

CITY OF DAPHNE
1705 MAIN STREET, DAPHNE, AL
CITY COUNCIL BUSINESS MEETING AGENDA
July 6, 2021
6:00 P.M.

1. CALL TO ORDER

2. ROLL CALL
INVOCATION Pastor Rife Stewart, Destiny Church
PLEDGE OF ALLEGIANCE

3. APPROVE MINUTES: June 21, 2021 regular meeting

4. REPORTS OF STANDING COMMITTEES

A. FINANCE COMMITTEE – Conaway

MOTION to provide a one-time premium pay adjustment to current full-time City employees in the amount of \$1,500 and to current part-time City employees in the amount of \$750, who were employed by the City from March 13, 2020, for work performed at any time since the start of the COVID-19 public health emergency and for which they have not yet received additional and/or adequate compensation for their service during the pandemic. These workers are deemed essential workers due to their critical and essential service in responding to the COVID-19 pandemic and the heightened risk to these workers who had to be physically present at the jobsite, and are thus eligible for premium pay under the American Rescue Plan Act.

Review the minutes from the June 21st meeting.
Treasurer's Report May 2021:

- Unrestricted Fund Balance - \$20,182,606
- Total Cash Balance - \$31,417,031
- Sales Tax for April 2021 - \$2,099,304.12
- Lodging Tax for April 2021 - \$140,039.73

B. BUILDINGS & PROPERTY COMMITTEE – Phillips

C. PUBLIC SAFETY COMMITTEE – Hughes
Review the minutes from the June 14th meeting.

D. CODE ENFORCEMENT/ORDINANCE COMMITTEE – Olen

E. PUBLIC WORKS COMMITTEE – Coleman

5. REPORTS OF SPECIAL BOARDS & COMMISSIONS

A. BOARD OF ZONING ADJUSTMENTS – Adrienne Jones

B. DOWNTOWN REDEVELOPMENT AUTHORITY – Conaway

C. INDUSTRIAL DEVELOPMENT BOARD – Scott

D. LIBRARY BOARD –Phillips

E. PLANNING COMMISSION – Olen
Review the minutes from the May 27th meeting and the report from the June 24th meeting.

F. RECREATION BOARD – Hughes

City Council Agenda – July 6, 2021

G. UTILITY BOARD – Goodlin

MOTION to reappoint Billy Mayhand to the Utility Board.

MOTION to reappoint Selena Vaughn to the Utility Board.

6. PUBLIC PARTICIPATION

7. MAYOR’S REPORT

8. CITY ATTORNEY REPORT

9. DEPARTMENT HEAD REPORTS

10. CITY CLERK’S REPORT

MOTION to recommend to increase the hourly rate paid to attorneys at Adams and Reese, LLP to \$250/hour beginning July 1, 2021.

MOTION to approve the LSK Lupus Walk on March 19, 2022 from 8:00am – 12:00pm.

11. RESOLUTIONS & ORDINANCES

A. RESOLUTIONS:

2021-21 – Bid Award: 21-G-CCTV Pipeline Inspection Camera – Sansom Equipment Company

2021-22 – Acceptance of Roads and Rights-of-Way – Diamante Subdivision, Phase 3

B. 2nd READ ORDINANCES:

2021-29– Re-Zone Property Located Southeast of Creekbank Drive and Pollard Road

2021-30 – Annex Property Contiguous to the Corporate Limits of the City of Daphne – Northeast Corner of Pollard Road and Well Road

2021-31 – Pre-Zone Property Located at the Northeast Corner of Pollard Road and Well Road

C. 1ST READ ORDINANCES:

2021-32 – Appropriation – W.O. Lott Park Tennis Facility Equipment and Furnishings - \$120,000

2021-33 – Appropriation – City of Daphne 2020-2024 Comprehensive Master Plan - \$90,960

2021-34 – Additional Appropriation – Pipe Crawler Camera - \$53,935

2021-35 – Appropriation – Additional Temporary Workers Expense - \$76,000

12. COUNCIL COMMENTS

13. ADJOURN

**June 21, 2021
CITY COUNCIL MEETING
REGULAR BUSINESS MEETING
1705 MAIN STREET
DAPHNE, AL
6:00 P.M.**

1. CALL TO ORDER:

There being a quorum present Council President Doug Goodlin called the meeting to order at 6:00pm.

2. ROLL CALL:

COUNCIL MEMBERS PRESENT: Tommie Conaway, Angie Phillips, Benjamin Hughes, Ron Scott, Steve Olen, Doug Goodlin, and Joel Coleman.

Also Present: Candace Antinarella, City Clerk; Mayor Robin LeJeune; Jay Ross, City Attorney; Troy Strunk, City Development; Adrienne Jones, Planning; Chief LeAnn Tacon, Fire; Chief David Carpenter, Police; Kelli Reid, Finance; Ange Baggett, Marketing; Tonja Young, Library; and Charlie McDavid, Recreation.

INVOCATION/PLEDGE OF ALLEGIANCE

Invocation was given by Pastor Richie Nobles, Crossroads Church.

PUBLIC HEARING: Public hearing opened at 6:02pm.

Gordon Satterwhite, 8052 Creekbank Drive, spoke on the Gordon and Rosalyn Satterwhite Zoning Amendment. He said he's seeking approval to rezone property behind his house from a B-3 to R-3 and the property would be divided into three pieces.

Councilman Coleman asked Mrs. Jones questions regarding subdivision plats.

Public hearing closed at 6:04pm.

PUBLIC HEARING: Public hearing opened at 6:05pm.

Trey Jinright with Jade Consulting presented on the Jennifer Lynn Chaffin, Stephen W. and Wanda Milstead and Stephen Patrick Milstead Annexation Petition and Pre-Zoning Amendment. He said it will be a townhome project.

Adrienne Jones, Planning, said this came with a favorable recommendation from the Planning Commission.

Mahail Rhodes, represents the Eastern Shore Recovery Foundation, said she is worried about the traffic and she expressed her concerns in a letter.

Council discussed variables concerning this request. Mrs. Jones said there will be sidewalks.

Public hearing closed at 6:25pm.

3. APPROVAL OF MINUTES:

The minutes from the June 7, 2021 regular meeting were approved.

4. REPORT OF STANDING COMMITTEES:

A. FINANCE COMMITTEE

MOTION by Councilwoman Conaway to authorize the Mayor to allow a three-step increase (Grade 18 Step 7 to Grade 18 Step 10) for the Public Works Solid Waste Supervisor. A second was not needed. Councilman Hughes said he feels this should wait considering the City is currently in a salary study. MOTION CARRIED UNANIMOUSLY.

B. BUILDINGS & PROPERTY COMMITTEE

Councilwoman Phillips said the May new construction and permit reports along with the May 2021 Comparison Report was in the packet.

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C. PUBLIC SAFETY COMMITTEE

Councilman Hughes said the next meeting is July 12th at 4:30pm.

D. CODE ENFORCEMENT/ORDINANCE COMMITTEE

Councilman Olen said the next meeting is July 6th at 4:00pm.

E. PUBLIC WORKS COMMITTEE

Councilman Coleman said the next meeting is July 6th at approximately 5:00pm.

5. REPORTS OF SPECIAL BOARDS & COMMISSIONS:

A. Board of Zoning Adjustments

Adrienne Jones said the next meeting is July 1st and the minutes from the May 6th meeting and summarization of the June 3rd meeting are in the packet.

B. Downtown Redevelopment Authority

Councilwoman Conaway said the next meeting is July 15th at 5:30pm.

C. Industrial Development Board

Councilman Scott said tomorrow's meeting is cancelled.

D. Library Board

Councilwoman Phillips said the next meeting is July 8th at 4:30pm at the Library.

E. Planning Commission

Councilman Olen said the next meeting is June 24th at 5:00pm.

F. Recreation Board

Councilman Hughes said the Board met last Wednesday and the next meeting is August 11th at 6:00pm.

G. Utility Board

Councilman Goodlin said the next meeting is June 30th at 5:00pm.

6. PUBLIC PARTICIPATION:

Public Participation opened at 6:34pm. No one came forward to speak.

Public Participation closed at 6:35pm.

7. MAYOR'S REPORT:

Mayor LeJeune thanked everyone for coming to the Project Sandbox Groundbreaking. He said they hope it will be completed within 60 days, then begin on the splashpad and restrooms. He said the July 4th fireworks will be at Trione Park.

8. CITY ATTORNEY REPORT:

City Attorney said there is an appeal for an HR matter set for the next Council meeting. He said it shouldn't take more than 1 hour. It will not be open to the public, but an executive session.

He said any interested developers have until July 6th to submit proposals for purchasing property.

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9. DEPARTMENT HEAD COMMENTS:

Chief Carpenter, Police, said they have been busy. He said there has been a rash of B&Es in the city along with a recent stabbing in Daphmont and those subjects have been arrested. On July 20th at the Senior Center Building they will have “Coffee with a Cop”.

Chief Tacon, Fire, said one new hire has resigned, but they have another person who has accepted the position and he is a certified fire fighter and paramedic. She said they are actively seeking part time employees. She will be out at a conference for the week.

Charlie McDavid, Recreation, reminded everyone that the last Wet ‘n Wild will be at Trione Park on Wednesday. He introduced the new Tennis Facility Coordinator, David Pantovich.

Troy Strunk, City Development, said “Coffee with a Cop” is on July 20th at 8:00am at the Senior Center. He gave the building report.

10. CITY CLERK’S REPORT:

**MOTION by Councilman Scott to authorize the Mayor to execute the Animal Arts Design Studios, Inc. Agreement for initial design services for a new Daphne Animal Shelter. Seconded by Councilman Coleman.
MOTION CARRIED UNANIMOUSLY.**

11. RESOLUTIONS & ORDINANCES:

A. RESOLUTIONS:

ORDINANCES:

B. 2nd READ ORDINANCES:

2021-25 – Fiscal Year 2021 Merit Pay Raise Increases

2021-26– Appropriation – Central Park and Daphne Sports Complex Entrance Engineering Fees - \$24,000

2021-27– Additional Appropriation – Drainage Improvements for Lakeshore Drive - \$27,000

**MOTION by Councilman Scott to waive the reading of Ordinances 2021-25, 2021-26 and 2021-27.
Seconded by Councilman Olen.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilman Scott to adopt Ordinance 2021-25. Seconded by Councilman Olen.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilman Coleman to adopt Ordinance 2021-26. Seconded by Councilwoman Conaway.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilman Scott to adopt Ordinance 2021-27. Seconded by Councilman Coleman.
MOTION CARRIED UNANIMOUSLY.**

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C. 1ST READ ORDINANCES:

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2021-30 – Annex Property Contiguous to the Corporate Limits of the City of Daphne – Northeast Corner of Pollard Road and Well Road

2021-31 – Pre-Zone Property Located at the Northeast Corner of Pollard Road and Well Road

12. COUNCIL COMMENTS:

Councilwoman Conaway welcomed the new Tennis Coordinator. She said the Education Advisory Committee is not meeting this month, but will meet at 11:00am on July 12th.

Councilman Olen welcomed the new Tennis Coordinator.

Councilman Coleman welcomed the new Tennis Coordinator.

Councilman Scott said the Industrial Development Board will be meeting on July 13th. He said the Lake Forest Yacht Club had a COVID positive employee and encouraged those who were there recently to get tested.

Councilman Hughes shared that his prayers are with Suzanne Henson and her family.

Councilwoman Phillips echoed the same thoughts about the Henson family. She thanked everyone for coming to the Project Sandbox Ceremony. She thanked the Human Resources Department and other Department Heads for making efforts to fully staff the City. She thanked the Police Department for their work.

Mayor LeJeune said his thoughts and prayers are with Suzanne Henson's family. He thanked Chief Carpenter and Chief Tacon for the work they and their department do.

Councilman Goodlin welcomed the new Tennis Coordinator.

13. ADJOURN:

THERE BEING NO FURTHER BUSINESS TO DISCUSS, COUNCIL ADJOURNED AT 6:52 PM.

Respectfully submitted by,

Certification of Presiding Officer,

Candace G. Antinarella, CMC, City Clerk

Doug Goodlin, Council President

CITY OF DAPHNE
FINANCE COMMITTEE MINUTES
JUNE 21, 2021
4:30 P.M.

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 4:30 p.m.

Present were:

Chairperson Mrs. Tommie Conaway
Councilman Mr. Steve Olen
Councilman Mr. Joel Coleman
Councilman Mr. Doug Goodlin

Councilman Mr. Ron Scott
Councilman Mr. Ben Hughes
Councilwoman Mrs. Angie Phillips

Also Present: Mayor Robin LeJeune, Finance Director Mrs. Kelli Reid, Human Resource Deputy Director Mrs. Hannah Noonan, Revenue Officer Mrs. Courtney Coleman, City Clerk Mrs. Candace Antinarella, Executive Director of City Development Troy Strunk, Director of Events and Marketing Mrs. Ange Baggett, Public Works Director Mr. Ronnie Huskey, City Development Director Mrs. Adrienne Jones, Fire Chief Mrs. LeeAnn Tacon, and City Attorney Mr. Jay Ross.

II. PUBLIC PARTICIPATION

There was no public participation.

III. APPROVE MINUTES FOR THE PREVIOUS MEETING

The previous minutes were approved.

IV. HUMAN RESOURCES BUSINESS

A. Update on Human Resources Department Activity

Mrs. Hannah Noonan reviewed the Human Resource Report:

- Posted positions – 6
- Reviewing/Testing/Interviewing/Background check - 2
- Promotion/Internal Transfer - 4
- New Hires – 5
- Open positions - 9

Mrs. Noonan reviewed the monthly Safety Committee meeting topics and discussed other Human Resource projects and events.

- Employee Orientation for Compensation/Classification Study
- Employee/Supervisor Focus Group Meetings
- Open Enrollment & Benefit Fair preparations
- Classification/Compensation Study continues

V. BUSINESS LICENSE REPORT

A. Report: New Business Licenses – May, 2021

Mrs. Coleman reviewed the following reports and information:

- Code enforcement issued 8 warnings resulting in businesses becoming compliant and \$2,818 in revenue.
- New Businesses with a physical location in Daphne - 10.
- Simplified Sellers Use Tax collections - \$111,103.95 and YTD collections - \$758,972.98.

BUSINESS LICENSE COUNT through 05/31/2021		
NEW Licenses		44
RENEWAL Licenses (2021)		54
Total Issued THIS MONTH		98
Total Issued THIS MONTH - PREVIOUS YEAR		76
Net Gain/-Loss Current VS Previous Yr MONTH	+	22
Total Issued YTD 2021		4,146
Total Issued YTD - PREVIOUS YEAR		3,570
Net Gain/-Loss Current VS Previous Yr YTD	+	576

**Business License Fee
Historical Comparison
2020 / 2021**

	FY 20	FY 21	+/- Previous Year	<u>Budget 2021</u> <u>\$2,390,000</u>
October	\$15,924.77	\$13,897.75	(\$2,027.02)	(\$2,376,102.25)
November	\$3,754.50	\$8,573.66	\$4,819.16	(\$2,367,528.59)
December	\$80,771.34	\$38,677.07	(\$42,094.27)	(\$2,328,851.52)
January	\$1,641,711.72	\$1,084,222.56	(\$557,489.16)	(\$1,244,628.96)
February	\$210,511.03	\$1,174,301.94	\$963,790.91	(\$70,327.02)
March	\$226,661.69	\$203,323.46	(\$23,338.23)	\$132,996.44
April	\$120,558.73	\$94,667.02	(\$25,891.71)	\$227,663.46
May	\$34,866.11	\$26,245.05	(\$8,621.06)	\$253,908.51
Year to Date	\$2,334,759.89	\$2,643,908.51	\$309,148.62	\$253,908.51

VI. SALES & LODGING TAX REPORT

A. Sales and Use Taxes: April, 2021

Mrs. Reid reviewed the Sales & Use Tax Reports: \$2,099,304.12 was collected for April, 2021 which was up \$498,461.92 from April 2020's collections:

- YTD Variance over Budget - \$2,793,126.29

It was noted by Mrs. Reid that this was the first non-quarterly filing month in which the City has received in excess of \$2 million in sales tax collections.

B. Lodging Tax Collections, April, 2021

Mrs. Reid reviewed the Lodging Tax Collections Report and noted the collections for April, 2021 were \$140,039.73 which is up \$106,825.50 from April 2020's collections.

- YTD Variance over Budget - \$111,377.20

C. Lodging Tax Fund : Statement of Revenues over Expenses, May, 2021

Mrs. Reid reviewed the Lodging Tax Statement of Revenues over Expenditure report for May, 2021.

