

**CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF AUGUST 22, 2024
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

Draft 08/14/2024

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of July 25, 2024.

4. **NEW BUSINESS:**

A. **KIA OF DAPHNE PLANNING APPROVAL:**

1. Presentation to be given by Dobbson Vickers, White-Spunner Realty, to request Planning Commission approval for Kia of Daphne of a parking lot and/or storage area in a B-2 zone located south of Frederick Boulevard and Renaissance Boulevard and due west of Planet Fitness. **(PUBLIC HEARING)**

B. **ADMINISTRATIVE PRESENTATIONS:**

POMIERSKI RESIDENCE:

1. File AP24-10:

Presentation to be given by Chris Lieb, Lieb Engineering, of a request to modify the wetland buffer area for property located on Grays Lane in preparation for the owner to re-plot the land and build a house.

2. **THE CROFT AT DAPHNE SECOND EXTENSION REQUEST:**

File AP24-11:

Presentation to be given by Steven Rittle, TPAGROUP, requesting the second extension of time of the site plan and site disturbance permit for the Croft of Daphne; site plan was approved by the Planning Commission on October 28, 2021; site disturbance permit was issued on September 1, 2022; an one-year extension was granted on July 24, 2023.

C. **FORTUNA INVESTMENTS, LLC, INDUSTRIAL DEVELOPMENT BOARD AND THE CITY OF DAPHNE COMPREHENSIVE PLAN AND ZONING AMENDMENT:**

1. CPA24-03:

(PUBLIC HEARING)

Presentation to be given by Trey Jinright, Jade Consulting, requesting that the Planning Commission consider an amendment to the Envision Daphne 2042 Comprehensive Plan:

- (a) Land located southwest of the intersection of Champions Way and Innovation Way (PPIN# 62557 and 367368) from:

Present Placetype:	Civic/Institutional to
Proposed Placetype:	Mixed Use Corridor

2. File ZA24-03:

(PUBLIC HEARING)

Applicant: Fortuna Investments, LLC, Industrial Development Board and the City of Daphne

Present Zoning: B-3, Professional Business

Proposed Zoning: PUD, Planned Unit Development

Location: Southwest of Champions Way and Alabama Highway 181

Area: 59.81 Acres $\pm$

Agent: Jade Consulting - Trey Jinright

Architect: Nequette Architecture - Jared Calhoun

Developer: 68 Ventures - Cameron Thatcher

Owner: Fortuna Investments, LLC, Industrial Development Board and the City of Daphne

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF AUGUST 22, 2024 **Draft 08/14/2024**
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

D. AMERCO REAL ESTATE COMPANY, INC. ZONING AMENDMENT, U-HAUL MOVING AND STORAGE OF DAPHNE PLANNING APPROVAL AND SITE PLAN REVIEW:

1. File ZA24-04:

(PUBLIC HEARING)

Applicant: **AMERCO Real Estate Company**

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

Proposed Zoning: ***B-2, General Business***

Location: Southeast of the intersection of Whispering Pines Road and U.S. Highway 98

Area: 4.13 Acres $\pm$

Owner: AMERCO Real Estate Company, Inc. - Matthew Braccia

Developer: U-Haul of Alabama, Inc. - Chad Rome

Agent: Goodwyn, Cawood & Mills - Melissa Hadley or Amanda Thompson

2. Planning Commission approval for U-Haul Moving and Storage of Daphne of a warehouse and/storage facility in a B-2 zone. (PUBLIC HEARING)

3. File SP24-06:

Site: **U-Haul Moving and Storage of Daphne**

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

Location: Southeast of the intersection of Whispering Pines and U.S. Highway 98

Area: 4.13 Acres $\pm$

Owner: Amerco Real Estate Company - Matthew Braccia

Developer: U-Haul of Alabama, Inc. - Chad Rome

Engineer: Goodwyn, Cawood & Mills - Amanda Thompson

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS

8. DIRECTOR'S COMMENTS

9. ADJOURNMENT