: 2.65 \pm Acres
Owner: ALDI Inc. Loxley Division - Jim Conroy
Agent: Duplantis Design Group - Nikolas Melancon
Engineer: Duplantis Design Group - Benjamin Chiasson

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MARCH 23, 2023
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Draft

4. File SP23-07:

Site: Moe's BBQ
Zoning: *B-2, General Business*
Location: Northwest of Bayfront Drive and Main Street
Area: 1.45 Acres ±
Owner: Mark White
Engineer: Dewberry - Andy Bobe

5. File SP23-08:

Site: Tidal Wave Auto Spa
Zoning(s): *B-2, General Business*
Location: Northwest of U.S. Highway 90 and Bayview Drive
Area: 1.46 Acres ±
Owner: Osprey Holding, L.L.C. - Charles K. Breland, Jr.
Developer: OLP Wash Partners, L.L.P. - Rick Olson
Engineer: Duplantis Design Group - Evan Geerts

6. File SP23-09:

Site: The Park at Whispering Pines, Phase Two
Zoning(s): *R-4, High Density Multi-Family Residential*
Location: Southeast of Whispering Pines Road and Pollard Road
Area: 10.50 Acres ±
Owner: OSP Whispering Pines Phase II, L.L.C. and Pollard Street Holdings, L.L.C.
- David DeShong
Engineer: Goodwyn, Cawood & Mills - Melissa Currie

B. PRELIMINARY/FINAL PLAT REVIEW:

1. File SDPF23-03:

(PUBLIC HEARING)

Subdivision: Carolyn Place
Zoning: *R-3, High Density Single Family Residential*
Location: Northeast of Pinehill Road and Park Drive
Area: 2 Acres ±, (4) lots
Owner: Anita Washington
Developer: Ryan Anderson
Surveyor: PLS Group, Inc. - Sarah Wicker

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MARCH 23, 2023
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Draft

C. FINAL PLAT REVIEW:

1. **File SDP23-01:**

Subdivision: Jubilee Farms, Phase Thirteen

Zoning: *PUD, Planned Unit Development*

Location: Southeast of Austin Road and Alabama Highway 181

Area: 19 ± Acres, (60) lots

Owner: Forestar (USA) Real Estate Group, Inc. - Sarah Wicker

Agent: Dewberry - Al Finley

Surveyor: Dewberry - Victor Germain

Engineer: Dewberry - Jason Estes

2. **STREET ACCEPTANCE PETITION:**

File AP23-01:

Presentation to be given by Adrienne Jones, Director of Community Development, recommending acceptance of all right-of-ways contained within Jubilee Farms Subdivision, Phase Thirteen. Said right-of-ways being Genuine Risk Circle (2,608 linear feet).

D. **DAPHNE STRIKE SOCCER CLUB/DAPHNE RANGERS ACADEMY, INC. PRE-ZONING AMENDMENT AND ANNEXATION:**

1. **File PZA23-01:** **(PUBLIC HEARING)**

Applicant: Daphne Rangers Academy/ Daphne Strike Soccer Club, Inc.

Present Zoning: *RSF-2, Residential Single Family, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

Proposed Zoning: *C-2, Outdoor Amusement*

Area: 10.34 Acres ±

Location: Northwest of Well Road and County Road 13

Owner: Daphne Rangers Academy/Daphne Strike Soccer Club, Inc. - Geraldo Flores

2. **ANX23-01:**

A presentation to be given by Geraldo Flores, Daphne Rangers Academy/ Daphne Strike Soccer Club, Inc., requesting annexation of ten-point three-four acres located northwest of the intersection of Well Road and County Road 13. The subject property is currently zoned RSF-2, Residential Single Family, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne.

E. **ADMINISTRATIVE PRESENTATION:**

File AP23-02:

Presentation to be given by Dwayne Smith, Anchor Engineering, to request reconsideration of the site plan approval given to Ace Hardware, currently under construction at 10058 Belgrove Avenue and zoned B-1(a), to allow a two-thousand square foot area be set aside as lease space for a future transitional business.

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MARCH 23, 2023
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Draft

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