- Unreserved balance for Bayfront related purchases - \$1,582,984.87
- Recreation for related purchases - \$750,093.53

VII. FINANCIAL SCHEDULES & REPORTS

A. Financial Reports

1. Treasurer's Report: May, 2021

Mrs. Reid reviewed the Treasurer's Report:

TREASURER'S REPORT						
As of May 31, 2021						
Account Type/Title	Bank / Brokerage	5/31/2021	4/30/2021	Increase (Decrease) from last Month	5/31/2020	Increase (Decrease) from Last Year
GENERAL FUND & ENTERPRISE FUNDS	Compass Bank	\$ 14,206,513	\$ 13,631,385	\$ 575,128	\$ 12,970,437	\$ 1,236,076
INVESTMENT FUND	Raymond James	5,873,584	5,840,954	32,630	5,891,729	\$ (18,145)
CREDIT CARD ACCOUNT	Compass Bank	102,509	95,655	6,854	70,129	\$ 32,380
Total Unrestricted Cash Balance		20,182,606	19,567,994	614,612	18,932,295	1,250,311
SPECIAL REVENUE FUNDS						
4 CENT GAS TAX	Bryant Bank	224,399	219,580	4,819	168,823	55,576
7 CENT GAS TAX	Bryant Bank	216,893	215,751	1,142	151,688	65,205
10 CENT GAS TAX	Bryant Bank	199,306	185,311	13,995	67,065	132,241
TREE & FLOWER	Compass Bank	30,176	23,926	6,250	23,926	6,250
COVID RELIEF FUND	Compass Bank	1,952,272	-	1,952,272	-	1,952,272
FEDERAL DRUG FORFEITURES	Compass Bank	177,400	178,576	(1,176)	264,521	(87,121)
LOCAL DRUG FORFEITURES	Compass Bank	60,580	60,580	-	55,618	4,962
LIBRARY	Compass Bank	52,411	51,409	1,002	46,465	5,946
COURT TRAINING & EQUIPMENT	Compass Bank	42,028	41,361	667	38,793	3,235
COURT CORRECTION	Compass Bank	445,779	428,369	17,410	397,649	48,130
LODGING TAX	Compass Bank	2,239,917	2,175,309	64,608	2,197,655	42,262
AGENCY FUNDS						
MUNICIPAL COURT	Compass Bank	230	217	13	1,573	(1,343)
SELF INSURANCE	Compass Bank	223,443	225,636	(2,192)	201,518	21,925
FLEX SPENDING	Compass Bank	11,815	12,500	(685)	539	11,276
OPEB TRUST INVESTMENT FUND	Regions Bank	810,555	806,944	3,611	498,835	311,720
		6,724,116	4,625,469	2,098,648	4,114,668	2,609,448
CAPITAL PROJECT FUNDS						
CAPITAL RESERVE	Wells Fargo Bank	3,528,541	3,523,486	5,055	3,721,420	(192,879)
2019 CAPITAL IMPROVEMENTS	Bryant Bank	-	-	-	334,923	(334,923)
		3,528,541	3,523,486	5,055	4,056,343	(527,802)
DEBT SERVICE FUNDS						
DEBT SERVICE	Regions Bank	981,768	759,717	222,051	1,087,753	(105,985)
Total Restricted Cash Balance		11,234,425	8,908,671	2,325,754	9,258,764	1,975,661
Total City Cash Balance		\$ 31,417,031	\$ 28,476,666	\$ 2,940,365	\$ 28,191,059	\$ 3,225,972

Mrs. Reid discussed the addition of the new COVID relief fund balance of \$1,952,272 under Special Revenue Funds.

The Treasurer's Report as of May 2021 Total Unrestricted Cash Balance - \$20,182,606 and Total City Cash Balance - \$31,417,031 was presented to be filed for audit.

2. Encumbrance Report

- Encumbrance balance is - \$721,306.52 as of May, 2021.
Mrs. Reid reviewed the Encumbrance Report.

3. Outstanding Appropriations

Mrs. Reid reviewed the outstanding appropriations report.

4. Financial Overview: Debt Summaries & Monthly Financial Statements, May, 2021

Mrs. Reid reviewed the following Financial Statements:

- Debt Summary Schedules (General & Enterprise Funds), May, 2021
- Jubilee Square: Debt payments are currently fully paid through December 2020. The loan matured 1/1/2021 and has been extended for up to five years per the agreement. Only the remaining principal balance of \$121,607 remains.

Monthly Financial Statements – April 2021 Financial Highlights

General Fund:

	<u>FY 2021</u>	<u>FY 2020</u>	<u>Change</u>
• YTD Budgetary Net Income:	\$5,666,103	\$4,573,582	\$1,092,521
• Total sales tax collected year to date is approximately \$2.8 million over budgeted income and prior year to date income			
• Due to the COVID-19 pandemic, several businesses, including restaurants and retail establishments, were closed for most of the month of April 2020			
• Hurricane Sally expenditures YTD are \$4.8 million with the majority of the expenditures relating to debris removal. FEMA will reimburse 75% and the state 12.5%			
• Total investment income including interest and unrealized gain on investment account is approximately \$336,000 less than April 2020			
• Unassigned Fund Balance: \$23,608,022			
• Outstanding Encumbrances: \$743,400			

Debt Service Fund/Outstanding Debt:

- Outstanding Warrant Balance as of April 30, 2021: \$30,467,149
- Outstanding Capital Lease Balance as of April 30, 2021:
 - o General Fund: \$729,108
 - o Enterprise Fund: 1,474,920

Capital Project Funds (Capital Reserve):

- The largest capital expenditure totaled \$730,247 for the 2020 Road Repaving Initiative

Special Revenue Funds (11 separate funds):

- Lodging Tax Fund –
 - o Bayfront Unreserved Fund Balance: \$1,553,047
 - o Recreation Unreserved Fund Balance: \$718,285
 - o Total lodging tax collected was \$111,000 over budgeted income and \$183,000 over prior year to date income.

Enterprise Funds (Solid Waste and Civic Center):

- Year to date transfers for each of the enterprise funds were as follows:

	<u>FY 2021</u>	<u>FY 2020</u>	<u>Change</u>
Solid Waste Fund	\$ 77,686	\$ 131,096	\$ (53,410)
Civic Center Fund	\$ 92,238	\$ 173,432	\$ (81,194)

5. Unfunded Future Projects Expenditure Summary

Mrs. Reid reviewed the Unfunded Future Projects Expenditure Summary for which no appropriations have been made. There were no additions. There was significant discussion on the plan for the Animal Shelter Design.

6. Summary of Budgetary Amendments

Mrs. Reid reviewed the General Fund budgetary amendments made to the FY2021 Budget.

- Total Appropriations Year to Date – \$ 2,187,028
- Adjusted Expenses over Revenue – (\$2,158,750)

B. Bills Paid Reports – May, 2021

The Bills Paid Report was previously presented electronically.

VIII. BIDS (Resolution) / APPROPRIATIONS (Ordinances)

A. Mowing Temporary Services - \$76,000

Mrs. Reid reviewed the appropriation request noting this was previously discussed in the Public Works Committee meeting. Due the suspension of inmate labor during the COVID Pandemic, additional funds are needed to fund the temporary workers who are being currently utilized in the mowing department.

MOTION BY Mr. Scott to recommend to Council to adopt the Ordinance amending the budget to appropriate \$76,000 for temporary workers in the Mowing Department. Seconded by Mr. Goodlin.
MOTION CARRIED UNANIMOUSLY

B. 2020-2040 Comprehensive Master Plan - \$90,960

Mr. Strunk and Mrs. Jones discussed the process of selecting the firm to assist in developing a new 2020 – 2040 Comprehensive Master Plan. Orion Planning + Design was chosen at a cost of \$150,960 from a selection of six firms. Mr. Strunk and all council members thanked Mrs. Jones for her extremely hard work in selection process of the firm. \$60,000 was previously appropriated in the FY 2019 Capital Budget for this plan

MOTION BY Mrs. Phillips to recommend to Council to adopt the Ordinance amending the budget to appropriate \$90,960 and to authorize the Mayor to enter into agreement with Orion Planning + Design for the 2020-2040 Comprehensive Master Plan. Seconded by Mr. Goodlin.
MOTION CARRIED UNANIMOUSLY

C. W.O Lott Park Tennis Facility Equipment and Furnishings - \$120,000

Mrs. Reid reviewed the appropriation request noting this was previously discussed in the Buildings and Property Committee meeting. Additional funding is needed to properly equip and furnish the new facility at W.O. Lott Park.

MOTION BY Mr. Scott to recommend to Council to adopt the Ordinance amending the budget to appropriate \$120,000 for furnishings and equipment at W.O. Lott Park. Seconded by Mr. Goodlin.
MOTION CARRIED UNANIMOUSLY

D. 2021-G CCTV Pipeline Inspection Camera - \$53,935

Mrs. Reid reviewing the bid noting that there were three bidders and the low bidder did not meet all the required specifications. It was noted that \$54,000 was previously appropriated for this piece of equipment. Significant discussion continued with Mr. Huskey on the reasons why the bid was significantly higher than originally presented and how to prevent this in the future.

MOTION BY Mr. Coleman to recommend to Council to award the 2021-G CCTV Pipeline Inspection Camera bid to Sansom Equipment Company in the amount of \$107,935 as bid. Seconded by Mr. Hughes.
MOTION CARRIED UNANIMOUSLY

MOTION BY Mrs. Phillips to recommend to Council to adopt the Ordinance amending the budget to appropriate an additional \$53,935 for a CCTV pipeline inspection camera. Seconded by Mr. Scott.
MOTION CARRIED UNANIMOUSLY

IX. NEW BUSINESS

A. Hurricane Sally FEMA Update

Mrs. Reid discussed the status of the 11 projects currently being funded by FEMA for Hurricane Sally. She noted that the City hopes to be receiving reimbursement for the largest project, Debris Removal, shortly.

B. American Rescue Plan Act

Mrs. Reid and Mayor LeJeune noted that the City will receive \$3,904,543 from the American Rescue Plan Act. Funds in the amount of \$1,952,271.50 were received last month. They are in discussion with legal on what projects will be allowable to be expended with these funds. One allowable expense is premium pay for essential workers. The Mayor proposed providing a premium pay one-time pay adjustment for full-time essential workers in the amount of \$1,500. Part-time essential workers would receive a one-time pay adjustment of \$750. Council agreed to this proposal and the Mayor and Mrs. Reid were to discuss with legal if a formal motion needed to be made by the City Council.

C. Adams and Reese Legal Services Contract

Mr. Ross discussed the fact that he and others at his firm had been providing legal services to the City for many years. The billable rate charged to the City has not changed in several years and is currently \$140/hr. Discussion continued in the meeting about the current rates paid by other municipalities and that the current \$140/hr., rate was significantly below current market rates.

MOTION BY Mr. Hughes to recommend to Council to increase the hourly rate paid to attorneys at Adams and Reese, LLP to \$250/hr. beginning July 1, 2021. Seconded by Mr. Olen.
MOTION CARRIED UNANIMOUSLY

X. OLD BUSINESS

There was no old business.

XI. ADJOURN

The meeting adjourned at 5.52 p.m.

June 14, 2021
PUBLIC SAFETY MEETING MINUTES
1705 MAIN STREET
DAPHNE, AL
4:30 P.M.

1. CALL TO ORDER:

There being a quorum present, Councilman Benjamin Hughes called the meeting to order at 4:30pm.

2. ROLL CALL:

COUNCIL MEMBERS PRESENT: Steve Olen, Ron Scott, Benjamin Hughes, Angie Phillips, Doug Goodlin, Joel Coleman

ABSENT: Mayor LeJeune

Also Present: Candace Antinarella, City Clerk; Patrick Dungan, City Attorney; Troy Strunk, City Development; Chief Tacon, Fire Department; Lt. Gulsby, Police Department; and Recording Secretary, Christina Brazell.

3. PUBLIC PARTICIPATION:

None

4. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Minutes from May 10, 2021 Public Safety meeting were approved as presented.

5. POLICE DEPARTMENT:

Old Business:

New Business:

Introduced Lt. Lazzari, Support Services.

Five new officers in training. One will attend the lateral academy, the other four will attend the regular academy later in the year.

Over the past few weeks there have been a few incidents involving the department. One incident regarding the officer involved shooting. Another one being the incident at the Post Office involving two brothers arguing over a candy bar when a gun was presented.

June 14, 2021
PUBLIC SAFETY MEETING MINUTES
1705 MAIN STREET
DAPHNE, AL
4:30 P.M.

6. FIRE DEPARTMENT:

Old Business:

Chief Tacon: Medstar is still improving on response time. They are averaging an 8 minute response as of last month.

There was an issue with Baldwin Central not moving the ambulance up on a call while staging. There was a miscommunication not hearing the Fire Units moving up and moving with them, causing a delay in the ambulance responding.

Chief Tacon was asked questions regarding the fire departments response and training dealing with Hazmat incidents. She advised they are still at awareness training levels. If a major incident occurs, we may still use Mobile Fire for these type situations.

New Business:

None

7. OTHER BUSINESS:

Councilman Hughes mentioned the Police FATS (Firearms Training Simulator) and presented that the city should consider purchasing their own equipment in the future, so that this system is more readily available to our officers to train on without having to use another agency's equipment.

4:40 p.m. **ADJOURNMENT**

The City of Daphne
Planning Commission Minutes
Regular Meeting of May 27, 2021
Council Chamber, City Hall - 5:00 P.M.

Call to Order:

Chairwoman called the regular meeting of the City of Daphne Planning Commission to order at 5:05 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

James "Bo" White
John Peterson
Phillip Hodgson, Secretary
Adam Manning
Ronnie Huskey
Kevin Spriggs
Steve Olen
Marybeth Bergin, Chairwoman

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.

Chairwoman asked for questions, comments or corrections to the minutes ***of the regular meeting of April 22, 2021. There being none, minutes are approved as submitted.***

The next order of business is site plan review for Christ the King Office Building.

An introductory presentation was given by John Crane, representative of Christ the King, requesting site plan review of a school office building located southeast of Main Street and Dryer Avenue immediately west of the gym and advised that the engineer is preparing a revised master plan for Christ the King.

Chairwoman asked about the sidewalk. Mr. Crane responded that the installation of the sidewalk extends to the corner of the property.

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

A **Motion** was made by Mr. Hodgson and **Seconded** by Mr. Olen ***to approve Christ the King Office site plan. There was no discussion on the motion. The Motion carried unanimously.***

The next order of business is preliminary/final plat review for Lumberjack, a Resubdivision of Lot 1A, IDB Subdivision, a Resubdivision of Lots 1 and 7.

The City of Daphne
Planning Commission Minutes
Regular Meeting of May 27, 2021
Council Chamber, City Hall - 5:00 P.M.

An introductory presentation was given by Casey Hill, representative of Dewberry, requesting preliminary/final plat review of a two-lot subdivision consisting of eight point five-nine acres located west of the southwest corner of the intersection of Champions Way and Alabama Highway 181. She advised that a general note was added to the subdivision plat to restrict access along Champion's Way.

Chairwoman 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. Olen **to approve Lumberjack, a Resubdivision of Lot 1A, IDB Subdivision, a Resubdivision of Lots 1 and 7 preliminary/final subdivision plat. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is a rezoning request for BN Properties, L.L.C.

An introductory presentation was given by David Shumer, Barton & Shumer Engineering, of a request to rezone a one point two-one acre parcel from B-3, Professional Business, to B-1(a), Limited Local Business, located southeast of Van Avenue and Main Street for an owner occupied commercial development.

Chairwoman asked for Commission questions or comments and noted the receipt of correspondence from Cheryl Amuzu in opposition to the rezoning.

Ms. Jones advised that list of B-1(a) uses permissible by right, special exception, and planning commission approval are provided in the Planning Commission packet for review. She stated the applicant provided conceptual building elevations and layouts of the proposed development and asked the engineer to provide additional information in support of the application.

Mr. Shumer stated that the owner, Boos Navarre Consulting Engineers, proposes to occupy the upstairs and to develop retail, boutique type shops downstairs.

Chairwoman commented about parking and the buffer requirements when abutting a residential zone. Ms. Jones stated this property is in the Olde Towne Daphne District that requires parking to be behind the building and the appropriate buffers will be verified upon site plan review. Mr. Shumer noted that the site plan as presented meets the parking requirements.

Ms. Jones stated the Commission must determine if this particular zoning district is compatible with the existing residential district.

Mr. Huskey and Mr. White expressed their concerns regarding traffic on Van Avenue and Main Street.

Mr. Huskey asked about a traffic study. Mr. Shumer responded that a traffic impact study is not required because neither the engineering office nor the retail shops will generate additional traffic.

The City of Daphne
Planning Commission Minutes
Regular Meeting of May 27, 2021
Council Chamber, City Hall - 5:00 P.M.

Chairwoman commented on Whit's Frozen Custard, the first development zoned B-1(a) on Main Street. She stated they were required to acquire Planning Commission approval for more intense uses such as the drive-up.

Mr. Olen expressed his concern about the various uses allowable in a B-1(a) zone such as the retail sales of groceries and increased traffic. Mr. Shumer responded that this development does not lend itself nor do they anticipate interest in those types of uses; however, the owner is open to the creation of restrictive covenants to limit the type of uses allowed.

Mr. Spriggs stated this development would be conducive to the type of businesses served by walkable pedestrian traffic and is compatible with the current improvements on Main Street. He noted that there are widespread traffic issues across Daphne, especially, east to west traffic flow. This development is a substantial investment and is exactly the type of development desired on Main Street. Mr. Hodgson agreed.

Chairwoman asked would the proposed scheme for the development prohibit office space on the ground floor. Mr. Shumer stated no, but that is not the intent. Mr. Hodgson commented that he would hope that it would remain retail.

Mr. Strunk advised that the Downtown Redevelopment Authority had reviewed the conceptual plans and was supportive of the concept of this office and retail development.

Chairwoman noted a site plan could have been presented and approved as B-3 without rezoning, but it would not allow retail sales. Mr. Shumer responded that was the intent until we missed the deadline. Ms. Jones advised that prior conversations with the owners indicated they did not want to move forward without having an assurance that their development vision could be realized. They may wish to address the Commission directly.

Mr. Spriggs stated when you come into an area that is already heavily populated, and you place the opportunity to locate businesses and services closer to the houses or an apartment complex in which people actually live, there may be an increase of traffic on Van Avenue, but there will be a decrease somewhere else.

Brad Navarre, representative of BN Properties, L.L.C., noted that as residents and business owners, they are sensitive to the concerns and dedicated to the protection of neighbors and other citizens while relocating their business to downtown Daphne.

Chairwoman 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. Spriggs and Seconded by Mr. Peterson to set forth a favorable recommendation to City Council to approve the rezoning request as presented. There was no discussion on the motion. The Motion carried unanimously.

The City of Daphne
Planning Commission Minutes
Regular Meeting of May 27, 2021
Council Chamber, City Hall - 5:00 P.M.

The next order of business is public participation.

Chairwoman 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.

Mr. Spriggs commented about the preferred type of development for improved walkability in the downtown area. Chairwoman congratulated Adrienne Jones for selection as one of the 40 over 40 honorees by Focus Women's Conference.

The next order of business is director's comments.

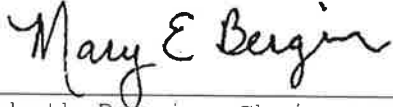
Director presented the upcoming meeting dates. Site Preview is June 16, and the Regular Meeting is June 24, 2021. She advised of the presentation of a draft of Article 41, DISC Overlay District, at the next meeting.

There being no further business, the meeting was adjourned at 5:35 p.m.

Respectfully submitted by:


Jan Vallecillo, Planning Coordinator

Approved: June 22, 2021


Marybeth Bergin, Chairwoman

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JUNE 24, 2021
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Report

1. **CALL TO ORDER:** 5:03 p.m.
2. **CALL OF ROLL:** Marybeth Bergin, Steve Olen, Kevin Spriggs, John Peterson, Phillip Hodgson, Andrew Prescott, and Adam Manning
3. **APPROVAL OF MINUTES:**

Review of minutes of the regular meeting of May 27, 2021. (**Approved**)
4. **NEW BUSINESS:**
 - A. **SITE PLAN REVIEW AND REQUEST FOR MODIFICATION TO THE WETLAND BUFFER REQUIREMENT:**
 1. **File SP21-07:** (**Tabled until the regular meeting of July 22, 2021**)

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 $\pm$
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
 - B. **PRELIMINARY/FINAL PLAT REVIEW:**
 1. **File SDPF21-09:** (**Approved**)

Subdivision: Red Tide, a Resubdivision of Lot 1, Allegri/64 East

Zoning(s): *B-4, Major Commercial District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

Location: Southwest of County Road 64 and County Road 54
Area: 4.71 Acres $\pm$, (2) lots
Owner: Red Tide Properties, L.L.C. - David Adams
Surveyor: Byrd Surveying - Gerald Byrd
 2. **File SDPF21-10:** (**Approved**)

Subdivision: Pat Place

Zoning(s): *B-2, General Business*

Location: Southwest of Stanton Road South and Stanton Road
Area: 4.22 Acres $\pm$, (2) lots
Owner: Robert Merritt
Surveyor: Goodwyn, Caywood & Mills - Stuart Smith

**CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JUNE 24, 2021
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

Report

3. File SDPF21-11: (Approved)

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

Zoning(s): *B-2, General Business*

Location: Southwest of Highway 31 and Alabama Highway 181
Area: 2.76 Acres $\pm$, (3) lots
Owner: Baldwin (AL) Development, L.L.C. - Wayne Cave
Surveyor: Goodwyn, Caywood & Mills - Stuart Smith

4. File SDPF21-12: (Approved)

Subdivision: Tallent Place

Zoning(s): *R-2, Medium Density Single Family Residential*

Location: Northwest of Pollard Road and Randall Avenue
Area: 2.8 Acres $\pm$, (2) lots
Owner: Bill Tallent
Surveyor: Moore Surveying - Seth Moore

C. DIAMANTE SUBDIVISION, PHASE THREE AND STREET ACCEPTANCE:

1. FINAL PLAT REVIEW:

File SDF21-04: (Approved)

Subdivision: Diamante, Phase Three, a Resubdivision of Lot 1, Malbis-CR 13

Present Zoning: *R-3, High Density Single Family District*

Location: East side of County Road 13, north of Sehoj Subdivision
Area: 16.76 $\pm$ Acres, (51) lots
Developer: 68V Diamante 2017, L.L.C. - Nathan Cox
Agent: Dewberry - Al Finley
Surveyor: Dewberry - Victor Germain
Engineer: Dewberry - Jason Estes

2. STREET ACCEPTANCE PETITION:

File AP21-06: (Favorable recommendation to City Council)

Presentation to be given by Al Finley, representative of Dewberry, recommending acceptance of all right-of-ways contained within Diamante Subdivision, Phase Three. Said right-of-ways being Amethyst Drive (2,106 linear feet) and Jade Court (175 linear feet).

D. JOSEPH MANCI PRE-ZONING AMENDMENT(S):

1. File PZA21-07: (Unfavorable recommendation to City Council)

Present Zoning: *RA, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne*

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

Applicant(s)/Area: Joseph Mancini
Area: 32.78 Acres $\pm$
Location: Northeast of Alabama 181 and St. Michael Way
Engineer: Wooten Engineering - Jason Wooten

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JUNE 24, 2021
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Report

E. JOSEPH MANCI ANNEXATION:

1. **ANX21-07: (Favorable recommendation to City Council to annex the subject property into the Daphne corporate limits as R-1, Low Density Single Family Residential)**

A presentation to be given by Jason Wooten, representative of Wooten Engineering, requesting annexation of a thirty-two point seven-eight acre parcel owned by Joseph Mancini into the City of Daphne located northeast of Alabama 181 and St. Michael Way as R-6(G), Garden/Patio Home. The subject property is currently RA, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne.

F. ADMINISTRATIVE PRESENTATION:

1. **AP21-07: (No action taken)**

A presentation to be given by Jason Wooten, representative of Wooten Engineering, and/or John Adcock, representative of Adcock Management, requesting the Planning Commission to consider allowing multi-family structures which contains twenty-four (24) dwelling units in lieu of twenty (20) dwelling units per building. Structures will not exceed two hundred (200) feet in length.

5. **PUBLIC PARTICIPATION:** None presented
6. **ATTORNEY'S REPORT:** No report
7. **COMMISSIONER'S COMMENTS** Kevin Spriggs noted that the city is hard-coded and commented that a developer should be able to determine the design of a project.
8. **DIRECTOR'S COMMENTS:** Director presented the upcoming meeting dates. Site Preview is July 14, and the Regular Meeting is July 22, 2021. Happy Fourth of July!
9. **ADJOURNMENT:** 6:25 p.m.



City of Daphne Event Permit Application

Date of Application: 6.16.21 Permit Requested: ☐ Event/Fundraiser ☒ Parade/Run ☐ Band

Contact Information

Organization Name: LSK Lupus Walk
Contact Name: Lucy King E-mail Address: _____
Address: 27531 French Settlement Drive Daphne, AL 36526
Street / P.O. Box City/State/Zip Code
Primary Phone Number: 251 753-7989 Secondary: 251 599-8026

Event Information

Event Name: LSK Lupus Walk Event Date: 3.19.22
Event Location: Daphne City Hall # Participants/Vehicles: 125
Start Time: 8:00 AM Stop Time: 12:00 Assembly Time: 7:00 AM
Parades/Runs Only
Special Requests: _____
Road Closures Requested: ☐ Yes ☒ No

Special Instructions

Approval: Internal Use Only

Date Routed: 6-16-21

Fire Dept: S.G. Tappan

Police Dept: David Carpenter

Public Works: approved via email

☐ Use of Alcohol

Parks & Recreation: _____
Only required if event interrupts traffic near Daphne parks

For Special Event/Band Permits:

City Clerk: _____
Signature

For Parade/Run Permits & Use of City Grounds:

City Council: _____
Date of Approval

Parade/Run Permits ONLY

☐ Fee Paid: \$ _____ ☐ N/A ☐ Waived

☐ Insurance Filed ☐ N/A

Route Selection: ☐ 1 ☐ 2 ☐ 3 ☐ 4

**CITY OF DAPHNE, ALABAMA
RESOLUTION 2021-21**

2021-G-CCTV Pipeline Inspection Camera

WHEREAS, The City of Daphne is required under section 41-16-20 of the Code of Alabama to secure competitive bids for items in excess of \$15,000; and

WHEREAS, The City of Daphne acknowledges that the cost for the CCTV Pipeline Inspection Camera will exceed this amount; and

WHEREAS, Staff has reviewed the bids for the CCTV Pipeline Inspection Camera and determined that the bid as presented by Sansom Equipment Company is reasonable; and

WHEREAS, Staff recommends that the contract for the CCTV Pipeline Inspection Camera be awarded to Sansom Equipment Company.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA that the City hereby accepts the bid of Sansom Equipment Company in the amount for \$107,935.00 as listed in BID SPECIFICATION NO. 2021-G-CCTV PIPELINE INSPECTION CAMERA.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS _____ day of _____, 2021.

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, CMC, City Clerk

**CITY OF DAPHNE
RESOLUTION 2021-22**

Acceptance of Roads and Rights-of-Way: Diamante Subdivision, Phase Three

WHEREAS, the City Council of the City of Daphne, Alabama has received notice that the Daphne Planning Commission has given Final Plat approval to Diamante Subdivision, Phase Three on June 24, 2021, and the City of Daphne hereby recommends acceptance of the roads and rights-of way located in Diamante Subdivision, Phase Three; and

WHEREAS, an inspection was made by the Director of Community Development, and all reports and other related documents have been provided stating that said streets and associated storm water drainage have been installed in conformity with City standards; and

WHEREAS, an inspection was made by the Director of Public Works, and said director has recommended acceptance of said streets and associated storm water drainage, to the extent such drainage facilities affect the rights-of-way, of Diamante Subdivision, Phase Three; and

WHEREAS, the developer has provided to the City a two-year maintenance bond in the amount of \$91,064.51 as required and now requests acceptance and dedication of the same for maintenance of said improvements as outlined in Article XVII, entitled the Procedures for Subdivision Review, of the City of Daphne Land Use and Development Ordinance; and

WHEREAS, the developer has caused the plat to be recorded on slides 2786-A and 2786-B of the records in the Baldwin County Judge of Probate Office; and

WHEREAS, the City Council of the City of Daphne believes it is in the best interest of the citizens of the City for the City to accept said rights-of-way.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE AS FOLLOWS: that the following rights-of-way within Diamante Subdivision, Phase Three, according to the plat presented by Dewberry Engineers Inc. as recorded in the Office of the Judge of Probate, Baldwin County, Alabama, are hereby accepted by the City of Daphne, Alabama as city streets for maintenance:

a portion of Amethyst Drive (2,106.08 linear feet), a 50-ft right of way; and a portion of Jade Ct. (175 linear feet), a 50-ft right of way.

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA ON THIS THE _____ DAY OF _____, 2021.

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, CMC, City Clerk

To: Office of the City Clerk
From: Adrienne D. Jones, AICP,
Director of Community Development
Subject: Diamante Subdivision, Phase 3
Acceptance of Roads and Rights-of-Ways
Date: June 28, 2021

Adrienne D. Jones

MEMORANDUM

LOCATION: East side of County Road 13, north of Sehoy Subdivision

RECOMMENDATION: At the June 24, 2021 regular meeting of the City of Daphne Planning Commission, six members were present. The motion carried unanimously for a ***favorable recommendation*** for the acceptance of Amethyst Drive and Jade Court.

Attached please find said documentation for placement on the Monday, July 6, 2021 City Council agenda.

Thank you,
ADJ/jv

cc: file
Ronnie Huskey, Public Works Director

attachment(s)

1. Correspondence from project engineer requesting acceptance
2. Record plat
3. Petition of Acceptance of Roads and Rights-of-Ways

FILE
25
04/28/21
JV

May 18, 2021

Mrs. Adrienne Jones
Planning Director, City of Daphne
P.O. Box 400
Daphne, Alabama 36526

RE: DIAMANTE PHASE THREE
ENGINEER'S CERTIFICATION

Dear Mrs. Jones:

I, Jason Estes, a professional engineer registered in the State of Alabama, Registration Number 22714, do hereby certify that the streets for DIAMANTE PHASE THREE have been constructed under my supervision in accordance with the approved construction plans.

I further certify I have checked all test reports and that all construction materials have been installed in accordance with the typical sections, profiles, and plan details and meet minimum requirements as set out in the State of Alabama Highway Department's Standard Specifications for Highway Construction, latest edition and current revisions.

Therefore, I hereby request that the City of Daphne accept the streets for DIAMANTE PHASE THREE subdivision.

If you have any questions or comments, regarding this information please give me a call at 251-990-9950.

Sincerely,
Dewberry Engineers Inc.



Jason N. Estes, P.E.
Associate Vice President
Business Unit Manager



**CITY OF DAPHNE
PETITION FOR ACCEPTANCE
OF ROAD(S) AND/OR RIGHTS-OF-WAY**

SUBDIVISION NAME: DIAMANTE PHASE THREE

THIS PETITION FOR ACCEPTANCE OF ROADS AND/OR RIGHTS-OF-WAY is made this 19th day of May, 2021 by 68V Diamante 2017, LLC, hereinafter called "the subdivider," owner of certain property located in the City of Daphne, Alabama known as 68V DIAMANTE 2017, LLC to be recorded in the office of the Judge of Probate of Baldwin County, Alabama; and,

WHEREAS, the subdivider has agreed to the dedication of the roads and rights-of-way located in said subdivision to the City of Daphne, and further warrants that said roads and rights-of-way are complete and are in compliance with the minimum standards as outlined for construction in the City of Daphne Land Use and Development Ordinance, Article XVII, entitled Procedures for Subdivision Review, and Article XI, Minimum Requirements and Required Improvements for Subdivisions and Commercial Site Developments. The subdivider further warrants that the same are free from defects from any cause and are free and clear of any liens and encumbrances; and,

WHEREAS, a bond is required by the City as a condition of the acceptance of any new roads or rights-of-way as outlined in Article XVII in an amount equal to twenty percent (20%) of all street and drainage improvements in the subdivision as a warranty for such improvements to last for a period of two (2) years after the date of dedication and upon acceptance by the City Council, the subdivider has provided a \$ 91,064.51 maintenance bond; and,

WHEREAS, the project engineer, Tyson N. Estes, PE, acting on behalf of the subdivider does hereby certify that all roads and rights-of-ways are complete and are in compliance with the minimum standards for construction as outlined in the City of Daphne Land Use and Development Ordinance, Article XVII, entitled, Procedures for Subdivision Review, and Article XI, Minimum Requirements and Required Improvements for Subdivisions and Commercial Site Developments, and further warrants that the same are free from defects from any cause; and,

NOW, THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the subdivider does hereby dedicate the roads and rights-of-way in said subdivision to the City of Daphne, a municipal corporation, as per the favorable recommendation of the City of Daphne Planning Commission voted upon at its meeting held on June 24, 2021. Said subdivision according the plat recorded in the Judge of Probate, Baldwin County, Alabama and said streets being named as follows:

Name of Right of Way	Length (linear feet)	Width (feet)
AMETHYST DRIVE	2,106.08	50
JADE CT.	175.00	50

Are each hereby dedicated to the City of Daphne, Alabama as a city street.

IN WITNESS WHEREOF, the subdivider has caused the execution of this dedication as of the date set forth above.

Respectfully submitted,



Name of Individual or Corporation (Printed)

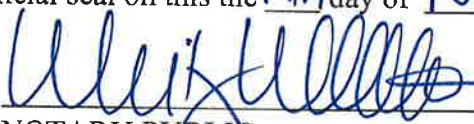
By: Nathan L. Cox
(Print Legibly and Sign)

Its: Manager
(Print Legibly)

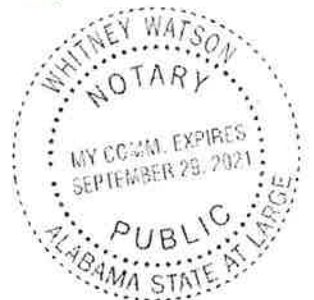
STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, the undersigned Notary Public in and for said State and County, hereby certify that Nathan L. Cox whose name as Manager of BBV Diamante 2017, LLC an Alabama corporation or as owner of _____ is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such officer or owner and with full authority, executed the same voluntarily on the day same bears date.

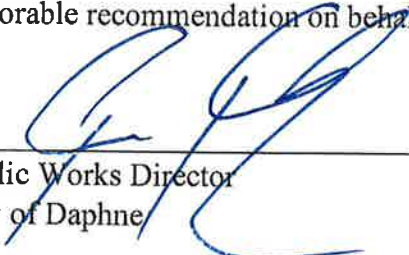
Given under my hand and official seal on this the 19th day of May, 2021.



NOTARY PUBLIC
My commission expires: Sept. 29, 2021

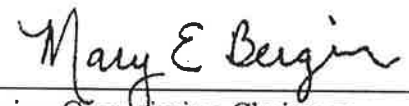


Favorable recommendation on behalf of Daphne Public Works:



Public Works Director
City of Daphne

Favorable recommendation on behalf of Daphne Planning Commission:



Planning Commission Chairman
City of Daphne

1924312

CURRENT ZONING: R-5 SINGLE FAMILY DISTRICT
MINIMUM LOT SIZE: 12,000 SF
LIN. FT. STREETS: 2,106 LF
NUMBER OF LOTS: 51 Lots (3.04 LOTS/ACRE)
SMALLEST LOT: 12,000 SF
LARGEST LOT: 14,010 SF AC (LOT 78)
COMMON AREAS: N/A
TOTAL ACRES: 16.76 AC

REQUIRED SETBACKS:
FRONT: 30 FEET
REAR: 30 FEET
SIDE: 10 FEET
SIDE STREET: 20 FEET

WATER SERVICE: DAPHNE UTILITIES
SEWER SERVICE: DAPHNE UTILITIES
ELECTRIC SERVICE: RIVIERA UTILITIES
TELEPHONE SERVICE: AT&T

STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

MY WARRANT 2011 WAS THE ORDER OF THE LARD BROWN AND STOVENS IN THE EAST, THAT CAUSED THE GIVE TO BE STOPPED AND CONSIDERED AN INDIANATED CONCEPT. THE TWO JETS AND PLUMBERS WERE IN FIFTH AND FOURTH MOROCCO AGGREGATION AND ABOUT THE SAME UNDER THE DESIGN AND WILL WARRIOR INDIANATED AND DECREASED ALL STREETS AND LARDERS TO THE FUGAL, TOGETHER WITH TEACH BELONGING AND CONSIDERATIONS ABOUT MOTHER IN ATTACHED IN A SITUATION (LISA, CONSIDERATION).

SAYD WAS *4* *June* *2011*

CHIEF, NEW HAMPSHIRE STATE POLICE
1000 WASHINGTON ST.
CONCORD, NH 03301

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

[illegible]

1. *Robert McEllen Gray* *May 20, 2022*
 RETURN TO: *BY COMPLETION FINDER*  **AMERICAN ARBITRATION ASSOCIATION**
 540 North Dearborn Street
 Chicago, IL 60610-4209
 Tel: 312.462.5000
 Fax: 312.462.5001
 www.adr.org

IN WITNESS WHEREOF, Jose Calles, of the County of Los Angeles, State of California, the undersigned, has hereunto set his hand and seal of office at the City of Los Angeles, California, this 21 day of June, 1961.

cc: D. Spil Coleman
cc: Phyllis L. Fine

STATE OF NEW YORK
COUNTY OF ALBANY

[illegible]

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the District of Columbia, this 22nd day of June, 1964.

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SVP

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Kathleen McLean Young

5. WORLD IS FULLY A COMPLETELY DEVELOPED COUNTRY IN THE FIELD OF SCIENCE WITH A LARGE NUMBER OF SCIENTIFIC PERSONNEL THAT HAVE REACHED THE HIGHEST DEVELOPMENT IN CONDUCTING RESEARCH AND APPLIED SCIENCES AND HAVE WITH THE FORMATION OF THEIR KNOWLEDGE PRACISE KNOWLEDGE OF THE TRAINING OF PERSONNEL IN THE FIELD OF SCIENCE AND IN THE FIELD OF APPLIED SCIENCES.

6-9-21

FOR THE PURPOSES OF THIS TREATY, THE FOLLOWING DEFINITIONS SHALL APPLY:

1. "AGENCY" MEANS ANY ORGANIZATION, INSTITUTION, OR ENTITY, INCLUDING BUT NOT LIMITED TO, A GOVERNMENT AGENCY, A NON-PROFIT ORGANIZATION, A BUSINESS, OR AN INDIVIDUAL, THAT IS RESPONSIBLE FOR THE COLLECTION, STORAGE, OR DISSEMINATION OF INFORMATION.

2. "INFORMATION" MEANS ANY DATA, INCLUDING BUT NOT LIMITED TO, TEXT, NUMBERS, IMAGES, OR AUDIO, THAT IS CAPABLE OF BEING TRANSMITTED OR RECEIVED BY A COMMUNICATIONS SYSTEM.

3. "SECURITY INFORMATION" MEANS INFORMATION THAT IS RELATIVE TO THE NATIONAL DEFENSE, THE NATIONAL SECURITY, OR THE NATIONAL ECONOMY, AND THAT IS OF SUCH A NATURE THAT THE DISCLOSURE OF SUCH INFORMATION COULD BE PREJUDICIAL TO THE NATIONAL DEFENSE, THE NATIONAL SECURITY, OR THE NATIONAL ECONOMY.

4. "PROTECTED INFORMATION" MEANS INFORMATION THAT IS CLASSIFIED AS "TOP SECRET", "SECRET", OR "CONFIDENTIAL" BY A GOVERNMENT AGENCY, AND THAT IS OF SUCH A NATURE THAT THE DISCLOSURE OF SUCH INFORMATION COULD BE PREJUDICIAL TO THE NATIONAL DEFENSE, THE NATIONAL SECURITY, OR THE NATIONAL ECONOMY.

5. "UNCLASSIFIED INFORMATION" MEANS INFORMATION THAT IS NOT CLASSIFIED AS "TOP SECRET", "SECRET", OR "CONFIDENTIAL" BY A GOVERNMENT AGENCY, AND THAT IS OF SUCH A NATURE THAT THE DISCLOSURE OF SUCH INFORMATION COULD BE PREJUDICIAL TO THE NATIONAL DEFENSE, THE NATIONAL SECURITY, OR THE NATIONAL ECONOMY.

6. "DISSEMINATION" MEANS THE ACT OF TRANSMITTING OR RECEIVING INFORMATION BY A COMMUNICATIONS SYSTEM.

7. "RECEIVING" MEANS THE ACT OF RECEIVING INFORMATION BY A COMMUNICATIONS SYSTEM.

8. "TRANSMITTING" MEANS THE ACT OF TRANSMITTING INFORMATION BY A COMMUNICATIONS SYSTEM.

9. "COMMUNICATIONS SYSTEM" MEANS ANY SYSTEM, INCLUDING BUT NOT LIMITED TO, A WIRELESS COMMUNICATIONS SYSTEM, A WIRE COMMUNICATIONS SYSTEM, OR A COMBINATION OF WIRELESS AND WIRE COMMUNICATIONS SYSTEMS, THAT IS USED FOR THE TRANSMISSION OF INFORMATION.

10. "WIRELESS COMMUNICATIONS SYSTEM" MEANS ANY COMMUNICATIONS SYSTEM THAT DOES NOT USE A WIRE FOR THE TRANSMISSION OF INFORMATION.

11. "WIRE COMMUNICATIONS SYSTEM" MEANS ANY COMMUNICATIONS SYSTEM THAT USES A WIRE FOR THE TRANSMISSION OF INFORMATION.

12. "COMBINATION OF WIRELESS AND WIRE COMMUNICATIONS SYSTEMS" MEANS ANY COMMUNICATIONS SYSTEM THAT USES BOTH WIRELESS AND WIRE COMMUNICATIONS SYSTEMS FOR THE TRANSMISSION OF INFORMATION.

13. "NATIONAL DEFENSE" MEANS THE DEFENSE OF THE UNITED STATES OF AMERICA AGAINST FOREIGN AGGRESSION.

14. "NATIONAL SECURITY" MEANS THE SECURITY OF THE UNITED STATES OF AMERICA AGAINST FOREIGN AGGRESSION.

15. "NATIONAL ECONOMY" MEANS THE ECONOMY OF THE UNITED STATES OF AMERICA.

16. "DISCLOSURE" MEANS THE ACT OF MAKING INFORMATION AVAILABLE TO THE PUBLIC OR TO AN UNAUTHORIZED PERSON.

17. "PREJUDICIAL" MEANS CAUSING HARM TO THE NATIONAL DEFENSE, THE NATIONAL SECURITY, OR THE NATIONAL ECONOMY.

18. "TOP SECRET" MEANS INFORMATION THAT IS OF SUCH A NATURE THAT THE DISCLOSURE OF SUCH INFORMATION COULD BE PREJUDICIAL TO THE NATIONAL DEFENSE, THE NATIONAL SECURITY, OR THE NATIONAL ECONOMY.

19. "SECRET" MEANS INFORMATION THAT IS OF SUCH A NATURE THAT THE DISCLOSURE OF SUCH INFORMATION COULD BE PREJUDICIAL TO THE NATIONAL DEFENSE, THE NATIONAL SECURITY, OR THE NATIONAL ECONOMY.

20. "CONFIDENTIAL" MEANS INFORMATION THAT IS OF SUCH A NATURE THAT THE DISCLOSURE OF SUCH INFORMATION COULD BE PREJUDICIAL TO THE NATIONAL DEFENSE, THE NATIONAL SECURITY, OR THE NATIONAL ECONOMY.

FINAL PLAT
JUNE 4, 2021 - SHEET 2 OF 2

PLAT OF SUBDIVISION					
DESIGN	D.E.D.	DRAWN	A.E.F.	CHECKD	V.L.G.
ENGINE	J.N.E.	SURVEYOR	V.L.G.	PROJ. MGR	C.C.B.
 Dewberry 1155 Ardmore Road, Raleigh, NC 27601 P.O. Box 10000, Durham, NC 27702				SCALE 1"=80'	
				PROJ. NO. 500939498	
				FILE 500939498.PN 3	
				SHEET 2 of 2	

[illegible]

THIS PROPERTY LEFT WITHIN ZONE "C"
(UNBURNED) AS SAVED FROM THE
FEDERAL EMERGENCY MANAGEMENT
AGENCY'S FLOOD INSURANCE RATE MAP OF
DAWSON COUNTY, ALABAMA, MAP NUMBER
D-000000000, COMMUNITY NUMBER 86900,
PANEL NUMBER 500, LETTER M, MAP
EFFECTIVE DATE APRIL 18, 2019.

[illegible]

SLIDE 0002786-A

STATE OF ALABAMA
County of Baldwin

W. DENVER, A FIRM OF GENERAL ENGINEERS AND SURVEYORS IN DENVER, ALABAMA
REPLY: STATE THAT WE HAVE A SOURCE FOR LEAD IN THE FOLLOWING DESCRIBES
PROPERLY SITUATED IN BARLOW, DENVER, ALABAMA. EO-104

[illegible]

(DESCRIPTION: COMPARED FROM PROBATE RECORDS AND IN ACTUAL FIELD SURVEY)

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

06/04/2021



88V DIAMANTE 2017 LLC
29821 WOODROW LANE
SPANISH FORT, AL 36527
PARCEL #: 05-43-02-10-0-000-003.001

DEWBERRY
25353 FRIENDSHIP ROAD DAPHNE, ALABAMA 36526
VICTOR L. GERMAIN, PLS LIC. NO. 38473
JASON M.E. ESTES, PE LIC. NO. 22714

THE UNDERSIGNED, CLERK OF THE JOURNAL OF THE SENATE, (A-1021),
HAS, BY THE PROVISIONS OF STATUTE APPROVED, THE SEVEN PLAT FOR RECORDING IN
BOOK 24, PAGE 1021, THIS 20th DAY OF June, 1904.

THE ASSISTANT ATTORNEY GENERAL, ALABAMA
STATE DEPARTMENT OF JUSTICE

Admission to [illegible] for [illegible] & [illegible]

THE UNDERSIGNED, AS AUTHORIZED BY JAMES A. STRATTON, DEPUTY ATTORNEY GENERAL, DO HEREBY CERTIFY THAT THE RECORDS OF SAME IN THE PROBATE OFFICE OF GADSDEN COUNTY, ALABAMA, THIS 14th DAY OF June 1911.

James A. Stratton

STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

1. NUMBER SECTION 1144: THE POWER TRANSFER, AND OTHER NECESSARY FRASES OF THE INSTALLED
PAID THIS 21st DAY OF June 1964

STATE OF ALABAMA
COUNTY OF DADE

SCOTT POSEY, CLERK OF THE DISTRICT COURT OF THE
SIXTH JUDICIAL CIRCUIT, DO hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of said court.

WITNESS MY HAND AND SEAL OF OFFICE, this 14th day of May, 1964.

SCOTT POSEY, Clerk of the District Court of the Sixth Judicial Circuit.

JOHN POPE, CHAIRMAN FOR THE UNITED HOUSE OF THE REE OF SAVING, ALABAMA DO
MEMBER CERTIFY THAT THE ATTACHED FORM, THAT HAS BEEN SIGNED BY ME AND ACK THAT THE
EVIDENCE'S PLAYS AND SPECIFICATIONS APPEARS TO COMPLY WITH THE MINIMUM PERFORMANCE OF THE
UNITED STATES

SIGNED THIS 18th DAY OF June 2021.

John Pope *John Grimes*

STATE OF ALABAMA
 CITY OF BIRMINGHAM
 POLICE DEPARTMENT

1. The above information was obtained from the confidential source who provided the information to the FBI. The source is a member of the Communist Party and has been advised that the information is to be used for the purpose of the FBI's internal security program.

DATED: 24th DAY OF JUNE 1961

Mary E. Breen

FINAL PLAN
JUNE 4, 2021 - SHEET 1 OF 2

FINAL PLAN					
JUNE 4, 2021 - SHEET 1 OF 2					
PLAT OF SUBDIVISION					
DESIGN	D.E.D.	DRAWN	A.E.F.	CHECKED	V.L.G.
CMS	J.N.E.	SUBMITTER	V.L.G.	PRIN. WOR	C.C.E.
 Dewberry 1555 Glenhurst Road, Durham, NC 27705 (919) 486-0000 www.dewberry.com				SCALE: 1"=60' PROJECT NO. 500995496 FILE 50099496_PLN_3 SHEET 1 OF 2	

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2021-29**

**Ordinance to Re-Zone Property Located
Southeast of Creekbank Drive and Pollard Road**

WHEREAS, Gordon and Rosalynn Satterwhite, as the owners of certain real property located within the City of Daphne, have requested that said property that is currently zoned as B-3 Professional Business, be re-zoned as R-3, High Density Single Family Residential; and

WHEREAS, said real property is located Southeast of Creekbank Drive and Pollard Road, and more particularly described as follows:

Legal Description of Property to be Re-Zoned to R-3, High Density Single Family Residential:

BEGINNING AT THE SOUTHWEST CORNER OF CREEKSIDE, UNIT 3, AS PER PLAT RECORDED ON SLIDE NO. 2217-F OF THE PROBATE COURT RECORDS OF BALDWIN COUNTY, ALABAMA, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF POLLARD ROAD; THENCE RUN S 89° 50' 50" E ALONG THE SOUTH LINE OF SAID CREEKSIDE, UNIT 3, 299.91 FEET TO THE SOUTHEAST CORNER OF SAID CREEKSIDE, UNIT 3, SAID POINT BEING ON THE WEST LINE OF CREEKSIDE, UNIT 1, AS PER PLAT RECORDED ON SLIDE NO. 1703-B OF SAID PROBATE COURT RECORDS OF BALDWIN COUNTY, ALABAMA; THENCE RUN S 00° 00' 25" W ALONG SAID WEST LINE OF CREEKSIDE, UNIT 1, 180.22 FEET TO THE NORTHEAST CORNER OF LOT 4, CREEKSIDE PROFESSIONAL PARK, AS PER PLAT RECORDED ON SLIDE NO. 1953-B OF SAID PROBATE COURT RECORDS OF BALDWIN COUNTY, ALABAMA; THENCE ALONG THE NORTH LINE OF SAID LOT 4, CREEKSIDE PROFESSIONAL PARK RUN AS FOLLOWS: S 84° 33' 01" W, 97.03 FEET; THENCE RUN N 70° 58' 12" W, 93.31 FEET; THENCE RUN S 76° 03' 22" W, 118.83 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, CREEKSIDE PROFESSIONAL PARK, SAID POINT BEING ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF POLLARD ROAD; THENCE DEPARTING SAID NORTH LINE OF LOT 4, CREEKSIDE PROFESSIONAL PARK RUN N 00° 04' 31" E, ALONG SAID EAST RIGHT OF WAY LINE OF POLLARD ROAD 188.45 FEET TO THE POINT OF BEGINNING. CONTAINING 53,311 SQUARE FEET OR 1.22 ACRES MORE OR LESS.

