

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF OCTOBER 25, 2018
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

1. **CALL TO ORDER**
2. **CALL OF ROLL**
3. **APPROVAL OF MINUTES**: Review of minutes for the regular meeting of September 27, 2018.
4. **OLD BUSINESS**:

A. FINAL PLAT REVIEW:

1. File SDF18-07:

Subdivision: Oldfield, Phase 3A

Zoning(s): *R-3, High Density Single Family Residential*

Location: North and west of Oldfield Subdivision, Phase One

Area: 14.16 Acres $\pm$, (40) lots

Owner(s): Smart Living, L.L.C. – Louis Breland

Surveyor: SmithClark & Associates - Daniel Clark

Engineer: Mullins, L.L.C. - Micah Jones

5. NEW BUSINESS:

A. SITE PLAN REVIEW:

1. File SP18-13:

Site: Home 2 Suites

Zoning: *B-2, General Business*

Location: Northwest of Sawwood Street and Woodrow Lane, Lot 1, TimberCreek Commercial South, Phase Three, Resubdivision of Lot 4

Area: 2.03 $\pm$ Acres

Owner: P & R Property & Investments, L.L.C. - Pankaj “Pete” Patel

Engineer: Anil Badve, P.E.

B. ALDI GROCERY STORE:

PRELIMINARY/FINAL PLAT REVIEW:

1. File SDPF18-08: (PUBLIC HEARING)

Subdivision: Resubdivision of Lot 1A, TimberCreek Village, Phase Two, Resubdivision of Lots 1 & 2

Zoning: *B-2, General Business*

Location: Southwest of U.S. Highway 181 and Highway 31

Area: 5.89 Acres $\pm$, (3) lots

Owner: Baldwin (AL) Development, L.L.C. - Wayne Cave

Surveyor: Hutchinson, Moore & Rauch - Scott Hutchinson

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2. SITE PLAN REVIEW:

File SP18-14:

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: Baldwin (AL) Development, L.L.C. - Wayne Cave

Agent: Duplantis Design Group- Nikolas Melancon & Benjamin Chiasson

Developer: Director of Real Estate - ALDI - Dave Hassen

Engineer: Duplantis Design Group - Kainen LeBlanc

C. PRELIMINARY/FINAL PLAT REVIEW:

1. File SDPF18-06: (PUBLIC HEARING)

Subdivision: ChemPro

Zoning(s): *B-2, Neighborhood Business District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

Location: Southeast corner of County Road 13 and Milton Jones Road

Area: 4.91 Acres ±, (2) lots

Owner: M & H Commercial Investments, L.L.C.-Aaron Hayek

Surveyor: Johnny Holley

2. File SDPF18-07: (PUBLIC HEARING)

Subdivision: Randall Place

Present Zoning: *R-2, Medium Density Single Family Residential*

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

Location: Southeast corner of Randall Avenue and Guarisco Street

Area: 0.45 Acres ±, (2) lots

Owner: Cynthia Dixon

Agent: HPJ Properties, L.L.C. - Harry Johnson

D. PLANNING COMMISSION DISCUSSION:

City Council Request - Presentation to be given by Adrienne Jones, Director of Community Development, of a proposed amendment to Article 14, the Olde Towne Daphne District Provisions.

6. PUBLIC PARTICIPATION

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT