

**CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF AUGUST 24, 2023
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of July 27, 2023.

4. **OLD BUSINESS:**

A. **OAK GROVE ESTATES MODIFICATION TO WETLAND BUFFER REQUIREMENT, MASTER PLAN REVISION, PRELIMINARY/FINAL AND OAK GROVE ESTATES, PHASE ONE PRELIMINARY PLAT:**

1. Request for modification to buffer requirement for wetland area. **(Tabled by applicant until the regular meeting of September 28, 2023)**

2. File MPA22-02:

Presentation to be given by Jason Wooten, Wooten Engineering, requesting a master plan revision of Oak Grove Estates. **(Tabled by applicant until the regular meeting of September 28, 2023)**

3. File SDPF23-06: **(Tabled by applicant until the regular meeting of September 28, 2023)**

Subdivision: Oak Grove Estates

Zoning: R-3, High Density Single Family Residential

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

Area: 79.72 Acres $\pm$, (3) lots

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

Surveyor: Smith, Clark & Associates - Hunter Smith

Engineer: Wooten Engineering - Jason Wooten

4. File SDP23-06: **(Tabled by applicant until the regular meeting of September 28, 2023)**

Subdivision: Oak Grove Estates, Phase 1, a Resubdivision of Lot 1

Zoning: R-3, High Density Single Family Residential

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

Area: 22.32 Acres $\pm$, (9) lots

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

Surveyor: Smith, Clark & Associates - Hunter Smith

Engineer: Wooten Engineering - Jason Wooten

5. **NEW BUSINESS:**

A. **WILSON PLACE PRELIMINARY/FINAL AND PRELIMINARY PLATS:**

1. File SDPF23-08: **(PUBLIC HEARING)**

Subdivision: Wilson Place, Phase One

Present Zoning: R-2, Medium Density Single Family Residential

Area: 1.46 Acres $\pm$, (3) lots

Location: At the southwest intersection of Pollard Road and Wilson Avenue

Agent: Dewberry - Cathy Barnette

Developer: Acre Development - Cory Bronenkamp

Owner: Eunice Lett-Coleman

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2. File SDP23-07:

(PUBLIC HEARING)

Subdivision: Wilson Place, Phase Two

Present Zoning: *R-1, Low Density Single Family Residential*

Area: 3.82 Acres $\pm$, (6) lots

Location: At the northwest intersection of Pollard Road and Wilson Avenue

Agent: Dewberry - Cathy Barnette

Developer: Acre Development - Cory Bronenkamp

Owner: Eunice Lett-Coleman

B. SMALL'S SMOKEHOUSE MASTER PLAN AND REQUEST FOR SIDEWALK EXEMPTION:

1. File MPA23-03:

Presentation to be given by Scott Hutchinson, Goodwyn, Mills and Cawood, requesting a master plan of Small's Smokehouse.

2. Request for sidewalk exemption

C. ADMINISTRATIVE PRESENTATION:

1. PROPOSED AMENDMENTS TO THE LAND USE AND DEVELOPMENT ORDINANCE:

File AP23-08:

Presentation to be given by Adrienne Jones, Director of Community Development, regarding the proposed amendments to the Land Use and Development Ordinance for: Article 8; Definition of Terms, Article 11, Minimum Standards and Required Improvements for Subdivisions and Commercial Site Developments; Article 13, District Requirements; Article 15, Procedures for Site Plan Review; Article 17, Procedures for Subdivision Review; Article 18, Drainage, Storm Water Management Facilities and Erosion/Sediment Review; Article 19, Landscape Standards for Tree Protection; Article 21; The Board of Zoning Adjustments, Article 30, Planned Unit Development District; and Article 34, Schedule of Fees.

6. PUBLIC PARTICIPATION

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT