

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF SEPTEMBER 26, 2024
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Draft 09/12/2024

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of August 22, 2024.

4. **OLD BUSINESS:**

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

1. File ZA24-03:

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

5. **NEW BUSINESS:**

A. **OAK GROVE, PHASE ONE PLANNING APPROVAL:**

1. File AP24-12:

Presentation to be given by Jason Wooten, Wooten Engineering, to request Planning Commission approval of a low pressure system in lieu of the approved gravity sewer system. Reference LUDO Section 11-13(a) (2).

B. **EAST FISH RIVER, LLC ZONING AMENDMENT:**

1. CPA24-04:

Presentation to be given by Austin Lutz, Engineering Design Group, requesting that the Planning Commission consider an amendment to the Envision Daphne 2042 Comprehensive Plan:

- (a) Land located five hundred feet northeast of the intersection of County Road 64 and Dixon Lane (PPIN# 27122, 26, 252259 and 27121) from:

Present Placetype: Estate Residential, to

Proposed Placetype: Suburban Neighborhood and Natural Areas/
Open Space

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2. File ZA24-05:

Applicant: East Fish River, LLC

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

Proposed Zoning: *PUD, Planned Unit Development*

Location: Five hundred feet northeast of the intersection of County Road 64 and Dixon Lane

Area: 510.17 Acres $\pm$

Agent: Engineering Design Group - Austin Lutz or Clay Moore

Developer: Gaskin Banks - Todd Malphrus

Owner: East Fish River, LLC - Richard Inge

C. ROWAN OAK MASTER PLAN REVIEW:

1. File MPR24-03:

Presentation to be given by Chloe Kelly, 68 Ventures, requesting master plan review of Rowan Oak.

D. HOPE VINEYARD, PHASE 2 PRELIMINARY PLAT REVIEW:

1. File AP24-13:

Presentation to be given by Cathy Barnette, Dewberry, of a request for a modification to a stream buffer.

2. File SDP24-01:

Subdivision: Hope Vineyard, Phase 2

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

Location: East of County Road 13

Area: 44.11 Acres $\pm$, (73) lots

Owner: Hope Vineyard Partners, L.L.C.

Surveyor: Dewberry - Victor Germain

Agent: Dewberry - Cathy Barnette

Engineer: Dewberry - Jason Estes

E. BAYFRONT PARK MASTER PLAN REVIEW, MODIFICATION AND WAIVER TO WETLAND BUFFER AREAS AND BAYFRONT PARK EXPANSION & IMPROVEMENTS PLAN REVIEW:

1. File MPR24-04:

Presentation to be given by Cathy Barnette, Dewberry, requesting master plan review of Bayfront Park.

2. File AP24-14:

Presentation to be given by Cathy Barnette, Dewberry, of a request for a modification and waiver of wetland buffer areas.

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3. File SP24-07:

Site: Bayfront Park Expansion and Improvements Plan

Zoning: *B-2, General Business*

Location: Northwest of Bayfront Drive and U.S. Highway 98

Area: 16.8 Acres $\pm$

Owner: City of Daphne - Mayor Robin LeJeune

Agent: Dewberry - Cathy Barnette

Engineer: Dewberry - Andy Bobe

F. ELECTION OF 2024-2025 OFFICERS

6. PUBLIC PARTICIPATION

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT