

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF DECEMBER 15, 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 November 17, 2022.

4. **OLD BUSINESS:**

A. **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.

3. File SDP22-09:

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 $\pm$, (47) lots

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

Engineer: Wooten Engineering - Jason Wooten

5. **NEW BUSINESS:**

A. **SITE PLAN REVIEW:**

1. File SP22-22:

Site: Marino 98 Development

Zoning: B-2, General Business

Location: Southwest of U.S. Highway 98 and Daphne Avenue

Area: 2.21 Acres $\pm$

Owner: M & A Property, L.L.C. - Montri Marino

Engineer: Barton & Shumer - David Shumer

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

1. File SDPF22-08:

(PUBLIC HEARING)

Subdivision: M G Klein

Zoning: R-1, Low Density Single Family Residential

Location: Between Beall Lane and Schieffelin Lane

Area: 1.49 Acres $\pm$, (3) lots

Owner: Maxine G. Klein 2010 Declaration of Trust Dated: February 9, 2010 - Mary Elizabeth Beck, Trustee

Agent: Johan, L.L.C. - Dennis Hansen

Surveyor: Moore Surveying - Seth Moore

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