

**CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JULY 27, 2023
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 22, 2023.

4. OLD BUSINESS:

A. SITE PLAN REVIEW:

1. File SP23-04:

Site: Caliber Collision
Zoning: *B-2, General Business*
Location: Northwest of County Road 64 and Pollard Road
Area: 3.36 Acres ±
Owner: Baldwin Bone and Joint, L.L.C. - Greg Shoemaker
Agent: McNeel Properties, L.L.C. - Bill Wiseman
Engineer: Freeland and Kauffman, Inc. - Duane Ensor or Blake Cox

5. NEW BUSINESS:

A. SITE PLAN REVIEW:

1. File SP23-12: (Tabled by applicant until the regular meeting of August 24, 2023)

Site: Pollard Road Apartments
Zoning(s): *R-4, High Density Multi-Family Residential*
Location: Southeast of Whispering Pines Road and Pollard Road
Area: 10.50 Acres ±
Owner: OSP Whispering Pines Phase II, L.L.C. and Pollard Street Holdings, L.L.C.
- David Deshong
Engineer: Goodwyn, Cawood & Mills - Melissa Currie

2. File SP23-10: (Tabled by applicant until the regular meeting of August 24, 2023)

Site: Foosackly's
Zoning: *B-2, General Business*
Location: Northwest of Walmart Drive and U.S. Highway 98
Area: 2.73 Acres ±
Owner: Charles Richard Broughton, IV and Bonnie Sue Broughton
Developer: Foo Properties, Inc. - William Fusaiotti
Engineer: Lieb Engineering - Chris Lieb

B. OAK GROVE ESTATES MASTER PLAN REVISION, PRELIMINARY/FINAL AND PRELIMINARY PLAT REVIEW:

1. File MPA22-02:

Presentation to be given by Jason Wooten, Wooten Engineering, requesting a master plan revision of Oak Grove Estates formerly known as South Branch Subdivision.

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2. File SDPF23-06: (PUBLIC HEARING)

Subdivision: Oak Grove Estates

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

Location: East side of Pollard Road, north of Creekside Subdivision

Area: 79.72 Acres ±, (3) lots

Owner(s): S. Hickory, Inc. - Charles K. Breland, Jr.

Surveyor: Smith, Clark & Associates - Hunter Smith

Engineer: Wooten Engineering - Jason Wooten

3. File SDP23-06: (PUBLIC HEARING)

Subdivision: Oak Grove Estates, Phase 1, a Resubdivision of Lot 1

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

Location: East side of Pollard Road, north of Creekside Subdivision

Area: 22.32 Acres ±, (9) lots

Owner(s): S. Hickory, Inc. - Charles K. Breland, Jr.

Surveyor: Smith, Clark & Associates - Hunter Smith

Engineer: Wooten Engineering - Jason Wooten

C. PRELIMINARY/FINAL PLAT:

1. File SDPF23-07: (PUBLIC HEARING)

Subdivision: Simms, a Resubdivision of Lot 1C, Simms-Foster

Zoning: *B-3, General Business, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

Location: Northeast of County Road 64 and Alabama Highway 181

Area: 4.98 Acres ±, (2) lots

Owner: The Estate of Georgianne Simms

Agent: Carl Johnson, Executor

Surveyor: S.E. Civil - David Diehl

D. SMALL'S SMOKEHOUSE MASTER PLAN AND REQUEST FOR SIDEWALK EXEMPTION:

1. File MPA23-03:

Presentation to be given by Scott Hutchinson, Goodwyn, Mills and Cawood, requesting a master plan of Small's Smokehouse.

2. Request for sidewalk exemption

6. PUBLIC PARTICIPATION

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT