

CITY OF DAPHNE
BOARD OF ZONING ADJUSTMENT MINUTES
REGULAR MEETING OF JULY 1, 2021 - 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL

Chairman called to order the regular meeting of the Board of Zoning Adjustment at 6:00 p.m. Roll was called thereafter and the number of members present constituted a quorum.

Members Present:

Clay Covert
Carolyn Courson, Vice Chair
Billy Mayhand
Willie Robison, Chairman

Members Absent:

Derek Wolstenholme
Herb Cole

Staff Present:

Adrienne D. Jones, Director Community Development
Shawn Alves, BZA Attorney
Pat Johnson, Recording Secretary

Chairman called for the **Approval of Minutes** of the June 3, 2021 meeting. There were no corrections, additions or deletions.

The Minutes were approved unanimously.

Chairman called the item under new business on the agenda, **Appeal #2021-03, Jamie Snowden/Johnnie Frost dba KinderKids Learning Center, Incorporated**, a request for a special exception to the Daphne Land Use & Development Ordinance filed with the City of Daphne Board of Zoning Adjustment. The request, if granted, would allow the operation of a daycare center in a proposed new building. The vacant property is PPIN #322628, Lot 4 of the Italian Settlement Subdivision, on Friendship Road, which is zoned B-2, General Business and he asked Ms. Jones for details.

Ms. Jones displayed a Power Point Presentation and noted that in 2020 the Board approved a special exception for the present land owner to operate a daycare center on this property, which she is now selling to Frosts' for a similar business and very little has changed. Staff recommends approval. They have submitted a schematic site plan for review, their planned hours of operation will be 6:30 a.m. to 6:00p.m. The property is located on Friendship Road as mentioned and it is zoned B-2, General Business and require its own special exception to operate as does all daycares, institutes for children, or kindergartens. If approved the actual site plan for the building will be reviewed by the Planning Commission. Our Building Official, Eric Butler, and our Public Works, Deputy Director, B.J. Eringman have given their approval, as required, citing they do not have any issues.

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The Chairman asked the Board for discussion and there was none. He opened the floor for public participation.

Ms. Frost stated Johnnie Frost, 10142 County Road 64. We appreciate the opportunity to be here and have the application heard. We currently have a center in the Belforest community and I can tell you from the past three years the amount of and need for child care in the area is great. Our center is at capacity. We have approximately one hundred and fifty on our waiting list and we feel out about 20 to 25 calls from people who are either in the community or coming in and do not understand what lack of child care there is here. We run a very high-quality pre-school, and we would like to continue to offer that service. It is our mission to continue to provide good early childhood education experiences for students and we feel like having a second center in this location will allow us to service the population growth of the group of people we are seeing with the demographics of where they are moving in. Thank you.

The Chairman stated Ms. Jones the only change is the selling of the land and the number of parking spaces, correct.

Ms. Jones stated correct.

The Chair closed public participation for those in favor of the appeal and asked for those in opposition, being none he closed public participation and called for an affirmatively stated motion.

A Motion was made by Mr. Mayhand and Seconded by Ms. Courson to approve Appeal #2021-03, Johnnie Frost dba KinderKids Learning Center Incorporated, request for a Special Exception to the Daphne Land Use & Development Ordinance filed with the City of Daphne Board of Zoning Adjustment to allow the operation of a daycare center in a proposed new building to be built on PPIN #322628, Lot 4, Italian Settlement Subdivision, an undeveloped parcel on Friendship Road. The property is zoned B-2, General Business.

Upon roll call vote, **the Motion carried unanimously.**

Mr. Covert	Aye
Mr. Mayhand	Aye
Ms. Courson	Aye
Mr. Robison	Aye

The Chairman stated the motion is approved, you may go by Community Development after 9:00 a.m. in the morning to pick up your paperwork.

There being no other business Chairman called for a **Motion to Adjourn.**

A Motion was made by Ms. Courson and Seconded by Mr. Mayhand to adjourn. There was no discussion of the motion.

The Motion carried unanimously.

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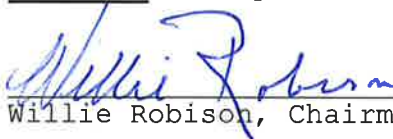
The meeting adjourned at 6:08 p.m.

Respectfully submitted by:



Pat Johnson, Recording Secretary

APPROVED: September 2, 2021



Willie Robison, Chairman