

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF DECEMBER 19, 2024
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of November 14, 2024.

4. **PRESENTATION:**

A. **Presentation to be given by Mayor Robin LeJeune** (Certificate of Appreciation presented to Adam Manning)

5. **OLD 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

6. **NEW BUSINESS:**

A. **SITE PLAN REVIEW:**

1. **File SP24-11:**

Site: **Off-Site Car Storage for Kia of Storage**

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

Location: South of Frederick Boulevard and Renaissance Boulevard due west of Planet Fitness

Area: 1.93 Acres $\pm$

Owner: Daphne Realty, LLC - Tal Vickers

Engineer: Clark, Greer, Latham, and Associates - Thomas Clark or Mark Vereen

B. **THE ENCLAVE AT IRONGATE, PHASE 1 PRELIMINARY SUBDIVISION PLAT REVIEW:**

1. **File SDP24-04:** **(PUBLIC HEARING)**

Subdivision: **The Enclave at Irongate, Phase 1**

Zoning: ***PUD, Planned Unit Development***

Location: Northeast of the intersection of Austin Road and Alabama Highway 181

Area: 34.79 Acres $\pm$, (60) lots

Owner: Bertolla Properties, LLC, Frederick G. & Thomas Boni, and Sharon and John Christopher Boni

Agent: S. E. Civil - Aaron Collins

Developer: 68 Ventures - Chloe Kelly

Surveyor: S.E. Civil - David Diehl

Engineer: S.E. Civil - Larry Smith

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C. EAST FISH RIVER, LLC ZONING AMENDMENT:

1. CPA24-05:

(PUBLIC HEARING)

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

2. File ZA24-06:

(PUBLIC HEARING)

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 ±

Agent: Engineering Design Group - Craig Johnson or Austin Lutz

Developer: Gaskin Banks - Todd Malphrus

Owner: East Fish River, LLC - Richard Inge

D. ANN WHITE-SPUNNER, JOHN WHITE-SPUNNER, B CO., LLC, JAY-E LLC, SRW INVESTMENTS, LLC AND O COMPANY, LLC PRE-ZONING AMENDMENT AND ANNEXATION PETITION:

1. File PZA24-10:

(PUBLIC HEARING)

Applicant: Ann White-Spunner, John White-Spunner, B Co., LLC, Jay-E LLC, SRW Investments, LLC and O Company, LLC

Present Zoning: *B-3, General Business, Baldwin County District 15*

Proposed Zoning: *B-2, General Business*

Area: 2.92 Acres ±

Location: Southeast of the intersection of Jonesboro Road and Friendship Road

Owners: Ann White-Spunner, John White-Spunner, B Co., LLC, Jay-E LLC, SRW Investments, LLC and O Company, LLC

Agent: Duplantis Design Group - Evan Geerts or Andrew Leo

2. ANX24-11:

A presentation to be given by Evan Geerts or Andrew Leo, Duplantis Design Group, requesting annexation of a two point nine-two acre parcel owned by Ann White-Spunner, John White-Spunner, B Co., LLC, Jay-E LLC, SRW Investments, LLC and O Company, LLC located southeast of the intersection of Jonesboro Road and Friendship Road. The subject property is currently zoned B-3, General Business, Baldwin County District 15.

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7. **PUBLIC PARTICIPATION**
8. **ATTORNEY'S REPORT**
9. **COMMISSIONER'S COMMENTS**
10. **DIRECTOR'S COMMENTS**
11. **ADJOURNMENT**