WHEREAS, at the regular Planning Commission meeting on April 22, 2021, the Commission considered said request and set forth a favorable recommendation; and,

WHEREAS, due notice of said proposed re-zoning has been provided to the public as required by law through publication and open display at the Daphne Public Library and City Hall, and a public hearing was held before the City Council on June 21, 2021; and,

WHEREAS, the City Council of the City of Daphne, after due consideration and upon consideration of the recommendation and notes of the Planning Commission, deemed that said application for re-zoning of the above described real property is proper and in the best interest of the health, safety, and welfare of the citizens of the City of Daphne, Alabama; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, as follows:

SECTION I: ZONING

The above described real property is hereby re-zoned from B-3 Professional Business to R-3, High Density Single Family Residential, and the zoning ordinance and zoning map shall be amended to reflect the said zoning change.

SECTION II: REPEALER.

All other City Ordinances or parts thereof in conflict with the provisions of this Ordinance, in so far as they conflict, are hereby repealed.

SECTION III: SEVERABILITY.

The provisions of this Ordinance are severable. If any provision, section, paragraph, sentence, or part thereof shall be held unconstitutional or invalid, such decision shall not affect or impair the remainder of said Ordinance, it being the legislative intent to ordain and enact each provision, section, paragraph, sentence, and part thereof separately and independently of each other.

SECTION IV: EFFECTIVE DATE.

This Ordinance shall take effect and be in force from and after the date of its approval by the City Council of the City of Daphne and after publication as required by law.

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS ____ DAY OF _____, 2021.

Attest:

Robin LeJeune, Mayor

Candace G. Antinarella, CMC, City Clerk

From: Adrienne D. Jones, AICP,
Director of Community Development

Subject: Gordon & Rosalynn Satterwhite
Zoning Amendment

Date: April 26, 2021

Adrienne D. Jones

PRESENT ZONING: B-3, Professional Business

PROPOSED REZONING: R-3, High Density Single Family Residential

LOCATION: Southeast of Creekbank Drive and Pollard Road

RECOMMENDATION: At the Thursday, April 22, 2021, regular meeting of the Daphne Planning Commission, seven members were present, and the motion carried unanimously for a favorable recommendation for the above captioned zoning amendment.

Attached please find the appropriate documentation and action of the Daphne Planning Commission.

Upon receipt of said documentation, please prepare an ordinance for placement on the City Council agenda to set a public hearing.

Thank you,
ADJ/jv

Attachment(s):

1. Community Development Report and Supplemental Documents
2. Zoning Amendment Application
3. Legal Description (Exhibit A)
4. Boundary Survey (Exhibit B)
5. Adjacent property owners list

FILE
at 12:12
10:10am



GORDON & ROSALYN SATTERWHITE

Zoning Amendment

Zoning Classification:

B-3, Professional Business

Surrounding Zonings/Uses:

- **North**— R-3, High Density Single Family/Residences
- **South**— B-3, Professional Business/Offices
- **East**— R-3, High Density Single Family/Residences
- **West**—C/I, Commercial/Industrial/Industrial

Existing Utility Service Providers: Daphne Utilities, Riviera Utilities

Affected City Service Providers: Fire Station 2, Police Beat 1

Staff Recommendation to PC: Favorable recommendation to City Council (to combine with lots to the north).

Proposed Zoning:

R-3, High Density Single Family Residential

Development Concept:

- a. Rezone subject property
- b. Combine subject property with the three lots to the north.

Council District:

4

Existing Conditions:

1.22 ac

Planning Commission Recommendation:

Pending

What is R-3 zoning? R-3, High Density Single Family Residential District:

This district is provided to afford the opportunity for moderately higher density of single family residences on smaller lots than those allowed in the R-1, Low Density Single Family Residential, and R-2, Medium Density Family Residential, districts.

What is allowed in R-3 districts?

According to Article 35-3 Permitted Uses & Conditions, of the Land Use & Development Ordinance the following are permissible uses by right and/or by Planning Commission approval:

By Right: Dwelling, one family, home occupation, library, radio and tv antenna

By Planning Commission Approval: tennis courts, riding stables, park, playground, boat dock, water or sewage pump station, water storage, telephone exchange, racquetball, public utility station, post office, natural preserve area, manufactured home, laundry, innovative design development, business school or college, college or university, college sorority or frat house, electric power substation, gas regulator station, hospital, clinic, extended care facility, police substation, post office, public utility substation with proper screening, telephone exchange, water storage.

RECOMMENDATION:

Staff recommends that the Planning Commission set forth a favorable recommendation to City Council with the condition that the subject property shall be combined with the adjacent lots to the north; and the rezoning shall not be subject to the reversionary clause.

13-4 Minimum Lot Requirements

	Minimum Lot Area Square feet (sq ft)	Minimum Lot Width at Setback Line (ft)	Maximum Lot Coverage Percent (%) ^a	Maximum Density^b (units/acre)	Maximum Height^e (stories) (ft)
R-1, Low Density Single Family	20,000	100	25	2.0	2.5 stories 35 ft
R-2, Medium Density Residential	15,000	90	25	2.5	2.5 stories 35 ft
R-3, High Density Single Family	12,000	80	30	3.5	2.5 stories 35 ft
R-4, High Density Single Family-- Multi-Family--	5,000 7,500 ^c	50 85	38 35	8.0 14.0	3 stories 50 ft
R-5, Mobile Homes	See	Articles	25 & 26	for	Details
R-6(G) Garden/Patio Homes	5,000	50	38	8	2.5 stories 35 ft
R-6(D), Duplex, R-7(A), R-7(M), R-7(T) respectively: Apartments, Mid Rise Condominium, Townhouses	See	Section	13-9	for	Details
B-1, B-1(a), B-2, B-3 Business Districts and Mixed Use Districts	N/A	N/A	N/A	N/A	4 stories 50 ft
Extra-territorial Planning Jurisdiction	12,000 ^d	80	30	3.5	2.5 stories 35 ft

a. Maximum lot coverage percentages do not apply to lots of record smaller than required in the district in which they are located. **b.** Maximum density = total number of dwelling units per gross acre to be developed. **c.** Minimum lot area determined by adding 7,500 square feet for one (1) unit plus two thousand five hundred (2,500) square feet for each additional unit. **d.** Applies to unzoned lots contained within any subdivision located in the extraterritorial planning jurisdiction where the size of the development exceeds ten (10) acres. **e.** Maximum height does not apply to overlay districts (see specific applicable overlay districts. Structures up to seventy-five (75) feet may be permitted on sites zoned B-2 or R-7 upon approval by the Planning Commission. In no case shall such building exceed seventy-five feet in height

13-6 Minimum Zoning District Setback Requirements

The following setback requirements shall apply in districts as outlined below, except in a Planned Unit Development, the Olde Towne Daphne District, the Village Overlay District, the Eastern Shore Park Overlay District, or the Jubilee Retail Overlay District, unless otherwise provided in said overlay district.

SETBACKS

Zoning District	Front Yard				Rear Yard	Side Yard	Corner Lot Side Yard	
	Arterial & Collector Streets	Local Streets & Service Roads	U.S. Highway 98 ^e	U.S., State or County Roads			Arterial & Collector Streets	Local Streets & Service Roads
R-1	40	40	50	e	40	15	40	25
R-2	35	35	50	e	35	10	35	20
R-3	30	30	50	e	30	10	30	20



APPLICATION FOR REZONING OR PRE-ZONING

Office use only: Rev. 072816

Date Submitted March 8, 2021

Application Number:

Planning Commission Public

ZA-21-02 or PZA-

Hearing Date: April 22, 2021

Legibly print or type responses below. Indicate N/A or an "X" where item is not applicable.

SITE DATA

Site Location (Address or General Proximity to Nearest Intersection):

PPIN#(s):

East side of Pollard Rd. Approx. 240' South of Creekbank Dr.

210882

Gross Site Area (acreage): 1.22

Requested Zoning or Pre-Zoning: R-3

Current Zoning Designation(s):

Amended Request:

B-3

Initials:

Date:

Current Land Use:

Undeveloped

Anticipated Land Use: Combine w/ Lots 1, 2 & 3
Unit 3, Creekside Sub.

Provide Legal Description (if necessary attach separate page entitled "Legal Description for [Name of Applicant]":

Specify other recently approved or pending requests related to the subject property. Circle the answer(s).

Annexation Subdivision Site Plan Special Exception Variance Specify Other

APPLICANT & AGENT INFORMATION

If an LLC or LLP or Corporation, provide name and signature of Registered Member or Agent **and provide a copy of Articles of Incorporation.*

Name of Current Owner:

Gordon Satterwhite & Rosalyn Satterwhite

Mailing Address:

8052 Creekbank Drive, Daphne AL

Phone/Fax: 251-625-2812

E-mail: gasatter@bellsouth.net

Name of Authorized Agent:

McCorry & Williams

Mailing Address:

3607 International Dr. Suite G Mobile AL, 36606

Phone/Fax: 251-476-4720

E-mail: dwhitt@mcwinc.com

Name of Developer*:

Phone/Fax:

E-mail:

Other:

Phone/Fax:

E-mail:

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I hereby agree to allow the City of Daphne to post a sign on the subject property notifying the general public of this request.

Gordon Satterwhite
Applicant's Signature

Rosalyn Satterwhite

Date 3-8-2021

Agent's Signature: D. J. Williams

Date 3/8/2021



REVERSIONARY CLAUSE ACKNOWLEDGEMENT

SKIP THIS PAGE IF REQUESTING PRE-ZONING OR PLANNED UNIT DEVELOPMENT ZONING

Pursuant to Article 22-2 of the Land Use & Development Ordinance, zoning and rezoning may revert back to prior designation if certain conditions are not met. Said conditions are specified in Article 22 of the Land Use Ordinance. Legibly sign and print/type responses below. Indicate N/A or an "X" where item is not applicable. **Submit with rezoning request where applicable.**

CURRENT OWNER'S ACKNOWLEDGEMENT

I, Gordon Satterwhite & Rosalyn Satterwhite, acknowledge that I am aware that this rezoning request is subject to a reversionary clause as noted in Article 22-2 of the Land Use & Development Ordinance. Date: 3-8-2021

Gordon Satterwhite & Rosalyn Satterwhite

PRINTED NAME OF CURRENT OWNER/PETITIONER

DEVELOPER'S ACKNOWLEDGEMENT

I, _____, acknowledge that I am aware that this rezoning request is subject to a reversionary clause as noted in Article 22-2 of the Land Use & Development Ordinance. Date: _____

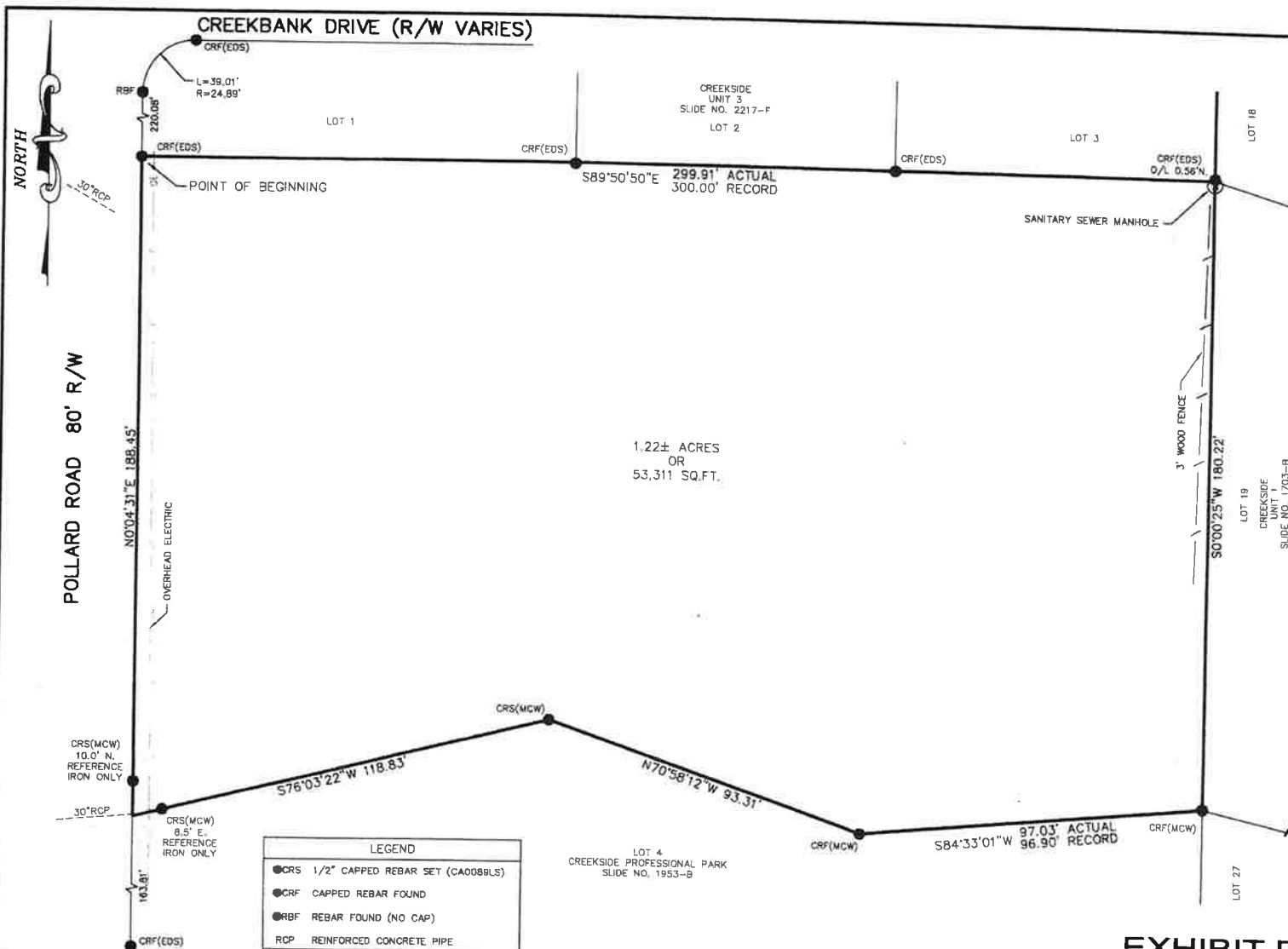
PRINTED NAME OF DEVELOPER

PROPERTY ADDRESS OR PPIN#(s): 210882

EXHIBIT A

{\H0.91667x;DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF CREEKSIDE, UNIT 3, AS PER PLAT RECORDED ON SLIDE NO. 2217-F OF THE PROBATE COURT RECORDS OF BALDWIN COUNTY, ALABAMA, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF POLLARD ROAD; THENCE RUN S 89° 50' 50" E ALONG THE SOUTH LINE OF SAID CREEKSIDE, UNIT 3, 299.91 FEET TO THE SOUTHEAST CORNER OF SAID CREEKSIDE, UNIT 3, SAID POINT BEING ON THE WEST LINE OF CREEKSIDE, UNIT 1, AS PER PLAT RECORDED ON SLIDE NO. 1703-B OF SAID PROBATE COURT RECORDS OF BALDWIN COUNTY, ALABAMA; THENCE RUN S 00° 00' 25" W ALONG SAID WEST LINE OF CREEKSIDE, UNIT 1, 180.22 FEET TO THE NORTHEAST CORNER OF LOT 4, CREEKSIDE PROFESSIONAL PARK, AS PER PLAT RECORDED ON SLIDE NO. 1953-B OF SAID PROBATE COURT RECORDS OF BALDWIN COUNTY, ALABAMA; THENCE ALONG THE NORTH LINE OF SAID LOT 4, CREEKSIDE PROFESSIONAL PARK RUN AS FOLLOWS: S 84° 33' 01" W, 97.03 FEET; THENCE RUN N 70° 58' 12" W, 93.31 FEET; THENCE RUN S 76° 03' 22" W, 118.83 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, CREEKSIDE PROFESSIONAL PARK, SAID POINT BEING ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF POLLARD ROAD; THENCE DEPARTING SAID NORTH LINE OF LOT 4, CREEKSIDE PROFESSIONAL PARK RUN N 00° 04' 31" E, ALONG SAID EAST RIGHT OF WAY LINE OF POLLARD ROAD 188.45 FEET TO THE POINT OF BEGINNING. CONTAINING 53,311 SQUARE FEET OR 1.22 ACRES MORE OR LESS.



NOTES:

F.E.M.A. FLOOD INSURANCE RATE MAP NO. 0100300832 M, COMMUNITY NO. 010005, DATED APRIL 19, 2019 INDICATES THAT THIS PROPERTY IS LOCATED IN "ZONE X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FLOOD ZONE(S) SCALED FROM THE AFOREMENTIONED FLOOD INSURANCE RATE MAP.

THIS SURVEY WAS PREPARED FOR THE CLIENT'S USE AND PURPOSE AS SHOWN. USAGE FOR ANY OTHER PURPOSE, REPRODUCTIONS (IN WHOLE OR IN PART) SHALL NOT BE MADE WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE SURVEYOR.

THE RELATIVE ERROR OF CLOSURE OF THIS SURVEY & PLAT IS WITHIN THE ALLOWABLE TOLERANCE FOR SUBURBAN SURVEYS (1" IN 7,500') ACCORDING TO THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF LICENSED SURVEYORS OF THE STATE OF ALABAMA.

