

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF NOVEMBER 14, 2024
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Draft 10/29/2024

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of October 24, 2024.

4. **OLD BUSINESS:**

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

1. **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 - Craig Johnson or Austin Lutz

Developer: Gaskin Banks - Todd Malphrus

Owner: East Fish River, LLC - Richard Inge

5. **NEW BUSINESS:**

A. **SITE PLAN REVIEW:**

1. **File SP24-10:**

Site: Taco Bell

Zoning: *B-2, General Business*

Location: Northwest of the intersection of Daphne Avenue and U.S. Highway 98

Area: 1.24 Acres $\pm$

Owner: Klassic Kar Wash, LLC - Kirk Sessions

Developer: PFRH Daphne, LLC - Nicholas Plummer

Agent: BL Companies, Inc. - Stephen Pistorius

Engineer: BL Companies, Inc. - Michelle Carlson

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

1. **File SDPF24-06:**

(PUBLIC HEARING)

Subdivision: Resubdivision of Lot 1, Block D, Historic Malbis, Phase One

Zoning: *B-2, General Business*

Location: Southeast of the intersection of Alabama Highway 181 and Papa George Street

Area: 1.93 Acres $\pm$, (2) lots

Owner: 3J7B Real Estate, LLC - Joe Teague

Surveyor: Engineering Design Group - Michael Johnson

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C. ADMINISTRATIVE PRESENTATION:

1. Presentation to be given by Kathryn Bond, GIS Analyst, regarding the City of Daphne GIS HUB.

6. PUBLIC PARTICIPATION

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT