

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF JANUARY 27, 2022**  
**COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

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1. **CALL TO ORDER**
  2. **CALL OF ROLL**
  3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of December 16, 2021.
  4. **OLD BUSINESS:**
    - A. **SITE PLAN REVIEW:**
      1. **File SP21-10:** (**Tabled by staff until the regular meeting of February 24, 2022**)  
**Site:** The Noble at Daphne  
**Zoning:** *R-7(A), Apartments, and GC, Golf Course*  
**Location:** Southwest of the intersection of County Road 13 and U.S. Highway 90  
**Area:** 28.59 Acres ±  
**Owner:** John White-Spunner, ETAL  
**Developer:** Adcock Properties - John Adcock  
**Agent:** White-Spunner Realty - Matt White  
**Engineer:** Wooten Engineering - Jason Wooten
  5. **NEW BUSINESS:**
    - A. **REQUEST FOR MODIFICATION TO THE WETLAND BUFFER REQUIREMENT AND SITE PLAN REVIEW:**
      1. **File SP21-16:**  
**Site:** **Kinderkids Daycare**  
**Zoning:** *B-2, General Business*  
**Location:** Southeast of the intersection of County Road 64 and Friendship Road  
**Area:** 0.91 Acres ±  
**Owner:** Kinderkids Learning Center, Inc. - Johnnie Frost  
**Engineer:** Asarisi & Associates - Joe Asarisi
    - B. **SITE PLAN REVIEW:**
      1. **File SP22-01:**  
**Site:** **Stone of the South**  
**Zoning:** *C/I, Commercial/Industrial*  
**Location:** Northwest of the intersection of Stanton Road and Stanton Road South  
**Area:** 2.53 Acres ±  
**Owner:** Stone of the South, L.L.C. - John Azzolino  
**Engineer:** Lieb Engineering - Chris Lieb
      2. **File SP22-02:**  
**Site:** **Blueprint Performance**  
**Zoning:** *B-2, General Business*  
**Location:** Southeast of the intersection of County Road 64 and Friendship Road  
**Area:** 2.29 Acres ±  
**Owner:** Blueprint Performance - James White  
**Engineer:** Barton & Shumer - David Shumer

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C. **GREAT MAGNOLIA PROPERTIES AND THE STANARD FAMILY PARTNERSHIP ZONING AMENDMENT:**

1. File ZA22-01:

**(PUBLIC HEARING)**

**Applicant:** Great Magnolia Properties, L.L.C. and the Stanard Family Partnership

**Present Zoning:** *B-1, Local Business*

**Proposed Zoning:** *B-2, General Business*

**Location:** Southeast of the intersection of Whispering Pines Road and U.S. Highway 98

**Area:** 4.13 Acres ±

**Owner:** Great Magnolia Properties, L.L.C. - Sally Ussery and the Stanard Family Partnership - Beverly Bradley

**Agent:** U-Haul Company of South Alabama - Chad Rome

6. **PUBLIC PARTICIPATION**

7. **ATTORNEY'S REPORT**

8. **COMMISSIONER'S COMMENTS**

9. **DIRECTOR'S COMMENTS**

10. **ADJOURNMENT**