THIS DRAWING DOES NOT REFLECT ANY TITLE, EASEMENT OR RIGHT-OF-WAY RESEARCH OTHER THAN WHAT IS READILY VISIBLE ON THE SURFACE OR PROVIDED BY THE CLIENT.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.

PROPERTY IS SUBJECT TO ZONING SETBACKS AND RESTRICTIONS OF RECORD.

EFFORT WAS MADE TO LOCATE UNDERGROUND UTILITIES. HOWEVER, NO WARRANTY IS GIVEN THAT ALL UTILITIES ARE SHOWN.

THERE ARE NO CEMETERIES OR BURIAL GROUNDS OBSERVED ON THE SUBJECT PROPERTY OR DISCLOSED TO MCCRORY & WILLIAMS, INC AT THE TIME OF SURVEY.

BEARINGS BASED ON RECORD PLAT OF CREEKSIDE, UNIT 3 (SLIDE NO. 2217-F).

THIS SURVEY WAS BASED ON FIELD WORK COMPLETED ON FEBRUARY 17, 2021.

DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF CREEKSIDE, UNIT 3, AS PER PLAT RECORDED ON SLIDE NO. 2217-F OF THE PROBATE COURT RECORDS OF BALDWIN COUNTY, ALABAMA, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF POLLARD ROAD, THENCE RUN S 69° 50' 50" E ALONG THE SOUTH LINE OF SAID CREEKSIDE, UNIT 3, 299.91 FEET TO THE SOUTHEAST CORNER OF SAID CREEKSIDE, UNIT 3, SAID POINT BEING ON THE WEST LINE OF CREEKSIDE, UNIT 1, AS PER PLAT RECORDED ON SLIDE NO. 1703-B OF SAID PROBATE COURT RECORDS OF BALDWIN COUNTY, ALABAMA, THENCE RUN S 00° 00' 25" W ALONG SAID WEST LINE OF CREEKSIDE, UNIT 1, 180.22 FEET TO THE NORTHEAST CORNER OF LOT 4, CREEKSIDE PROFESSIONAL PARK, AS PER PLAT RECORDED ON SLIDE NO. 1953-B OF SAID PROBATE COURT RECORDS OF BALDWIN COUNTY, ALABAMA, THENCE ALONG THE NORTH LINE OF SAID LOT 4, CREEKSIDE PROFESSIONAL PARK AS FOLLOWS: S 84° 33' 01" W, 97.03 FEET, THENCE RUN N 70° 58' 12" W, 93.31 FEET, THENCE RUN S 76° 03' 22" W, 118.83 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, CREEKSIDE PROFESSIONAL PARK, SAID POINT BEING ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF POLLARD ROAD, THENCE DEPARTING SAID NORTH LINE OF LOT 4, CREEKSIDE PROFESSIONAL PARK RUN N 00° 04' 31" E, ALONG SAID EAST RIGHT OF WAY LINE OF POLLARD ROAD 188.45 FEET TO THE POINT OF BEGINNING, CONTAINING 53,311 SQUARE FEET OR 1.22 ACRES MORE OR LESS.

STATE OF ALABAMA:
COUNTY OF BALDWIN:

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

MERLIN J. MILLER, P.E.S.
ALABAMA REGISTRATION NUMBER 14586

GRAPHIC SCALE

(IN FEET)
SCALE: 1" = 30'

McCrory & Williams
Engineers & Surveyors

3207 INTERNATIONAL DR, SUITE G
MOBILE, ALABAMA 36606
PHONE: (251) 476-4720
FAX: (251) 476-4721
EMAIL: mail@mcwinc.com

JOB NO.
S7701-2001

EXHIBIT B

**BOUNDARY SURVEY
FOR GORDON SATTERWHITE**

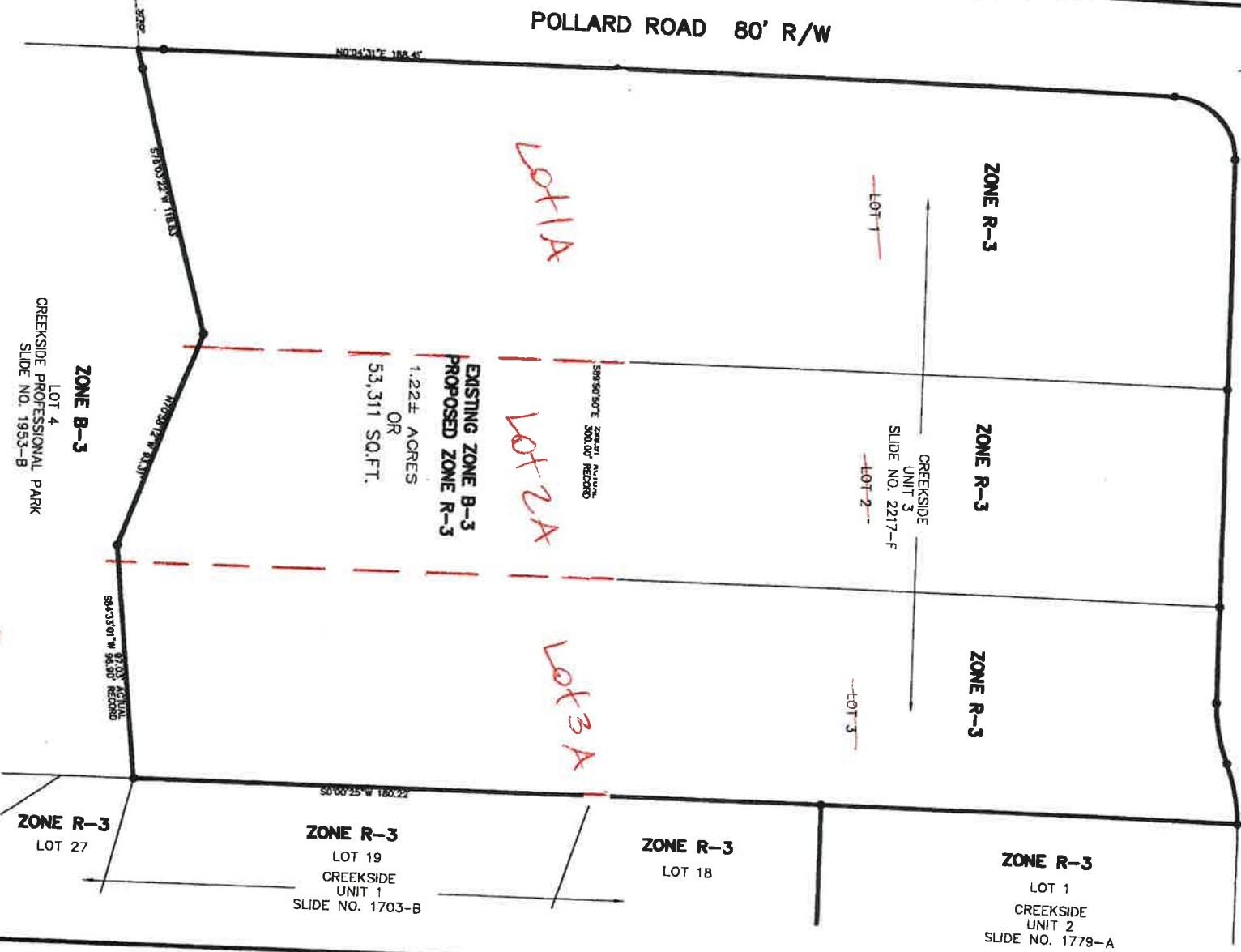
SECTION 9, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA

SCALE: 1" = 30' DATE: Mar. 1, 2021 DRAWN BY: RAT APPROVED BY: MJM SHEET 1 OF 1



CREEKBANK DRIVE (R/W VARIES)

*Conceptual Replat
Described by the
applicant*



McCrory Williams
ENGINEERS SURVEYORS

3207 INTERNATIONAL DR. SUITE C
MOBILE, ALABAMA 36608
PHONE (251) 478-4720
FAX (251) 478-4721
EMAIL: mobile@mcwilliams.com

JOB NO.
57701-2002

EXISTING
ZONING MAP
SEC. 9, T-5-S R-2-E BALDWIN COUNTY, ALABAMA
SCALE: N.T.S. DATE: 03/01/2021 DRAWN BY: D.W.

*Drawn by
Staff 4.12.18*

GORDAN SUTTERWHITE
PROPERTY ON POLLARD ROAD
REZONE FROM B-3 TO R-3

BELEN, DORJEE JAMES
P O BOX 82084
MOBILE, AL 36670

RIVIERA UTILITIES
P O BOX 1750
FOLEY, AL 36536

DAVIS & FIELDS INVESTMENTS
L L C
P O BOX 2925
DAPHNE, AL 36526

SMITH, ROBERT M ETAL SMITH,
KATHRYN
8088 MAJORS CT
DAPHNE, AL 36526

RAMSLAND, JEFFREY ETAL
RAMSLAND, BARBARA
7910 CREEKBANK DRIVE
DAPHNE, AL 36526

PECK, WILLIAM THOMPSON III 8036
CREEKBANK DRIVE
MOBILE, AL 36608

SATTERWHITE, GORDON A JR ETAL
SATTERWHIT
CREEKBANK DRIVE
MOBILE, AL 36608

ROBIN LEJEUNE
MAYOR

ADRIENNE D. JONES, AICP,
COMMUNITY DEVELOPMENT
DIRECTOR/ZONING ADMINISTRATOR



CITY COUNCIL
TOMMIE CONAWAY
DISTRICT 1
STEVE OLEN
DISTRICT 2
JOEL COLEMAN
DISTRICT 3
DOUG GOODLIN
DISTRICT 4
RON SCOTT
DISTRICT 5
BENJAMIN HUGHES
DISTRICT 6
ANGIE PHILLIPS
DISTRICT 7

April 9, 2021

NOTICE OF PUBLIC HEARING

A petition for REZONING will be considered by the Daphne Planning Commission. Gordon and Rosalyn Satterwhite propose to rezone 1.22 acres +/- located southeast of Creekbank Drive and Pollard Road from B-3, Professional Business, to R-3, High Density Single Family Residential.

Said petition will also be considered by the Daphne City Council pursuant to Alabama Code 11-52-85. The application is available for review at City Hall in the Department of Community Development, 1705 Main Street, during regular business hours. An informal site preview meeting will be held on Wednesday, April 14, 2021 at 8:30 a.m. in the Council Chambers of City Hall. The public is invited to attend: limited participation may be allowed by the chairman.

The public hearing will be held by the Daphne Planning Commission on Thursday, April 22, 2021 at 5:00 p.m. in the Council Chambers of City Hall. You may submit your views in writing, in person, or by representation.

Sincerely,
Adrienne D. Jones, AICP,
Director of Community Development

Gordon & Rosalyn Satterwhite Zoning Amendment

P. O. Box 400 - Daphne, Alabama 36526
Phone: 251.620.1700

EXHIBIT A

DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF CREEKSIDE, UNIT 3, AS PER PLAT RECORDED ON SLIDE NO. 2217-F OF THE PROBATE COURT RECORDS OF BALDWIN COUNTY, ALABAMA, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF POLLARD ROAD; THENCE RUN S 89° 50' 50" E ALONG THE SOUTH LINE OF SAID CREEKSIDE, UNIT 3, 299.91 FEET TO THE SOUTHEAST CORNER OF SAID CREEKSIDE, UNIT 3, SAID POINT BEING ON THE WEST LINE OF CREEKSIDE, UNIT 1, AS PER PLAT RECORDED ON SLIDE NO. 1703-B OF SAID PROBATE COURT RECORDS OF BALDWIN COUNTY, ALABAMA; THENCE RUN S 00° 00' 25" W ALONG SAID WEST LINE OF CREEKSIDE, UNIT 1, 180.22 FEET TO THE NORTHEAST CORNER OF LOT 4, CREEKSIDE PROFESSIONAL PARK, AS PER PLAT RECORDED ON SLIDE NO. 1953-B OF SAID PROBATE COURT RECORDS OF BALDWIN COUNTY, ALABAMA; THENCE ALONG THE NORTH LINE OF SAID LOT 4, CREEKSIDE PROFESSIONAL PARK RUN AS FOLLOWS: S 84° 33' 01" W, 97.03 FEET; THENCE RUN N 70° 58' 12" W, 93.31 FEET; THENCE RUN S 76° 03' 22" W, 118.83 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, CREEKSIDE PROFESSIONAL PARK, SAID POINT BEING ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF POLLARD ROAD; THENCE DEPARTING SAID NORTH LINE OF LOT 4, CREEKSIDE PROFESSIONAL PARK RUN N 00° 04' 31" E, ALONG SAID EAST RIGHT OF WAY LINE OF POLLARD ROAD 188.45 FEET TO THE POINT OF BEGINNING. CONTAINING 53,311 SQUARE FEET OR 1.22 ACRES MORE OR LESS.

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2021- 30**

**ORDINANCE TO ANNEX PROPERTY CONTIGUOUS
TO THE CORPORATE LIMITS OF THE CITY OF DAPHNE**

**Northeast corner of Pollard Road and Well Road
Jennifer Lynn Chaffin, Stephen W. & Wanda Milstead and Stephen Patrick Milstead**

WHEREAS, on the 20th day of March, 2021, Jennifer Lynn Chaffin, Stephen W. & Wanda Milstead and Stephen Patrick Milstead, being the owners of certain real property hereinafter described, did file with the City Clerk a petition requesting that said tracts or parcels of land be annexed into and become part of the City of Daphne, Alabama (the “City”); and

WHEREAS, said petition did contain an accurate description of the property to be annexed together with a map of the said territory showing its relationship to the corporate limits of the City of Daphne, Alabama, and the signatures of all owners of the property described; and

WHEREAS, said petition was presented to the Planning Commission of the City of Daphne at a regular scheduled meeting on April 22, 2021, and the Commission set forth a favorable recommendation for the City Council of the City of Daphne to consider said request for annexation of said property; and

WHEREAS, after proper publication, a public hearing was held by the City Council on June 21, 2021, concerning the petition for annexation.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, AS FOLLOWS:

SECTION ONE: ANNEXATION

The City Council of the City of Daphne finds and declares as the legislative body of the City that it is in the best interest of the citizens of the City and the citizens of the affected area to bring the property described in Section Three of this Ordinance into the corporate limits of the City, and has further determined that all legal requirements for annexing said real property have been met pursuant to Sections 11-42-20 through 11-42-24, *et seq.*, Code of Alabama (1975); effective on publication as required by Section 11-42-21, Code of Alabama (1975), as amended.

SECTION TWO: ZONING

At the July 6, 2021, regularly scheduled City Council meeting, Ordinance 2021- was adopted pre-zoning the said property as PUD, Planned Unit Development, with the apportionment of said zoning districts to the subject property described therein.

SECTION THREE: DESCRIPTION OF TERRITORY

The boundary lines of the City of Daphne are hereby altered or rearranged so as to include all the territory heretofore encompassed by the corporate limits of the City of Daphne and, in addition thereto, the following described property, to-wit:

Legal Description for Annexation:

05-43-05-16-0-000-005.000 – CHAFFIN, JENNIFER LYNN

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00°-05'-12" WEST A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°-59'-11" EAST A DISTANCE OF 40.00 FEET TO A CAPPED REBAR (WATTIER) AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WELL ROAD (60' R/W) AND THE EAST RIGHT-OF-WAY LINE OF POLLARD ROAD (80' R/W); THENCE RUN SOUTH 89°-40'-53" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 554.62 FEET TO A CAPPED REBAR (GEO) AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN NORTH 00°-18'-07" EAST A DISTANCE OF 627.59 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 89°-44'-12" EAST A DISTANCE OF 344.26 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 00°-19'-01" WEST A DISTANCE OF 627.58 FEET TO A CAPPED REBAR (GEO) ON THE NORTH RIGHT-OF-WAY LINE OF SAID WELL ROAD; THENCE RUN NORTH 89°-44'-19" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 344.09 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 4.96 ACRES, MORE OR LESS.

05-43-05-16-0-000-005.002 – MILSTEAD, STEPHEN W ETAL & MILSTEAD, WANDA

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00°-05'-12" WEST A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°-59'-11" EAST A DISTANCE OF 40.00 FEET TO A CAPPED REBAR (WATTIER) AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WELL ROAD (60' R/W) AND THE EAST RIGHT-OF-WAY LINE OF POLLARD ROAD (80' R/W), SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN NORTH 00°-14'-41" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 627.60 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 89°-40'-49" EAST A DISTANCE OF 555.25 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 00°-18'-07" WEST A DISTANCE OF 627.59 FEET TO A CAPPED REBAR (GEO) ON THE NORTH RIGHT-OF-WAY LINE OF SAID WELL ROAD; THENCE RUN NORTH 89°-40'-53" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 554.62 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 8.00 ACRES, MORE OR LESS.

05-43-05-16-0-000-005.003 – MILSTEAD, STEPHEN PATRICK

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00°-05'-12" WEST A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°-59'-11" EAST A DISTANCE OF 40.00 FEET TO A CAPPED REBAR (WATTIER) AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WELL ROAD (60' R/W) AND THE EAST RIGHT-OF-WAY LINE OF POLLARD ROAD (80' R/W); THENCE RUN SOUTH 89°-40'-53" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 554.62 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 89°-44'-19" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 344.09 FEET TO A CAPPED REBAR (GEO) AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN NORTH 00°-19'-01" EAST A DISTANCE OF 627.58 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 89°-46'-00" EAST A DISTANCE OF 385.57 FEET TO A CRIMP TOP PIPE AT THE NORTHWEST CORNER OF TERRI SUBDIVISION,

AS RECORDED ON SLIDE 2506-C OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-16'-16" WEST ALONG THE WEST LINE OF SAID TERRI SUBDIVISION A DISTANCE OF 512.75 FEET TO A CAPPED REBAR (ILLEGIBLE); THENCE RUN NORTH 89°-37'-35" WEST A DISTANCE OF 225.36 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 00°-10'-54" WEST A DISTANCE OF 115.46 FEET TO A CAPPED REBAR (GEO) ON THE NORTH RIGHT-OF-WAY LINE OF SAID WELL ROAD; THENCE RUN NORTH 89°-44'-19" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 160.89 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 4.96 ACRES, MORE OR LESS.

SECTION FOUR: MAP OF PROPERTY

The property hereby annexed into the City of Daphne, Alabama, as described in Section Three of this Ordinance, is set forth on a map of the property attached hereto and made a part of this Ordinance as Exhibit "A" showing its relationship to the corporate limits of the City of Daphne.

SECTION FIVE: EFFECTIVE DATE AND PUBLICATION

This Ordinance shall become effective upon its date of publication as required by Section 11-42-21 Code of Alabama (1975), as amended, and the property described herein shall be then annexed into the corporate limits of the City of Daphne, and a certified copy of the same shall be filed with the Office of the Judge of Probate of Baldwin County, Alabama, in accordance with Section 11-42-21, Code of Alabama (1975), as amended.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS THE _____ DAY OF _____, 2021.

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, CMC, City Clerk

To: Office of the City Clerk
From: Adrienne D. Jones, AICP
Director of Community Development
Subject: Jennifer Lynn Chaffin, Stephen W. &
Wanda Milstead, & Stephen Patrick
Milstead Annexation Petition
Date: April 26, 2021

MEMORANDUM

PRESENT ZONING: RSF-2, Single Family District,
Baldwin County District 15,
Exterritorial Planning Jurisdiction

LOCATION: Northeast corner of Pollard Road and
Well Road

RECOMMENDATION: At the Thursday, April 22, 2021
regular meeting of the Daphne
Planning Commission, seven members
were present and the motion carried
for a favorable recommendation for
the above mentioned annexation
petition.

Attached please find the appropriate documentation and
action of the Daphne Planning Commission.

Upon receipt of said documentation, please prepare an
ordinance for placement on the City Council agenda for
placement on the City Council agenda to set a public
hearing.

Thank you,
ADJ/jv

attachment(s)

1. Petition for Annexation
2. Legal Description (Exhibit A)
3. Boundary Survey (Exhibit B)

FILE
04/26/21
10:10 am

STATE OF ALABAMA

COUNTY OF BALDWIN

**PETITION FOR ANNEXATION OF CERTAIN PROPERTY
INTO THE CORPORATE LIMITS OF THE MUNICIPALITY
OF THE CITY OF DAPHNE, ALABAMA**

(Jennifer Lynn Chaffin)
Jennifer Lynn Chaffin

The undersigned, Jennifer Lynn Chaffin, files this petition with the Clerk of the City of Daphne requesting the property hereafter described, commonly referred to as, 05-043-05-16-0-000-005.000, to be annexed into the City of Daphne, a municipal corporation incorporated under the laws of the State of Alabama, and submits the following in support of its petition:

1. **Description of Property:** The description of the property which the petitioner requests to be annexed into the City of Daphne is described in **Exhibit "A"** attached hereto and made a part of this petition as fully set out herein (**the "Property"**).

2. **Map of Property:** Attached hereto as **Exhibit "B"** and made a part of this petition, is a map of the property showing its relationship to the corporate limits of the municipality of the City of Daphne.

3. **Owner:** The petitioner, Jennifer Lynn Chaffin, is the owner of the property hereby sought to be annexed into the corporate limits of the City of Daphne.

4. **Specific Conditions:** This petition is conditioned upon the adoption of an ordinance, which shall specifically include the conditions requested below upon annexing the property into the corporate limits of the City of Daphne.

Requested zoning, if other than R-1: PUD

Any other conditions which may apply upon annexation:

5. **Code:** This Petition is filed pursuant to the provisions of Article 21, Chapter 42, Title 11, Code of Alabama, 1975, as amended.

DATED this 20th day of March, 2021

Respectfully submitted by,

Jennifer Lynn Chaffin

Name of Owner (Print)

Jennifer Lynn Chaffin
Name of Owner (Signature)

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Jacob Burkhardt, the undersigned Notary Public in and for said county and state, hereby certify that Jennifer Chaffin has signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of March, 2021

Jacob Burkhardt
NOTARY PUBLIC

My commission expires: 10/22/2024

Owner's Address

26682 Pollard Rd.

Daphne, AL 36526



Exhibit A

PARCEL "B"

STATE OF ALABAMA
COUNTY OF BALDWIN

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00°-05'-12" WEST A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°-59'-11" EAST A DISTANCE OF 40.00 FEET TO A CAPPED REBAR (WATTIER) AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WELL ROAD (60' R/W) AND THE EAST RIGHT-OF-WAY LINE OF POLLARD ROAD (80' R/W); THENCE RUN SOUTH 89°-40'-53" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 554.62 FEET TO A CAPPED REBAR (GEO) AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN NORTH 00°-18'-07" EAST A DISTANCE OF 627.59 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 89°-44'-12" EAST A DISTANCE OF 344.26 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 00°-19'-01" WEST A DISTANCE OF 627.58 FEET TO A CAPPED REBAR (GEO) ON THE NORTH RIGHT-OF-WAY LINE OF SAID WELL ROAD; THENCE RUN NORTH 89°-44'-19" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 344.09 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 4.96 ACRES, MORE OR LESS.

**PETITION FOR ANNEXATION OF CERTAIN PROPERTY
INTO THE CORPORATE LIMITS OF THE MUNICIPALITY
OF THE CITY OF DAPHNE, ALABAMA**

(Stephen W. Milstead)

The undersigned, Stephen W. & Wanda Milstead, files this petition with the Clerk of the City of Daphne requesting the property hereafter described, commonly referred to as, 05-43-05-16-0-000-005.002, to be annexed into the City of Daphne, a municipal corporation incorporated under the laws of the State of Alabama, and submits the following in support of its petition:

1. **Description of Property:** The description of the property which the petitioner requests to be annexed into the City of Daphne is described in **Exhibit "A"** attached hereto and made a part of this petition as fully set out herein (**the "Property"**).

2. **Map of Property:** Attached hereto as **Exhibit "B"** and made a part of this petition, is a map of the property showing its relationship to the corporate limits of the municipality of the City of Daphne.

3. **Owner:** The petitioner, Stephen W. & Wanda Milstead, is the owner of the property hereby sought to be annexed into the corporate limits of the City of Daphne.

4. **Specific Conditions:** This petition is conditioned upon the adoption of an ordinance, which shall specifically include the conditions requested below upon annexing the property into the corporate limits of the City of Daphne.

Requested zoning, if other than R-1: PUD

Any other conditions which may apply upon annexation:

5. **Code:** This Petition is filed pursuant to the provisions of Article 21, Chapter 42, Title 11, Code of Alabama, 1975, as amended.

DATED this 20 day of march, 2021

Respectfully submitted by,

Stephen W. Milstead

Name of Owner (Print)

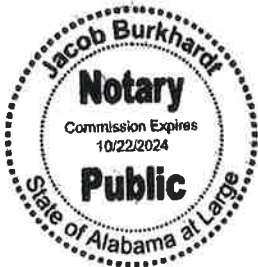
Stephen W. Milstead

Name of Owner (Signature)

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Jacob Burkhardt, the undersigned Notary Public in and for said county and state, hereby certify that Stephen W. Milstead has signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of march, 2021.



Jacob Burkhardt
NOTARY PUBLIC

My commission expires: 10/22/2024

Owner's Address

26560 Pollard Rd.

Daphne, AL 36526

DATED this 20 day of March 2021

Respectfully submitted by,

Name of Owner (Print) Wanda Milstead

Name of Owner (Signature) Deceased

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____, the undersigned Notary Public in and for said county and state, hereby certify that Wanda Milstead has signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the ____ day of _____, 20__.

NOTARY PUBLIC _____

My commission expires: _____

Owner's Address

26680 Pollard Rd.

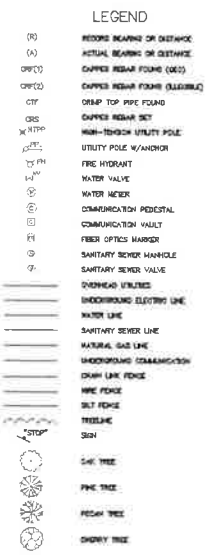
Daphne, AL 36526

Exhibit A

PARCEL "A"

STATE OF ALABAMA
COUNTY OF BALDWIN

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH $00^{\circ}-05'-12''$ WEST A DISTANCE OF 30.00 FEET; THENCE RUN NORTH $89^{\circ}-59'-11''$ EAST A DISTANCE OF 40.00 FEET TO A CAPPED REBAR (WATTIER) AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WELL ROAD (60' R/W) AND THE EAST RIGHT-OF-WAY LINE OF POLLARD ROAD (80' R/W), SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN NORTH $00^{\circ}-14'-41''$ EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 627.60 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH $89^{\circ}-40'-49''$ EAST A DISTANCE OF 555.25 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH $00^{\circ}-18'-07''$ WEST A DISTANCE OF 627.59 FEET TO A CAPPED REBAR (GEO) ON THE NORTH RIGHT-OF-WAY LINE OF SAID WELL ROAD; THENCE RUN NORTH $89^{\circ}-40'-53''$ WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 554.62 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 8.00 ACRES, MORE OR LESS.



PARCEL "C"
STATE OF ALABAMA
COUNTY OF BALDWIN

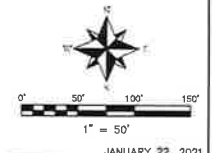
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LEGION COMPANY AND ALL PARTS OF THE SAME ARE
 DRUMS HAVE BEEN TOWALED BY AN APPROPRIATE WITH THE
 CURRENT MEASUREMENTS OF THE STANDARDS OF FACTORY
 THE COMPANY HAS BEEN THE STATE OF ALABAMA TO THE BEST
 OF MY KNOWLEDGE INFORMATION AND BELIEF

Mark A. Wether

ALABAMA
 COUNTY OF
 THE JURY
 PROCEEDING
 1904
 MARK A. WETHER

ALABAMA REGISTERED TO 10084



111 • JANUARY 2021

WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
4315 Southwestern Loop N., Suite H
Mesa, Arizona 85206 303-543-2640

**PETITION FOR ANNEXATION OF CERTAIN PROPERTY
INTO THE CORPORATE LIMITS OF THE MUNICIPALITY
OF THE CITY OF DAPHNE, ALABAMA**

(Stephen Patrick Milstead)

The undersigned, Stephen Patrick Milstead, files this petition with the Clerk of the City of Daphne requesting the property hereafter described, commonly referred to as, 05-043-05-16-0-000-005.003, to be annexed into the City of Daphne, a municipal corporation incorporated under the laws of the State of Alabama, and submits the following in support of its petition:

1. **Description of Property:** The description of the property which the petitioner requests to be annexed into the City of Daphne is described in **Exhibit "A"** attached hereto and made a part of this petition as fully set out herein (**the "Property"**).

2. **Map of Property:** Attached hereto as **Exhibit "B"** and made a part of this petition, is a map of the property showing its relationship to the corporate limits of the municipality of the City of Daphne.

3. **Owner:** The petitioner, Stephen Patrick Milstead, is the owner of the property hereby sought to be annexed into the corporate limits of the City of Daphne.

4. **Specific Conditions:** This petition is conditioned upon the adoption of an ordinance, which shall specifically include the conditions requested below upon annexing the property into the corporate limits of the City of Daphne.

Requested zoning, if other than R-1: PUD

Any other conditions which may apply upon annexation:

5. **Code:** This Petition is filed pursuant to the provisions of Article 21, Chapter 42, Title 11, Code of Alabama, 1975, as amended.

DATED this 20 day of March, 2021

Respectfully submitted by,

Stephen Patrick Milstead

Name of Owner (Print)

Stephen P. Milstead
Name of Owner (Signature)

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Jacob Burkhardt, the undersigned Notary Public in and for said county and state, hereby certify that Stephen P. Milstead has signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of March, 2021



Jacob Burkhardt
NOTARY PUBLIC

My commission expires: 10/22/2024

Owner's Address

26560 Pollard Rd.

Daphne, AL 36526

Exhibit A

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STATE OF ALABAMA
COUNTY OF BALDWIN

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City of Daphne
Planning Department
Attn: Adrienne Jones
1705 Main St.
Daphne, AL 36526

To whom it may concern:

Daphne Cottages is a proposed 137-unit, class A, market rate rental townhome community. The property is 17.9 acres located at 26560, 26682, and 26680 Pollard Road. Proposed floor plans will include master on main, single story two-bedroom units and family-friendly, three-bedroom units with a master bedroom upstairs. Units will range from 969 to 1,312 square feet. Project amenities will include a clubhouse with resort style swimming pool, walking paths throughout the community and pocket parks. Starting rents are expected to be \$1,500 to \$1,700 per month.

The attached site plan includes predominantly alley loaded homes with front yards, street parking and pedestrian connectivity to create a more livable and outdoor oriented setting for residents. Renters will enjoy front yards and patios that front landscaped common areas and pocket parks that serve as a place to gather or as an area for children to play. Ample resident and guest parking in close proximity to all units ensures that driveways and alleys remain clear for city services, guests and emergency services. The proposed amenities will include an approximate 2,000 square foot pool and 2,000 square foot clubhouse with additional covered outdoor space for pool-side fun and grilling. Onsite management ensures a strong resident experience. The proposed aesthetic is based on contemporary farmhouse intended to embrace the projects setting and the areas history while still incorporating modern materials and colors.



We are seeking conditional annexation that would be contingent on rezoning to Planned Unit Development (PUD). The proposed PUD offers a density of 7.65 units per acre, less than the 10 units to the acres permitted under R-7(T) zoning. Max height for proposed residences is 25 ft, 10 feet less than the R7T max height of 35ft. The proposed site plan also offers 28% impervious coverage, less than the 30% maximum required under R-7(T) zoning. While not finalized the layout does contemplate emergency service access to all units. Storm water analysis, traffic studies and a full landscape plan will be provided in accordance with City of Daphne's Land Development code during site plan approval.

Daphne Cottages is being developed by Atlanta based developer DevLab Partners, who specializes in residential communities throughout the southeast. Their collective portfolio includes rental townhome, age targeted for-sale residential and condominium. DevLab is active on other innovative residential projects that marry the benefits of thoughtful design and proximity to established cities that offer a strong family experience.

Sincerely,

Luke Rozanski
Principal
DEVLAB Partners, LLC

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2021-31**

**Ordinance to Pre-Zone Property Located at the
Northeast corner of Pollard Road and Well Road
Jennifer Lynn Chaffin, Stephen W. & Wanda Milstead and Stephen Patrick Milstead**

WHEREAS, Jennifer Lynn Chaffin, Stephen W. & Wanda Milstead and Stephen Patrick Milstead, as the owners of certain real property located within the unincorporated area of Baldwin County, Alabama, have requested that said property that is currently zoned by the County as RSF-2, Single Family District, Baldwin County District 15, in the extraterritorial planning jurisdiction of the City of Daphne, be pre-zoned as PUD, Planned Unit Development, prior to annexation into the City of Daphne; and

WHEREAS, said real property is located at the Northeast corner of Pollard Road and Well Road, being more particularly described as follows:

Legal Description for Property to be Pre-Zoned:

05-43-05-16-0-000-005.000 – CHAFFIN, JENNIFER LYNN

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00°-05'-12" WEST A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°-59'-11" EAST A DISTANCE OF 40.00 FEET TO A CAPPED REBAR (WATTIER) AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WELL ROAD (60' R/W) AND THE EAST RIGHT-OF-WAY LINE OF POLLARD ROAD (80' R/W); THENCE RUN SOUTH 89°-40'-53" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 554.62 FEET TO A CAPPED REBAR (GEO) AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN NORTH 00°-18'-07" EAST A DISTANCE OF 627.59 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 89°-44'-12" EAST A DISTANCE OF 344.26 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 00°-19'-01" WEST A DISTANCE OF 627.58 FEET TO A CAPPED REBAR (GEO) ON THE NORTH RIGHT-OF-WAY LINE OF SAID WELL ROAD; THENCE RUN NORTH 89°-44'-19" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 344.09 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 4.96 ACRES, MORE OR LESS.

