

The City of Daphne
Planning Commission Minutes
Regular Meeting of December 17, 2020
Council Chamber, City Hall - 5:00 P.M.

Call to Order:

Chairman called the regular meeting of the City of Daphne Planning Commission to order at 5:03 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

James "Bo" White
John Peterson
Phillip Hodgson, Secretary
Hudson Sandefur
Steve Olen
Kevin Spriggs
William "BJ" Eringman, Deputy Public Works Director
Marybeth Bergin, Chairman

Staff Present:

Adrienne Jones, AICP, Director of Community Development
Jan Vallecillo, Planning Coordinator
Patrick Dungan, Attorney
Troy Strunk, Executive Director, City Development

The first order of business is the approval of the minutes.

Chairman asked for questions, comments or corrections to the minutes *of the regular meeting of November 19, 2020. There being none, minutes are approved as submitted.*

The next order of business is preliminary plat review for Jubilee Farms Subdivision, Phase Eleven.

An introductory presentation was given by Al Finley, representative of Dewberry, requesting preliminary plat review of an eighty-seven lot subdivision consisting of twenty-nine point nine-eight acres located southeast of Austin Road and Alabama Highway 181. He stated that the outstanding deficiencies have been addressed.

Chairman asked for Commission questions or comments.

Chairman opened the floor to public participation. No one came forth. She closed public participation and asked for a motion.

A **Motion** was made by Mr. Hodgson and **Seconded** by Mr. Sandefur *to approve Jubilee Farms Subdivision, Phase Eleven preliminary subdivision plat. There was no discussion on the motion. The Motion carried unanimously.*

The next order of business is preliminary plat review for Belforest Estates.

The City of Daphne
Planning Commission Minutes
Regular Meeting of December 17, 2020
Council Chamber, City Hall - 5:00 P.M.

Ms. Jones advised that the applicant has requested that the application be tabled until the regular meeting of January 28, 2021.

Chairman advised that a public hearing will be held at that time. She asked for Commission questions or comments and a motion.

A Motion was made by Ms. Bergin and **Seconded** by Mr. Hodgson **to table preliminary subdivision plat review for Belforest Estates, at the request of Matt Sankey, developer, until the January 28, 2021 regular meeting. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is preliminary/final plat review for Cotton Farms Subdivision.

An introductory presentation was given by Randall Tillman, representative of David Lowery Surveying, requesting preliminary/final plat review of a seven-lot family subdivision consisting of forty-two point six acres located southwest of County Road 64 and Pursley Road.

Chairman asked for Commission questions or comments. Mr. Eringman noted that Public Works has not reviewed this subdivision. Ms. Jones responded the preliminary/final has no onsite improvements; therefore, there is not a requirement for staff review of the subdivision plat.

Chairman opened the floor to public participation. No one came forth. She closed public participation and for a motion.

A Motion was made by Mr. Sandefur and **Seconded** by Mr. Hodgson **to approve Cotton Farm preliminary/final subdivision plat. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is a master plan revision of French Settlement Subdivision.

An introductory presentation was given by Melissa Currie, representative of Dewberry, requesting master plan revision of French Settlement Subdivision located south of and adjacent to French Settlement Subdivision, and northwest of Parker Lane and County Road 13. She stated that the amendment consists of sixty-four detached lots, common area along County Road 13, and roadway alignment consistent with the original master plan; the overall number of lots shown on the approved master plan decreased, while the lots in the proposed phase increased. She advised that the development shall consist of sixty-seven lots with R3, R-4, and R-6(G) zoning.

Ms. Currie presented an overview of modifications to the master plan revision to address issues discussed at the site preview meeting: elimination of a connection from Parlange Lane to Rosedown Lane; common area along County Road 13 has been enlarged; overall green space has increased; traffic calming measures have been added to Rosedown Lane, French Settlement Drive and Asphodel Lane.

Ms. Jones presented a table reflective of the comparison of the proposed amendment and approved master plan.

The City of Daphne
Planning Commission Minutes
Regular Meeting of December 17, 2020
Council Chamber, City Hall - 5:00 P.M.

Chairman noted there appears to be concern. She explained that a master plan does not require a public hearing at this level of an application, but it is required moving forward.

Chairman asked for Commission questions or comments.

Mr. Hodgson asks about the staff recommendation. Ms. Jones responded of the amendments presented, this proposal is the one staff favors; however, there is a slight concern about the addition of more small lots than was initially projected in the development. Ms. Currie stated the master plan revision presents a mix of housing choices, provides diversity, and responds very well to market concerns & demands.

Mr. Spriggs expressed concerns about the elimination of the connection to Parlange Lane shown on the approved master plan, the aesthetics effect on the curb appeal of the subdivision; presentation of the master plan to the residents of French Settlement Subdivision; and inclusion of this phase in the POA. He asked if the boulevard could have a landscaped median and green zone consistent with main entrance at Longue Vue Boulevard & County Road 13.

