

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF AUGUST 25, 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 June 23, 2022.

4. **NEW BUSINESS:**

A. **7 BREW MASTER PLAN AND SITE PLAN REVIEW:**

1. **File MPR22-06: (Tabled at the request of the applicant until the regular meeting of September 22, 2022)**

Presentation by Austin Lutz, Engineering Design Group, of a master plan review of 7 Brew.

2. **File SP22-14: (Tabled at the request of the applicant until the regular meeting of September 22, 2022)**

**Site:** 7 Brew Daphne

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

**Location:** Northeast of the intersection of Alabama Highway 181 and Papa George Street

**Area:** 1.73 Acres ±

**Owner:** Malbis Plantation, Inc. - Lewis Stirling, President

**Developer:** GMC 7B Real Estate, L.L.C.

**Engineer:** Engineering Design Group - Austin Lutz or Danny Dichiaro

B. **SITE PLAN REVIEW**

1. **File SP22-15:**

**Site:** A Downtown Development - Main Street

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

**Location:** Southeast of Daphne Avenue and Main Street

**Area:** 0.06 Acres ±

**Owner:** City of Daphne

**Developer:** Downtown Redevelopment Authority - Daphne Rudicell

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

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

1. **File SDPF22-05: (Tabled at the request of the applicant until the regular meeting of September 22, 2022)**

**Subdivision:** Resubdivision of Lot 4, Friendship Park, A Resubdivision of Lots 1 & 2, Trione Trace

**Zoning:** B-3, General Business, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne

**Location:** Southeast of the intersection of Friendship Road and Athlete Drive

**Area:** 5.01 Acres ±, (2) lots

**Owner:** Friendship Park, L.L.C. - John and Deborah Kim

**Developer:** Mobile Ballet Eastern Shore

**Agent:** Goodwyn, Mills and Cawood - Amanda Thompson

**Surveyor:** Goodwyn, Mills and Cawood- Stuart Smith

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**D. 68 VENTURES TRADE OFFICES MASTER PLAN, PRELIMINARY/FINAL PLAT AND SITE PLAN REVIEW:**

**1. File MPR22-05:**

**Presentation by Trey Jinright, Jade Consulting, of a master plan review of 68 Ventures Trade Offices.**

**2. File SDPF22-04:**

**(PUBLIC HEARING)**

**Subdivision: 68 Ventures Trade Offices**

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

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

**Area: 58.95 Acres ±, (3) lots**

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

**Agent: Jade Consulting - Trey Jinright**

**Surveyor: Wattier Surveying - Mark Wattier**

**3. File SP22-16:**

**Site: 68 Ventures Trade Offices**

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

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

**Area: 13.32 Acres ±**

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

**Engineer: Jade Consulting - Trey Jinright**

**E. ADMINISTRATIVE PRESENTATIONS:**

**PROPOSED AMENDMENTS TO THE LAND USE AND DEVELOPMENT ORDINANCE:**

**1. File AP22-06:**

**Presentations to be given by Josh Newman, City Engineer, Troy Strunk, Executive Director of City Development, and Adrienne Jones, Director of Community Development, of proposed amendments to the Land Use and Development Ordinance:**

**a. Amendments proposed by the City Engineer - Articles 11 and 18**

**5. PUBLIC PARTICIPATION**

**6. ATTORNEY'S REPORT**

**7. COMMISSIONER'S COMMENTS**

**8. DIRECTOR'S COMMENTS**

**9. ADJOURNMENT**