

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

Draft 05/07/2025

1. **CALL TO ORDER**
2. **CALL OF ROLL**
3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of April 22, 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 Berkgigler

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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:**

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 ±, (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.
2. File MPA25-01:

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