Mr. Eringman expressed concerns about the connection of Parlange Lane or consideration of the installation of a turnaround for garbage service. Ms. Currie advised that these developers do not own that phase of the development and noted a common area is the barrier between the street and this phase of the development.

Mr. Olen asked if the master plan provides for the traffic calming measures requested. Mr. Strunk stated that he is very pleased with the changes and advised that Ms. Currie has agreed to add a median at the entrance.

Chairman asked when a traffic impact study will be conducted to see if improvements to County Road 13 are warranted. Mr. Eringman responded that should be consideration at the time of the presentation of a preliminary plat.

Chairman asked for Commission questions or comments.

Mr. Peterson asked if the lot sizes are consistent with the Land Use Ordinance and the Comprehensive Plan. Ms. Jones responded that the Future Land Use Map and the Comprehensive Plan will show the use of the property as residential, not lots.

Ms. Jones stated she would rather see this property developed as residential rather than an institutional use. She advised of a slight concern in the composition of the lot sizes with R-6(G), Garden/Patio Homes, at the entrance.

Chairman asked about the approval of a master plan containing zoning prior to the approval of the zoning amendment.

The City of Daphne
Planning Commission Minutes
Regular Meeting of December 17, 2020
Council Chamber, City Hall - 5:00 P.M.

Mr. Dungan responded approval can be given to the master plan without an obligation to the zoning designations shown because ultimately rezoning requires approval by the City Council.

Chairman asked for Commission questions or comments and for a motion.

A **Motion** was made by Mr. Spriggs and **Seconded** by Mr. Peterson **to approve French Settlement Subdivision master plan amendment with enhancements to County Road 13 and improvements to Parlange Lane.**

During discussion, Mr. Hodgson asked about a condition to increase the size of the lots located on County Road 13. Ms. Jones responded if the Commissioner agrees there should be conditions, the application should be tabled and presented with changes at the next regular meeting. The developer can still move forward with the application for rezoning.

The Motion was withdrawn.

A **Motion** was made by Mr. Spriggs and **Seconded** by Ms. Bergin **to table French Settlement Subdivision master plan amendment until the January 28, 2021 regular Planning Commission meeting. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is a rezoning request for Burris-Warner, L.L.C.

An introductory presentation was given by John Warner, representative of Burris-Warner, L.L.C., of a zoning request from R-1 to R-2 located northeast of the intersection of Ryan Avenue and Main Street for the development of two residential lots.

Chairman asked for Commission questions or comments.

Chairman opened the floor to public participation. No one came forth. She closed public participation and asked for a motion.

A **Motion** was made by Mr. Hodgson and **Seconded** by Mr. Sandefur **to set forth a favorable recommendation to City Council to rezone the subject property from R-1 to R-2 with a condition that (a) the development of the subject property shall be limited to no more than two residential lots; and, (b) the rezoning shall be subject to the reversionary clause. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is a proposed amendment to Article XVI, Parking Provisions for All Districts, and Article VIII, Definition of Terms, of the Land Use and Development Ordinance.

Ms. Jones presented a proposed amendment to the Land Use and Development Ordinance to provide the definition of and to create a subsection to parking requirements for all districts for a commercial retail and/or warehouse facility consisting of fifty-thousand square feet or greater gross floor area. She asked for questions and/or comments and a recommendation to the City Council.

The City of Daphne
Planning Commission Minutes
Regular Meeting of December 17, 2020
Council Chamber, City Hall - 5:00 P.M.

Chairman asked for Commission questions or comments and asked for a motion.

A **Motion** was made by Ms. Bergin and **Seconded** by Mr. Olen **to set forth a favorable recommendation to City Council to amend the provisions of Article XVI, Parking Requirements for All Districts, and Article VIII, Definition of Terms, as presented at the December 17, 2020 Regular Planning Commission meeting. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is public participation.

Chairman asked for public participation.

None presented.

The next order of business is the attorney's report.

Mr. Dungan stated no report.

The next order of business is commissioner's comments.

None presented.

The next order of business is director's comments.

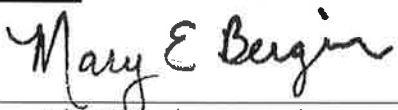
Ms. Jones stated that the Comprehensive Plan Committee finalizes the RFQ in January. She discussed staff preparation of an amendment to the Land Use Ordinance to creation of a DISC Overlay District. She presented the upcoming meeting dates. Site Preview is January 20, and the Regular Meeting is January 28, 2021. She wished everyone a Merry Christmas and a Happy New Year!

There being no further business, the meeting was adjourned at 6:00 p.m.

Respectfully submitted by:


Jan Vallecillo, Planning Coordinator

Approved: January 28, 2021


Marybeth Bergin, Chairman