

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF MARCH 24, 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 February 24, 2022.

4. **ADMINISTRATIVE PRESENTATION:**

1. **AP22-01:**

**Presentation by Jeff Green, Atwell, L.L.C., Senior Project Coordinator, agent for Costorde, L.L.C., requests Planning Commission Approval of a convenience store/gas station to be located at the northeast of the corner of County Road 13 and Lawson Road/Champions Way intersection. The subject property is 3.5+/- acres and zoned B-2(A), General Business Alternate. Said property is under contract between Norris E. Watson (the Seller) and Costorde, L.L.C. (the Purchaser).**

5. **NEW BUSINESS:**

A. **SITE PLAN REVIEW:**

1. **File SP22-04:**

**Site: Building Addition to Extra Space Storage**

**Zoning: B-2, Local Business**

Location: Southeast of Walmart Drive and U.S. Highway 98

Area: 3.84 Acres ±

Owner: Storage Advantage, L.L.C. - Scott Armstrong

Developer: Extra Space Storage

Agent: McCrory & Williams - Don Whittington

Engineer: McCrory & Williams - Scott Estes

2. **File SP22-06:**

**Site: RM&C Office Building**

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

Location: Northwest of County Road 64 and Equity Drive

Area: 0.51 Acres ±

Owner: Restaurant Maintenance & Construction - Richard Bass

Engineer: Engineering Design Group - David Dichiaro or Austin Lutz

B. **FINAL PLAT REVIEW:**

1. **File SDF22-02:**

**Subdivision: French Settlement, Phase 4A**

**Zoning: R-3, High Density Single Family Residential and R-6(G), Patio/Garden Home**

Location: South of and adjacent to French Settlement Subdivision; northwest of Parker Lane and County Road 13

Area: 10.6 Acres ±, (25) lots

Owner: 68V French Settlement 2021, L.L.C. - Nathan Cox

Agent: Dewberry - Melissa Currie or Al Finley

Surveyor: Dewberry - Victor Germain

Engineer: Dewberry - Jason Estes

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2. File AP22-02:

Presentation to be given by Melissa Currie or Al Finley, representative of Dewberry, recommending acceptance of all right-of-ways contained within French Settlement, Phase 4A. Said right-of-ways being French Settlement Drive (161 linear feet), Felicity Lane (162 linear feet) and Parlange (142 linear feet).

C. **PRELIMINARY/FINAL PLAT REVIEW:**

1. File SDPF22-01:

**(PUBLIC HEARING)**

**Subdivision:** Lavender-Baker, Re-plat of Lot 1, Baker Subdivision, Slide 1912A, and a 2-lot subdivision

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

**Location:** Northeast of U. S. Highway 98 and Lavender Lane

**Area:** 29.63 ± Acres, (3) lots

**Owner:** City of Daphne and Dayton Hudson Corporation c/o Target Corporation

**Agent:** City of Daphne - Troy Strunk, Director of City Development

**Surveyor:** Dewberry - Victor Germain

**Engineer:** Dewberry - Andy Bobe or Logan Dunn

D. **PRE-ZONING AMENDMENT, ANNEXATION, AND ZONING AMENDMENT:**

1. File PZA22-03: **(Tabled at the request of the applicant until the regular meeting of April 28, 2022)**

**Applicant:** KJC Investments, L.L.C.

**Present Zoning:** *B-1, Professional Business, B-2, Neighborhood Business, and RSF-2, Residential Single Family, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

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

**Area:** 52.48 Acres ±

**Location:** Southeast of the intersection of County Road 64 and Friendship Road

**Owner:** KJC Investments, L.L.C. - Kimberly Cox

**Agent:** Jade Consulting - Trey Jinright

2. ANX22-03: **(Tabled at the request of the applicant until the regular meeting of April 28, 2022)**

A presentation to be given by Trey Jinright, representative of Jade Consulting, requesting annexation of fifty-two point forty-eight acres owned by KJC Investments, L.L.C. located southeast of County Road 64 and Friendship Road. The subject property is currently zoned B-1, Professional Business, B-2, Neighborhood Business, and RSF-2, Residential Single Family, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne.

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3. **File ZA22-02:** **(Tabled at the request of the applicant until the regular meeting of April 28, 2022)**

**Applicant:** KJC Investments, L.L.C.

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

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

Location: Southeast of the intersection of County Road 64 and Friendship Road

Area: 3.94 Acres ±

Owner: KJC Investments, L.L.C. - Kimberly Cox

Agent: Jade Consulting - Trey Jinright

6. **PUBLIC PARTICIPATION**

7. **ATTORNEY'S REPORT**

8. **COMMISSIONER'S COMMENTS**

9. **DIRECTOR'S COMMENTS**

10. **ADJOURNMENT**