CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JUNE 26, 2025 **Draft 06/16/2025**
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 May 22, 2025.

4. **NEW BUSINESS:**

A. **SCHLICH SUBSTATION EXPANSION PLANNING COMMISSION APPROVAL AND SITE PLAN REVIEW:**

1. **Planning Commission approval of a public utility substation in a B-2(a) zone.** **(PUBLIC HEARING)**

2. **File SP25-05:**

Site:	**Schlich Substation Expansion**
***Zoning*:**	***B-2, General Business***
Area:	2 Acres ±
Location:	Southwest of the intersection of Pollard Road and American Way
Owner:	The Utilities Board of the City of Foley - Chad Owen
Engineer:	Goodwyn, Mills & Cawood - Amanda Thompson

B. **RICH'S CAR WASH SITE PLAN REVIEW:**

1. **File SP25-06:**

Site:	**Rich's Carwash**
***Zoning(s)*:**	***B-2, General Business***
Area:	1.47 Acres ±
Location:	Northeast of County Road 64 and Alabama Highway 181
Owner:	The Estate of Georgianne Simms - Carl Johnson, Executor
Developer:	Richardson, Inc. - Jay Richardson
Engineer:	S. E. Civil - Grayson Bertolla

C. **ALDI GROCERY STORE SITE PLAN REVIEW:**

1. **File SP25-07:**

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 ± Acres
Owner:	ALDI Inc. Loxley Division - Dave Hassen
Agent:	Duplantis Design Group - Evan Geerts

B. AMUZU REQUEST FOR WAIVER TO THE SIDEWALK REQUIREMENT AND PRELIMINARY SUBDIVISION PLAT REVIEW:

1. **Request for waiver to the sidewalk requirement**

2. **File SDPF25-03:** **(PUBLIC HEARING)**

Subdivision: **Amuzu**

Zoning*:** ***R-2, Medium Density Single Family

Location: Northwest of the intersection of Daphne Avenue and Pollard Road
Area: 3.15 Acres ±, (2) lots
Owner: Juris Biometrics - Cheryl Amuzu
Agent: Dewberry - Cathy Barnette
Surveyor: Dewberry -Victor Germain

C. OAK GROVE ESTATES MASTER PLAN AMENDMENT:

1. **File MPA25-01:**

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

D. (GRINDSTONE MASTER PLAN AMENDMENT), BELLEAU GARDENS MASTER PLAN REVIEW

1. **File MPR25-03:**

Presentation to be given by Dwayne Smith, Anchor, requesting master plan review of Belleau Gardens.

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

8. DIRECTOR'S COMMENTS

9. ADJOURNMENT