

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JULY 24, 2025
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 June 26, 2025.

4. **OLD BUSINESS:**

A. **OAK GROVE ESTATES MASTER PLAN AMENDMENT:**

1. File MPA25-01: **(Tabled by the applicant until the regular meeting of August 28, 2025)**

Presentation to be given by Jason Wooten, Wooten Engineering, requesting an amendment to the master plan of Oak Grove Estates.

B. **ALDI GROCERY STORE SITE PLAN REVIEW:**

1. File SP25-07:

Site: ALDI Grocery Store

Zoning: B-2, General Business

Location: Southwest of Highway 31 and Alabama Highway 181, Lot 1A, TimberCreek Village, Phase 2, Resubdivision of Lots 1 & 2

Area: 2.65 ± Acres

Owner: ALDI Inc. Loxley Division - Dave Hassen

Agent: Duplantis Design Group - Evan Geerts

C. **SCHIEFFLIN ESTATES PRELIMINARY SUBDIVISION PLAT REVIEW – RECONSIDERATION OF THE WAIVER TO THE RIGHT-OF WAY WIDTH REQUEST:**

2. File AP25-03 - Street: **(Tabled by the applicant until the regular meeting of August 28, 2025)**

Presentation to be given by Haymes Snedeker, developer, requesting a waiver from the provisions of Section 11-6 of the Land Use and Development Ordinance pertaining to Minimum Street Requirements, which requires roads classified as an alley to provide a minimum asphalt width of twenty feet. The applicant proposes to utilize the existing fourteen-foot lane width in lieu of widening the road to City standards and to enter into an agreement to provide a financial contribution to the City of Daphne for future right-of-way improvements on Schiefflin Lane.

5. **NEW BUSINESS:**

A. **PATCH PLACE, PHASE 2 FINAL SUBDIVISION PLAT:**

1. File SDF25-03:

Subdivision: Patch Place, Phase 2

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

Location: Northeast of the intersection of Parker Lane and County Road 13

Area: 15.79 Acres ±, (56) lots

Owner(s): Grant's Mill, LLC - Price Hightower

Engineer: Rowe Engineering & Surveying - Jackson Berkbigler

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B. APEX OFFICE BUILDING SITE PLAN REVIEW:

1. File SP25-08:

Site: APEX Office Building

Zoning(s): B-2, General Business

Area: 0.51 Acres $\pm$

Location: Southwest of the intersection of Rand Avenue and Equity Drive

Owner: APEX Constructors, L.L.C. - Brian Stuart

Engineer: Lieb Engineering - Chris Lieb

C. RG PROPERTIES REQUEST FOR AN EXEMPTION TO THE SIDEWALK REQUIREMENT:

1. File AP25-08 - Sidewalk: (Withdrawn at the request of the applicant)

Presentation by David Shumer, Shumer Consulting, or Phillip Owens, Coast Architects, requesting an exemption from sidewalk requirements in accordance with Section 11-11(f) of the Land Use and Development Ordinance, as it pertains to forgoing the construction of the required six-foot-wide sidewalk along the U.S. frontage of Bayline Drive and to construct the six-foot wide sidewalk in the right-of-way of North Main Street.

6. PUBLIC PARTICIPATION

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT