

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF SEPTEMBER 22, 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 August 22, 2022.

4. **OLD BUSINESS:**

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

1. **File MPR22-06:**

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

2. **File SP22-14:**

Site: 7 Brew Daphne

Zoning: *B-2, General Business*

Location: Southeast 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 David Dichiara

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

1. **File SDPF22-05:**

(PUBLIC HEARING)

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 ±, (3) 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

5. **NEW BUSINESS:**

A. **SITE PLAN REVIEW**

1. **File SP22-17:**

Site: Cambria Daphne

Zoning: *B-2, General Business*

Location: South of Equity Drive and County Road 64

Area: 1.69 Acres ±

Owner: Cambria Holdings, L.L.C. - James Ward

Agent: Cambria Holdings, L.L.C. - Joel Peters

Engineer: Bohler Engineering - Brett Buckland or Daniel Walsh

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2. **File SP22-18:**

Site: Daphne Avenue Mixed Use

Zoning: *B-2, General Business*

Location: Northeast of the intersection of Main Street and Daphne Avenue

Area: 1.73 Acres ±

Owner: Olde Towne Investments, L.L.C. - Geoff Lane

Developer: Stoic Equity Partners - Jeremy Friedman and Grant Reeves

Engineer: S.E. Civil - Larry Smith

3. **File SP22-19:**

Site: Timber Circle Office

Zoning: *B-1, Local Business*

Location: Northwest of Timber Circle and Mill Lane

Area: 0.58 Acres ±

Owner: Schild Investments, L.L.C. - Johannes Schild

Engineer: TTL, Inc. - Andy McCartney

B. ADMINISTRATIVE PRESENTATION:

PROPOSED AMENDMENTS TO THE LAND USE AND DEVELOPMENT ORDINANCE:

1. **File AP22-08:**

Presentation to be given by Adrienne Jones, Director of Community Development, to amend the Land Use and Development Ordinance to add Article 41, Medical Overlay District.

C. INFIRMARY HEALTH SYSTEMS, L.L.C. PRE-ZONING AMENDMENT AND ANNEXATION:

1. **File PZA22-05:**

(PUBLIC HEARING)

Applicant: Infirmary Health Systems, Inc.

Present Zoning: *B-2, Neighborhood Business, and RSF-1, Residential Single Family, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

Proposed Zoning: *B-2(a), General Business Alternate*

Area: 36.18 Acres ±

Location: Southwest of the intersection of U.S. Highway 90 and Alabama Highway 181

Owner: Infirmary Health Systems, Inc. - D. Mark Nix

Agent: Infirmary Health Systems, Inc. - Joe Stough, Chief Operating Officer and Ormand Thompson, President of Thomas Hospital

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2. ANX22-05:

A presentation to be given by Joe Stough, Chief Operating Officer and Ormand Thompson, President of Thomas Hospital, representative of Infirmary Health Systems, Inc., requesting annexation of 36.18 acres owned by Infirmary Health Systems, Inc. located southwest of the intersection of U.S. Highway 90 and Alabama Highway 181. The subject property is currently zoned B-2, Neighborhood Business, and RSF-1, Residential Single Family, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne.

D. ELECTION OF 2022-2023 OFFICERS

6. PUBLIC PARTICIPATION

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT