

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of May 23, 2024.

4. **NEW BUSINESS:**

A. **COMPREHENSIVE PLAN AMENDMENTS:**

1. CPA24-01: **(PUBLIC HEARING)**

Presentation to be given by Adrienne Jones, Director of Community Development, requesting that the Planning Commission consider two amendments to the Envision Daphne 2042 Comprehensive Plan:

(a) Land located west of the Reserve at Daphne (PPIN# 3638) from:

Present Placetype: Agricultural and Rural, to

Proposed Placetype: Suburban Neighborhood

(b) Land located east of the intersection of Alabama State Road 181 and Rebel Road (PPIN# 108577) from:

Present Placetype: Suburban Neighborhood, to

Proposed Placetype: Traditional Neighborhood Development

B. **INFIRMARY HEALTH MALBIS ACS/IMAGING OFFICE BUILDING:**

1. **SITE PLAN REVIEW:**

File SP24-04:

Site: Infirmary Health Malbis ACS/Imaging Office Building

Zoning: B-2(a), General Business Alternate

Location: On the south side of U.S. Highway 90 at Renaissance Boulevard

Area: 17.8 Acres $\pm$

Owner: Infirmary Health Malbis Medical Office Building -
Dennis Summerford

Engineer: Thompson Engineering - Nicholas Combs

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

1. File SDPF24-03: **(PUBLIC HEARING)**

Subdivision: Bradley - Cina

Zoning: B-2, General Business

Location: Southwest of the intersection of U.S. Highway 98 and Van Avenue

Area: 1.40 Acres $\pm$, (2) lots

Owner: Aileron Daphne, L.L.C - Chris Salemi

Surveyor: Engineering Design Group - Michael Johnson

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JUNE 27, 2024
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

06/14/2024

D. THE RESERVE AT DAPHNE FINAL SUBDIVISION PLAT REVIEW AND STREET ACCEPTANCE:

1. File SDF24-04:

Subdivision: The Reserve at Daphne, Phase Three

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

Location: North of the intersection of County Road 64 and Montelucia Way

Area: 36.39 Acres $\pm$, (88) lots

Owner: 68V Reserve at Daphne 2021, L.L.C. – Nathan Cox

Developer: 68V Pay Dirt, L.L.C. - Andrew Dolan

Agent: Dewberry - Cathy Barnette

Surveyor: Dewberry - Victor Germain

Engineer: Dewberry - Jason Estes

2. File AP24-08:

Presentation to be given by Cathy Barnette, Dewberry, recommending acceptance of all rights-of-way contained within The Reserve at Daphne, Phase Three. Said rights-of-way being Soneta Drive (1101 linear feet), Allegra Drive (863 linear feet), Cloister Drive (1042 linear feet) and Setal Court (455 linear feet).

E. ZONING AMENDMENT:

1. File ZA24-02:

(PUBLIC HEARING)

Applicant: John Tolbert

Present Zoning: B-2, General Business

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

Location: Southeast of Main Street and Adams Avenue

Area: 0.35 Acres $\pm$

Owner: John Tolbert

F. ADMINISTRATIVE PRESENTATION:

1. File AP24-09:

Presentation to be given by Cameron Thatcher, 68 Ventures, to discuss a sketch plan of a proposed development located on the DISC site southwest of Champions Way and Alabama Highway 181.

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