

CITY OF DAPHNE  
PLANNING COMMISSION AGENDA  
REGULAR MEETING OF SEPTEMBER 25, 2014  
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

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1. CALL TO ORDER

2. CALL OF ROLL

3. APPROVAL OF MINUTES:

Review of minutes for the regular meeting of August 21, 2014.

4. NEW BUSINESS:

A. SUBDIVISION EXEMPTION REVIEW:

1. File SRP14-09:

Subdivision: Atlas Bolar Estates

Zoning(s): *Unzoned, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

Location: Northeast of the intersection of County Road 64 and 54 West

Area: 42.12 Acres  $\pm$ , (27) lots

Owner: Dorothy Allen, Executor

Agent: Vincent Nicholson

B. SITE PLAN REVIEW:

1. File SP14-07:

Site: Tiawasee Creek - Verizon Wireless Cellular Tower

Zoning(s): *B-2, General Business*

Location: West of the intersection of Well and Public Works Road

Area: 0.20  $\pm$  Acres

Owner: The City of Daphne - Dane Haygood

Developer: Verizon Wireless - Doria Durham

Engineer: Tower Engineering Company - David Ackermann

2. File SP14-08:

Site: TimberCreek Office Building

Zoning(s): *B-1, Local Business*

Location: Northwest of the intersection of Mill Lane and Timber Circle,  
Lot 10, TimberCreek Business Park

Area: 0.52  $\pm$  Acres

Owner: Schild Investments, L.L.C. - Johannes Schild

Agent: WP Construction, Inc. - Stephen Pasquale

Engineer: L.E. Stiffler - Randy Arp

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3. File SP14-09:

Site: Chicken Salad Chick Restaurant & Retail Space

Zoning(s): *B-2, General Business*

Location: Northwest of the intersection of U.S. Highway 98 and Daphne Avenue, 1608 6<sup>th</sup> Street

Area: 4.7 ± Acres

Owner: Staples GGP, L.L.C. - John Coleman

Engineer: Hutchinson, Moore & Rauch - Doug Bailey

4. Site: Olde Towne Daphne Water Treatment Facility

Zoning(s): *R-2, Medium Density Single Family Residential*

Location: 1608 6<sup>th</sup> Street

Area: 0.22 ± Acres

Owner: The Utilities Board of the City of Daphne - Danny Lyndall

Engineer: Hutchinson, Moore & Rauch - Robbie Strom or Ray Moore

a. SRP14-10: Replat - Combining two lots into one

b. Planning Commission approval of a water storage/treatment facility in R-2 zone

c. SP14-10: Site Plan Review

5. File SP14-11:

Site: Enterprise Rent-A-Car

Zoning(s): *B-2, General Business*

Location: Southeast of the intersection of U.S. Highway and Randall Avenue

Area: 0.95 ± Acres

Owner: EST, L.L.C. - Vince Boothe

Agent: Don Gordon Construction - Don Gordon

Engineer: Frank Dagley & Associates - Frank Dagley

6. File SP14-12:

Site: Franchised Hotel - Unknown

Zoning(s): *B-2, General Business*

Location: Northeast of the intersection of Alabama Highway 181 and Sawwood Drive

Area: 2.03 ± Acres

Owner: P & R Property Investments - Pankaj "Pete" Patel

Engineer: Anil Badve & Associates - Anil Badve

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C. ADMINISTRATIVE PRESENTATION:

1. File AP14-11:

Presentation to be given by Mr. Pratt Thomas, representative of Merrill Thomas Company, asking the Planning Commission to allow Genesis Career College to operate in a B-2 zoning district located at 2200 U.S. Highway 98.

D. ADMINISTRATIVE PRESENTATION - Extension Requests for Projects Approved Prior to September 1, 2011:

1. File AP14-12:

Presentation to be given by Dr. Barry Booth requesting an extension of time for the site disturbance permit issued for the Apalachee Residential Community. The site plan was approved by the Daphne Planning Commission on July 28, 2005 and revised in August 28, 2006. Site disturbance permit was issued on March 21, 2007: One-year extension was granted on January 24, 2008, January 22, 2009 and December 17, 2009. Two-year extension was granted on December 16, 2010 and November 15, 2012.

E. PLANNING COMMISSION DISCUSSION: D'OLIVE CREEK WATERSHED STUDY

5. PUBLIC PARTICIPATION

6. ATTORNEY'S REPORT

7. COMMISSIONER'S COMMENTS: ELECTION OF OFFICERS

8. DIRECTOR'S COMMENTS

9. ADJOURNMENT