

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF OCTOBER 27, 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 September 22, 2022.
4. **PRESENTATION:** Envision Daphne 2042 Update by Orion Planning + Design
5. **OLD BUSINESS:**

A. 7 BREW MASTER PLAN AND SITE PLAN REVIEW:

1. File MPR22-06:

Presentation by 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 - David Dichiara

B. SITE PLAN REVIEW

1. 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

C. 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.

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

1. File PZA22-05:

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 $\pm$

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

2. ANX22-05:

A presentation to be given by Joe Stough, Chief Operating Officer and Ormand Thompson, President of Thomas Hospital, 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.

6. NEW BUSINESS:

A. SITE PLAN REVIEW

1. File SP22-20:

Site: Christian Brothers Automotive

Zoning: *B-2, General Business*

Location: Northeast of Renaissance Boulevard and U.S. Highway 90

Area: 1.12 Acres $\pm$

Owner: United Bank - Justin Jennings

Developer: Christian Brothers Automotive - Latoya Moten

Engineer: Gaskins & LeGraw - Thomas Dugan or Mark LeCraw

B. SOUTH BRANCH MASTER PLAN REVISION, MODIFICATION TO BUFFER REQUIREMENT AND SOUTH BRANCH, PHASE ONE PRELIMINARY PLAT:

1. Request for modification to buffer requirement for wetland area.

2. File MPA22-01:

Presentation to be given by Jason Wooten, Wooten Engineering, requesting a master plan revision of South Branch Subdivision.

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3. File SDP22-09:

(PUBLIC HEARING)

Subdivision: South Branch, Phase One

Present Zoning: *R-3, High Density Single Family Residential*

Location: East side of Pollard Road, north of Creekside Subdivision

Area: 24.87 Acres $\pm$, (49) lots

Owner(s): S. Hickory, Inc. - Charles K. Breland, Jr.

Engineer: Wooten Engineering - Jason Wooten

C. ADMINISTRATIVE PRESENTATION:

PROPOSED AMENDMENTS TO THE LAND USE AND DEVELOPMENT ORDINANCE:

1. File AP22-09:

Presentation to be given by Adrienne Jones, Director of Community Development, to amend the Land Use and Development Ordinance to add certain architectural and traffic calming standards; to amend procedures for the placement of public notice signs; and, to properly assess the cost for newspaper advertisements for applications that require public notice.

7. PUBLIC PARTICIPATION

8. ATTORNEY'S REPORT

9. COMMISSIONER'S COMMENTS

10. DIRECTOR'S COMMENTS

11. ADJOURNMENT