

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MARCH 24, 2022
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Draft

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, Local 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 Dichiara 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:

(PUBLIC HEARING)

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:

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.

3. File ZA22-02:

(PUBLIC HEARING)

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

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6. **PUBLIC PARTICIPATION**
7. **ATTORNEY'S REPORT**
8. **COMMISSIONER'S COMMENTS**
9. **DIRECTOR'S COMMENTS**
10. **ADJOURNMENT**