

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MAY 22, 2025
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

1. **CALL TO ORDER**
2. **CALL OF ROLL**
3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of April 24, 2025.
4. **OLD BUSINESS:**

A. IRONGATE PRELIMINARY SUBDIVISION PLATS REVIEWS:

1. File SDP25-09:

Subdivision: The Enclave at Irongate, Phase 1

Zoning: *PUD, Planned Unit Development*

Location: Northeast of the intersection of Austin Road and Alabama Highway 181

Area: 28.70 Acres \pm , 55 single family residential lots

Owner: Bertolla Properties, LLC, Sharon and John Christopher Boni, and Frederick & Thomas Boni

Developer: 68 Ventures - Chloe Kelly

Surveyor: S.E. Civil - David Diehl

Engineer: S.E. Civil - Larry Smith

2. File SDP25-10:

Subdivision: The Enclave at Irongate, Phase 2

Zoning: *PUD, Planned Unit Development*

Location: Northeast of the intersection of Austin Road and Alabama Highway 181

Area: 32.97 Acres \pm , 83 single family residential lots

Owner: Bertolla Properties, LLC

Developer: 68 Ventures - Chloe Kelly

Surveyor: S.E. Civil - David Diehl

Engineer: S.E. Civil - Larry Smith

B. PATCH PLACE, PHASE 1 FINAL SUBDIVISION PLAT:

1. File SDF25-02:

Subdivision: Patch Place, Phase 1

Zoning: *R-6(G), Garden or Patio Home*

Location: Northeast of the intersection of Parker Lane and County Road 13

Area: 4.35 Acres \pm , (8) lots

Owner(s): Grant's Mill, LLC - Price Hightower or Bobby Riis

Engineer: Rowe Engineering & Surveying - Jackson Berkbigler

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5. NEW BUSINESS:

A. THE CHURCH OF THE HIGHLANDS SITE PLAN REVIEW:

1. File SP25-01:

Site: The Church of the Highlands
Zoning: *B-2(a), General Business Alternate*
Area: 28.01 Acres ±
Location: Due west of the intersection of Plantation Drive and Alabama Highway 181
Owner: The Church of the Highlands, Inc. - Bruce Adams
Engineer: Gonzalez-Strength & Associates - Todd Smith

B. (DISC MASTER PLAN AMENDMENT), PROSPECT PARK MASTER PLAN REVIEW AND SITE PLAN REVIEW:

1. File MPR25-01:

Presentation to be given by Trey Jinright, Jade Consulting, requesting a master plan review for Prospect Park.

2. File SP25-03:

Site: Prospect Park (Street Improvements & Landscaping)
Zoning: *PUD, Planned Unit Development*
Location: Southwest of Champions Way and Alabama Highway 181
Area: 43.40 Acres ±
Owner: Fortuna Investments, LLC, Industrial Development Board and the City of Daphne
Developer: 68V Commercial Pay Dirt, LLC - Cameron Thatcher or Drew Dolan
Engineer: Jade Consulting - Trey Jinright or Paul Marcinko

C. WATER OAKS OFFICE SITE PLAN REVIEW:

1. File SP25-04:

Site: Water Oaks Office
Zoning: *C/I, Commercial/Industrial*
Location: Northeast of Stanton Road and Profit Drive
Area: 1.75 Acres ±
Owner: Thomas Investment Holdings, LLC - Trey Davis
Engineer: Wooten Engineering - Jason Wooten

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D. AMUZU REQUEST FOR WAIVER TO THE SIDEWALK REQUIREMENT AND PRELIMINARY/FINAL SUBDIVISION PLAT REVIEW – (TABLED BY THE APPLICANT UNTIL THE REGULAR MEETING OF JUNE 26, 2025)

1. Request for waiver to the sidewalk requirement

2. File SDPF25-03:

Subdivision: Amuzu

Zoning: R-2, Medium Density Single Family

Location: Northwest of the intersection of Daphne Avenue and Pollard Road

Area: 3.15 Acres ±, (3) lots

Owner: Juris Biometrics - Cheryl Amuzu

Agent: Dewberry - Cathy Barnette and Kiersten Cavender

Surveyor: Dewberry -Victor Germain

E. OAK GROVE ESTATES MODIFICATION TO WETLAND BUFFER REQUIREMENT AND MASTER PLAN:

1. Request for modification to buffer requirement for wetland area. (Withdrawn by the applicant)

2. File MPA25-01: (Tabled by the applicant until the regular meeting of June 26, 2025)

Presentation to be given by Jason Wooten, Wooten Engineering, requesting an amendment to the master plan for Oak Grove Estates.

F. ADMINISTRATIVE PRESENTATION:

1. SMALL’S SMOKEHOUSE SECOND EXTENSION REQUEST:

File AP25-07:

Presentation to be given by Fred Small, Small’s Smokehouse, requesting the second extension of time for the site plan and site disturbance permit for Small’s Smokehouse: the site plan was approved by the Planning Commission on May 26, 2022; a site disturbance permit was issued on May 22, 2023; and, a one-year extension was granted on May 1, 2024.

6. PUBLIC PARTICIPATION

7. ATTORNEY’S REPORT

8. COMMISSIONER’S COMMENTS

9. DIRECTOR’S COMMENTS

10. ADJOURNMENT