

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF JULY 22, 2021**  
**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 of the regular meeting of June 24, 2021.

4. **OLD BUSINESS:**

A. **SITE PLAN REVIEW AND REQUEST FOR MODIFICATION TO THE WETLAND BUFFER REQUIREMENT: TABLED AT THE REQUEST OF THE APPLICANT UNTIL THE AUGUST 26, 2021 REGULAR PLANNING COMMISSION MEETING**

1. **File SP21-07:**

**Site:** Radney Baldwin County Funeral Home

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

Location: Northwest of U.S. Highway 90 and Renaissance Boulevard

Area: 2.57 Acres ±

Owner: SCI Alabama Funeral Services, L.L.C.

Developer: SCI Shared Resources, L.L.C. - Michael Decell

Agent: Anchor Engineering - Dwayne Smith

Engineer: Anchor Engineering - Tim Lawley

4. **NEW BUSINESS:**

A. **ALDI GROCERY STORE PRELIMINARY/FINAL PLAT AND SITE PLAN REVIEW:**

1. **File SDPF21-13:** **(PUBLIC HEARING)**

**Subdivision:** Wade Lott property into ALDI Tract

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

Location: Northeast of Whispering Pines Road and U.S. Highway 98

Area: 6.7 Acres ±, (1) lots

Owner: Great Magnolia Properties, L.L.C. - Sally Ussery

Developer: Director of Real Estate - ALDI - Dave Hassen

Agent: Duplantis Design Group - Nikolas Melancon and the Mitchell Company - Don Kelly

Surveyor: Duplantis Design Group - Shawn MacMenamin

2. **File SP21-08:**

**Site:** ALDI Grocery Store

**Zoning:** *B-1, Local Business*

Location: Northeast of Whispering Pines Road and U.S. Highway 98

Area: 3.62 Acres ±

Owner: Great Magnolia Properties, L.L.C. - Sally Ussery

Developer: Director of Real Estate - ALDI - Dave Hassen

Agent: Duplantis Design Group - Nikolas Melancon and the Mitchell Group - Don Kelly

Engineer: Duplantis Design Group - Benjamin Chiasson

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

**1. File SDPF21-14:**

**(PUBLIC HEARING)**

Subdivision: Laurel

Zoning(s): R-1, Low Density Single Family Residential

Location: West side of Main Street, South of War Eagle Drive

Area: 2.58 Acres ±, (2) lots

Owner: Laura Tingle

Surveyor: Smith, Clark & Associates - Hunter Smith

**C. ADMINISTRATIVE PRESENTATION:**

**1. AP21-08:**

A presentation regarding a proposed amendment to the Land Use and Development Ordinance to be given by Adrienne Jones, Community Development director. Proposed amendment to Article 13, District Requirements, Section 13-8 Fixed Dwellings (b) R-7(A), Apartment Districts (1) Multiple Family Garden Apartments Definition as follows: One or more two or three story, multi-family structures containing 8 to ~~20~~ 24 (eight to ~~twenty~~ twenty-four) dwelling units and including related off-street parking, open space and recreation facilities, and not exceeding fifty (50) feet in height. Structures shall not exceed two hundred (200) feet in length. Access may be from a common hall or individual entrance. Dwelling units may be located back to back, adjacent, and on top of one another.

**2. AP21-09:**

Representatives of the Winged Foot Commercial Site C-1 site plan development requests that the Planning Commission consider a partial sidewalk exemption as provided in Section Sidewalks 11-11(f).

**5. PUBLIC PARTICIPATION**

**6. ATTORNEY'S REPORT**

**7. COMMISSIONER'S COMMENTS**

**8. DIRECTOR'S COMMENTS**

**9. ADJOURNMENT**