

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF DECEMBER 14, 2023
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 16, 2023.
4. **OLD BUSINESS:**
 - A. **HOPE VINEYARD, PHASES 1A AND 3 FINAL SUBDIVISION PLAT REVIEW AND STREET ACCEPTANCE:**
 1. **File SDF23-04:**

Subdivision: Hope Vineyard, Phase 1A

Zoning: *R-6(G), Garden or Patio Home*

Location: East of County Road 13

Area: 36.60 Acres $\pm$, (70) lots

Owner: Hope Vineyard Partners, L.L.C. - Michael Neal

Agent: Dewberry - Cathy Barnette

Surveyor: Dewberry - Victor Germain

Engineer: Dewberry - Justin Britt
 2. **File AP23-10:**

Presentation to be given by Cathy Barnette, Dewberry, recommending acceptance of all rights-of-way contained within Hope Vineyard, Phase 1A. Said rights-of-way being Shadowridge Drive (2,095 linear feet), Cakebread Avenue (184 linear feet), Ziobaffa Drive (188 linear feet), Dominus Drive (1,380 linear feet), and Caymus Drive (95 linear feet).
 3. **File SDF23-05:**

Subdivision: Hope Vineyard, Phase 3

Zoning: *R-6(G), Garden or Patio Home*

Location: West of the intersection of Songbird Drive and Avernus Loop

Area: 8.73 Acres $\pm$, (27) lots

Owner: Hope Vineyard Partners, L.L.C. - Michael Neal

Agent: Dewberry - Cathy Barnette

Surveyor: Dewberry - Victor Germain

Engineer: Dewberry - Justin Britt
 4. **File AP23-11:**

Presentation to be given by Cathy Barnette, Dewberry, recommending acceptance of all rights-of-way contained within Hope Vineyard, Phase 3. Said rights-of-way being Avernus Loop (841 linear feet) and Songbird Drive (157 linear feet).

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4. **NEW BUSINESS:**

A. **SITE PLAN REVIEW:**

1. **File SP23-15:**

Site: Whataburger
Zoning: *B-2, General Business*
Location: Northwest of U.S. Highway 98 and Lavender Lane
Area: 1.13 Acres $\pm$
Owner: The City of Daphne - Mayor Robin LeJeune
Developer: Whataburger Real Estate, LLC - Andrew Peccia
Engineer: Gonzalez-Strength & Associates - Matt Sims

2. **File SP23-16:**

Site: SalonCentric
Zoning: *B-1, Local Business*
Location: Southwest of the intersection of Timber Circle and Mill Lane
Area: 1.01 Acres $\pm$
Owner: Kennedy Lease Management - Blake Kennedy
Engineer: Barton and Shumer Engineering, LLC - David Shumer

C. **U-HAUL MOVING AND STORAGE OF DAPHNE PLANNING APPROVAL:**

1. **Planning Commission approval of a warehouse and storage facility in a B-2(a) zone.**

D. **PRELIMINARY/FINAL SUBDIVISION PLAT:**

1. **File SDPF23-12:** **(PUBLIC HEARING)**

Subdivision: Earth
Zoning: *R-6(G), Garden or Patio Home*
Area: 5.94 Acres $\pm$, (2) lots
Location: Southwest of Park Drive and Tallent Lane
Owner: Earth Inc. - Scott Curtis
Surveyor: Rowe Engineering & Surveying - Cecil "Zeke" Hudson

5. **PUBLIC PARTICIPATION**

6. **ATTORNEY'S REPORT**

7. **COMMISSIONER'S COMMENTS**

8. **DIRECTOR'S COMMENTS**

9. **ADJOURNMENT**