

**CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MAY 26, 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 April 28, 2022.
4. **OLD BUSINESS:**

A. SITE PLAN REVIEW:

1. File SP22-04:

Site: Building Addition to Extra Space Storage

Zoning: B-2, General Business

Location: Southeast of Walmart Drive and U.S. Highway 98

Area: 3.84 Acres $\pm$

Owner: Storage Advantage, L.L.C. - Scott Armstrong

Agent: McCrory & Williams - Don Whittington

Engineer: McCrory & Williams - Scott Estes

B. PRELIMINARY PLAT REVIEW:

1. File SDP22-03:

Subdivision: Hope Vineyard, Phase 1

Zoning: *Site pending pre-zoning to R-6(G), Garden or Patio Home and annexation into the city limits on May 16, 2022. Currently in the Extraterritorial Planning Jurisdiction, zoned RA in Baldwin County District 15.*

Location: East of County Road 13

Area: 55.45 Acres $\pm$, (136) lots

Owner: Red Barn, L.L.C. - Julio Corte

Developer: Maronda Homes - Tucker Dorsey

Agent: Dewberry - Melissa Currie

Surveyor: Dewberry - Victor Germain

Engineer: Dewberry - Justin Britt

C. KJC INVESTMENTS 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 $\pm$

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

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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 $\pm$

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

Agent: Jade Consulting - Trey Jinright

5. NEW BUSINESS:

A. SMALL'S SMOKEHOUSE MASTER PLAN AND SITE PLAN:

1. File MPR22-03:

Presentation to be given by Jeremy Sasser, Goodwyn, Mills and Cawood requesting master plan review of Small's Smokehouse.

2. SITE PLAN REVIEW:

File SP22-11:

Site: Smokehouse Storage

Zoning: B-1, Local Business

Location: Southeast of Santa Rosa Avenue and Main Street

Area: 0.56 Acres $\pm$

Owner: Sunbelt Petroleum Co., Inc. - Fred Small

Engineer: Goodwyn, Mills and Cawood - Jeremy Sasser

B. PRELIMINARY/FINAL PLAT REVIEW:

1. File SDPF22-03:

(PUBLIC HEARING)

Subdivision: Resubdivision of Lot 9, Randall Subdivision

Zoning: R-2, Medium Density Single Family Residential

Location: Northeast of County Road 64 and Essex Street

Area: 5.18 $\pm$ Acres, (2) lots

Owner: Charles and Lorra Wiggins

Surveyor: David Lowery Surveying- David Lowery

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C. PRELIMINARY PLAT REVIEW:

1. File SDP22-06:

(PUBLIC HEARING)

Subdivision: Hope Vineyard, Phase 2

Zoning: *Site pending pre-zoning to R-6(G), Garden or Patio Home and annexation into the city limits on May 16, 2022. Currently in the Extraterritorial Planning Jurisdiction, zoned RA in Baldwin County District 15.*

Location: East of County Road 13
Area: 44.11 Acres $\pm$, (73) lots
Owner: Red Barn, L.L.C. - Julio Corte
Developer: Maronda Homes - Tucker Dorsey
Agent: Dewberry - Melissa Currie
Surveyor: Dewberry - Victor Germain
Engineer: Dewberry - Justin Britt

D. ZONING AMENDMENT:

1. File ZA22-04:

(PUBLIC HEARING)

Applicant: Olde Town Properties, L.L.C.

Present Zoning: *B-3, Professional Business*

Proposed Zoning: *B-1(a), Limited Local Business*

Location: Southwest of Van and Main Street
Area: 0.19 Acres $\pm$
Owner: Olde Town Properties, L.L.C. - Daniel Nance
Agent: Konbit Haiti - Ryan Robinson

E. VACATION OF EASEMENT:

1. File VOE22-01:

(PUBLIC HEARING)

Applicant: Interstate-Baldwin Investments, L.L.C.

Location: TimberCreek Subdivision, Unit Eleven, Lots 20 & 21
Area: 0.04 Acres $\pm$
Owner: Interstate-Baldwin Investments, L.L.C. - Allen Cox
Agent: Dewberry - Melissa Currie

2. File VOE22-02:

(PUBLIC HEARING)

Applicant: Interstate-Baldwin Investments, L.L.C.

Location: TimberCreek Subdivision, Unit Eleven, Lots 22 & 23
Area: 0.04 Acres $\pm$
Owner: Interstate-Baldwin Investments, L.L.C. - Allen Cox
Agent: Dewberry - Melissa Currie

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