05-43-05-16-0-000-005.002 – MILSTEAD, STEPHEN W ETAL & MILSTEAD, WANDA

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00°-05'-12" WEST A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°-59'-11" EAST A DISTANCE OF 40.00 FEET TO A CAPPED REBAR (WATTIER) AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WELL ROAD (60' R/W) AND THE EAST RIGHT-OF-WAY LINE OF POLLARD ROAD (80' R/W), SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN NORTH 00°-14'-41" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 627.60 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 89°-40'-49" EAST A DISTANCE OF 555.25 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 00°-18'-07" WEST A DISTANCE OF 627.59 FEET TO A CAPPED REBAR (GEO) ON THE NORTH RIGHT-OF-WAY LINE OF SAID WELL ROAD; THENCE RUN NORTH 89°-40'-53" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 554.62 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 8.00 ACRES, MORE OR LESS.

05-43-05-16-0-000-005.003 – MILSTEAD, STEPHEN PATRICK

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00°-05'-12" WEST A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°-59'-11" EAST A DISTANCE OF 40.00 FEET TO A CAPPED REBAR (WATTIER) AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WELL ROAD (60' R/W) AND THE EAST RIGHT-OF-WAY LINE OF POLLARD ROAD (80' R/W); THENCE RUN SOUTH 89°-40'-53" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 554.62 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 89°-44'-19" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 344.09 FEET TO A CAPPED REBAR (GEO) AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN NORTH 00°-19'-01" EAST A DISTANCE OF 627.58 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 89°-46'-00" EAST A DISTANCE OF 385.57 FEET TO A CRIMP TOP PIPE AT THE NORTHWEST CORNER OF TERRI SUBDIVISION, AS RECORDED ON SLIDE 2506-C OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-16'-16" WEST ALONG THE WEST LINE OF SAID TERRI SUBDIVISION A DISTANCE OF 512.75 FEET TO A CAPPED REBAR (ILLEGIBLE); THENCE RUN NORTH 89°-37'-35" WEST A DISTANCE OF 225.36 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 00°-10'-54" WEST A DISTANCE OF 115.46 FEET TO A CAPPED REBAR (GEO) ON THE NORTH RIGHT-OF-WAY LINE OF SAID WELL ROAD; THENCE RUN NORTH 89°-44'-19" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 160.89 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 4.96 ACRES, MORE OR LESS.

WHEREAS, at the regular Planning Commission meeting on April 22, 2021, the Commission considered said request and set forth a favorable recommendation to the City Council to pre-zone the property PUD, Planned Unit Development; and,

WHEREAS, due notice of said proposed pre-zoning has been provided to the public as required by law through publication and open display at City Hall, and a public hearing was held before the City Council on June 21, 2021; and,

WHEREAS, the City Council of the City of Daphne, after due consideration and upon consideration of the recommendation and notes of the Planning Commission, deemed that said application for pre-zoning of the above described real property and as set forth on a map of the property attached hereto and made a part of this Ordinance as Exhibit "A" is proper and in the best interest of the health, safety, and welfare of the citizens of the City of Daphne, Alabama; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, as follows:

SECTION I: ZONING

That above described real property is hereby pre-zoned to PUD, Planned Unit Development, City of Daphne. Upon annexation of the property prior to the expiration of the pre-zoning as set forth in Section IV, the property shall be assigned the zoning district in accordance with the pre-zoning and the zoning ordinance and zoning map shall be amended to reflect said zoning. Should annexation not occur prior to the expiration of this pre-zoning as set forth in Section IV, this pre-zoning shall have no effect and the designation of a zoning district for the property shall be set forth in the annexation ordinance.

Until such time as the property is annexed into the City of Daphne, the property shall remain in the unincorporated area of Baldwin County and zoned in accordance with the Baldwin

County Commission's zoning plan. The County's zoning for the property at the time the request for pre-zoning was submitted was RSF-2, Single Family District, Baldwin County District 15, Exterritorial Planning Jurisdiction.

SECTION II: REPEALER.

All other City Ordinances or parts thereof in conflict with the provisions of this Ordinance, in so far as they conflict, are hereby repealed.

SECTION III: SEVERABILITY.

The provisions of this Ordinance are severable. If any provision, section, paragraph, sentence, or part thereof shall be held unconstitutional or invalid, such decision shall not affect or impair the remainder of said Ordinance, it being the legislative intent to ordain and enact each provision, section, paragraph, sentence, and part thereof separately and independently of each other.

SECTION IV: EFFECTIVE AND EXPIRATION DATE.

This Ordinance shall take effect after the date of its approval by the City Council of the City of Daphne and publication as required by law. Pursuant to Code of Alabama (1975) Section 11-52-85, the zoning of the subject property shall become effective upon the date the territory is annexed into the corporate limits. If any portion of the subject property is not annexed into the corporate limits within 180 days of the initiation of annexation proceedings as provided by law, this pre-zoning shall be null and void. Should the pre-zoning become null and void, the applicant may reapply for pre-zoning at any time as long as an annexation petition is pending.

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS _____ day of _____, 2021.

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, CMC, City Clerk

To: Office of the City Clerk
From: Adrienne D. Jones, AICP,
Director of Community Development
Subject: Jennifer Lynn Chaffin, Stephen W. &
Wanda Milstead, & Stephen Patrick
Milstead Pre-Zoning Amendment
Date: April 26, 2021

PRESENT ZONING: RSF-2, Single Family District,
Baldwin County District 15,
Exterritorial Planning Jurisdiction

PROPOSED PRE-ZONING: PUD, Planned Unit Development

LOCATION: Northeast corner of Pollard Road and
Well Road

RECOMMENDATION: At the Thursday, April 22, 2021,
regular meeting of the Daphne
Planning Commission, seven members
were present and the motion carried
for a favorable recommendation for
the above mentioned pre-zoning
amendment.

Attached please find the appropriate documentation and
action of the Daphne Planning Commission.

Upon receipt of said documentation, please prepare an
ordinance for placement on the City Council agenda for
placement on the City Council agenda to set a public
hearing.

Thank you,
ADJ/jv

attachment(s)

1. Community Development Report and Supplemental
Documents
2. Pre-Zoning Application
3. Legal Description (Exhibit A)
4. Boundary Survey (Exhibit B)
5. Adjacent property owners list

FILE
04/26/21
10:10 am



Zoning Classification:
Baldwin County – RSF-2

Surrounding Zonings/Uses:

- **North**— ETJ
- **South**— B-2, General Business/Offices
- **East**— R-1, Low Density Single Family/Residences
- **Southwest**—Utility
- **West**—R-1, Low Density Single Family Residential

Existing Utility Service Providers: Daphne Utilities, Riviera Utilities

Affected City Service Providers: Fire Station 1, Police Beat 1

Staff Recommendation to PC: Favorable recommendation to City Council

Proposed Zoning:
Planned Unit Development

Development Concept:
Townhouses

Council District:
4

Existing Conditions:
17.92 ac

Planning Commission Recommendation:
Pending

The Comprehensive Plan

The comprehensive plan's overarching policy regarding land development encourages harmony and compatibility. The following are some Land Use Goals and Objectives from the Plan.

Goal: Provide a land use plan for the City of Daphne, which supports the City's economic development, housing, transportation, and open space, recreation and education goals in a manner that maintains and promotes Daphne's unique image and quality of life. Objective: Encourage development of sound and cohesive residential areas which meet the housing needs of current and potential residents.

Goal: Grow sensibly by anticipating land use needs. Objective: Promote and manage growth on undeveloped lands in a manner that will be compatible with, and complementary to, existing adjacent developed properties. Objective: Encourage planned unit developments which are beneficial to residents and which creatively take advantage of available properties that otherwise would not be developed. Objective: Protect and preserve the character of Daphne through review of new developments, the encouragement of growth that enhances the community spirit, and through aesthetic considerations. Objective: Integrate recreational resources with residential neighborhoods to insure that all portions of Daphne's population have convenient access to parks and open space. Promote clustered commercial development in defined areas.

PROPOSAL:

The applicants propose to prezone the subject properties to a Planned Unit Development and annex the land into the city limits for a 140 unit townhouse development. See attached displays for further details.

Zoning		
Current Zoning	ET- Jurisdiction	
Proposed Zoning	PUD	
Site		
Net Lot Area	780660 SF	17.92 AC
Development		
Proposed Building Height	2 stories	25 FT
Proposed Dwelling Units	140	
Front-Loaded	16	
Rear-Loaded	124	
Proposed Dwelling Units per Acre	7.8	
Proposed Yard Setback (min.)		
Front		
Pollard Road/Well Road	30 FT	
Internal Street	7 FT	
Perimeter Setback (not adjacent to ROW)	20 FT	
Proposed Floor Area Ratio		
	0.20	
Proposed impervious Coverage	219703 SF	28.1%
Proposed Building Coverage	200614 SF	25.7%
Proposed Landscape Area*	252861 SF	32.4%
Proposed Number of Parking Spaces		
Garage Spaces + Parking Pad Spaces	280	
Surface and On-street Spaces	77 *	
Total	357	

*Landscape area calculation includes detention area.

**Includes 4 ADA parking spaces

RECOMMENDATION:

Staff recommends that the Planning Commission set forth a favorable recommendation to City Council to prezone the property and annex it into the City.



City of Daphne
Planning Department
Attn: Adrienne Jones
1705 Main St.
Daphne, AL 36526

To whom it may concern:

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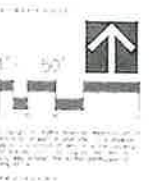
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Sincerely,

A handwritten signature in blue ink, appearing to read "LR" or "Luke Rozanski".

Luke Rozanski
Principal
DEVLAB Partners, LLC



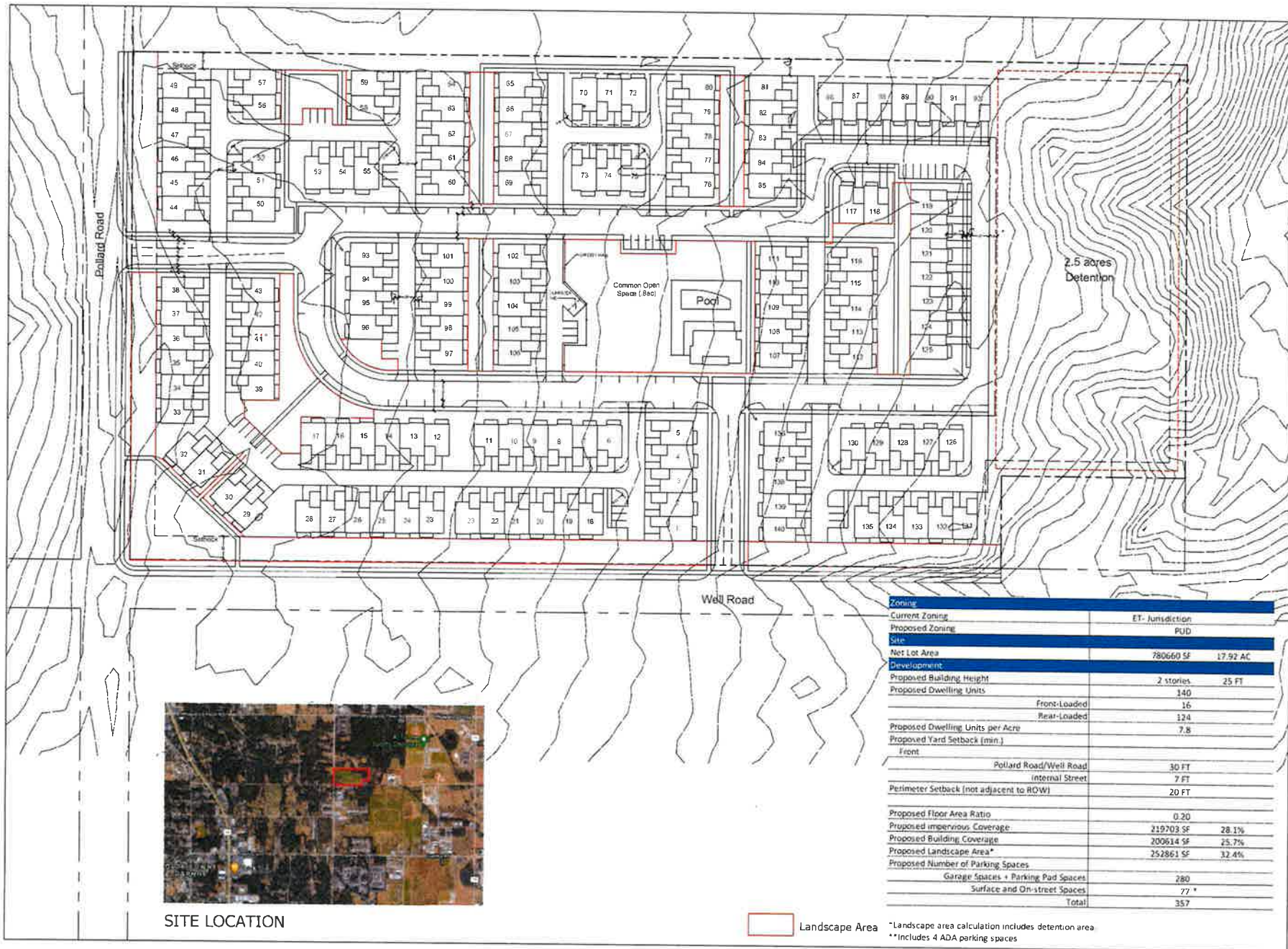
PROJECT INFORMATION

PROJECT NAME	DAPHNE COTTAGES
PROJECT LOCATION	DAPHNE, ALABAMA
PROJECT TYPE	RESIDENTIAL
CLIENT	DAVIDSON DEVELOPMENT
DESIGNER	TSW
DATE	2021.11.24



LEGEND

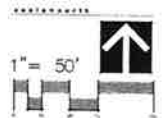
- Front Loaded Cottage 16
- Rear Loaded Cottage 124
- Amenity Building
- Common Open Space
- Other Open Space



1447 Peachtree Street NE,
Suite 850
Atlanta, Georgia 30309
phone: 404.873.8730

www.tsw-design.com

DAPHNE COTTAGES Zoning Plan Daphne, ALABAMA



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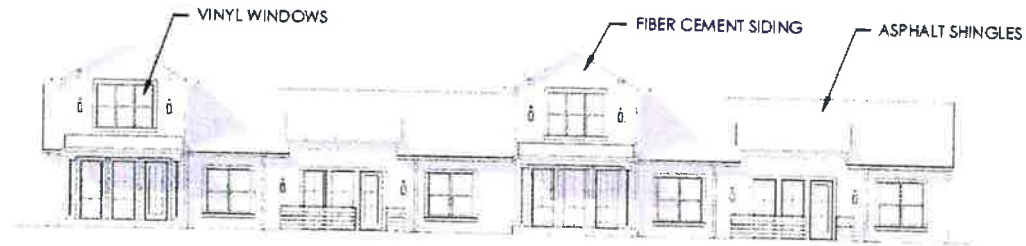
DATE: 03/24/2021

Project Title
DAPHNE COTTAGES
Zoning Plan
Daphne, AL
Devlab

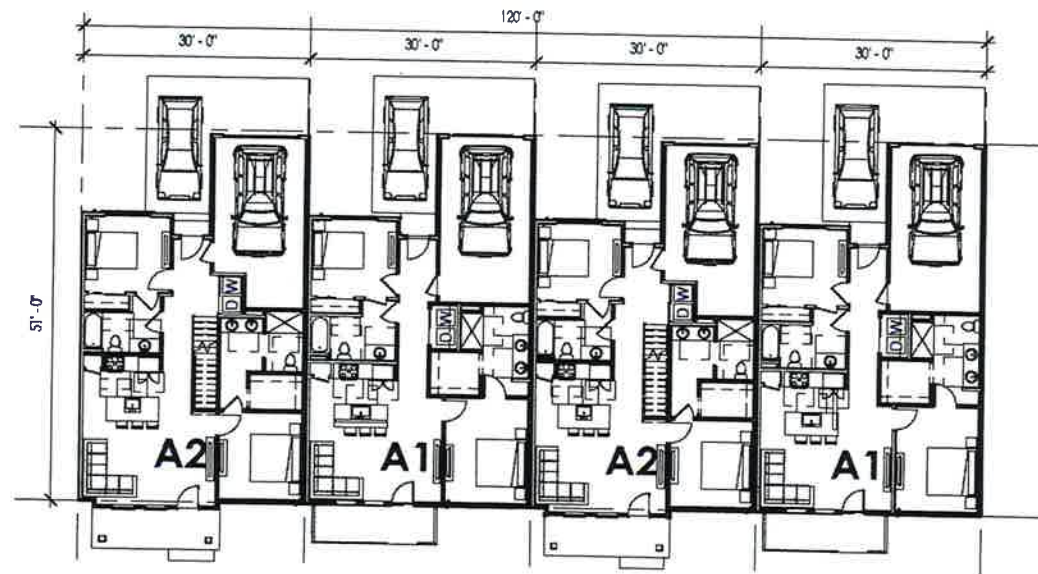
Drawing Information
Project Number
Author
Drawn by
Checked by
Date
Scale
Sheet Title

March 24, 2021

Sheet Number



① FRONT ELEVATION - REAR LOADED
1/16" = 1'-0"



② FIRST FLOOR PLAN - REAR LOADED
1/16" = 1'-0"

Daphne Cottages

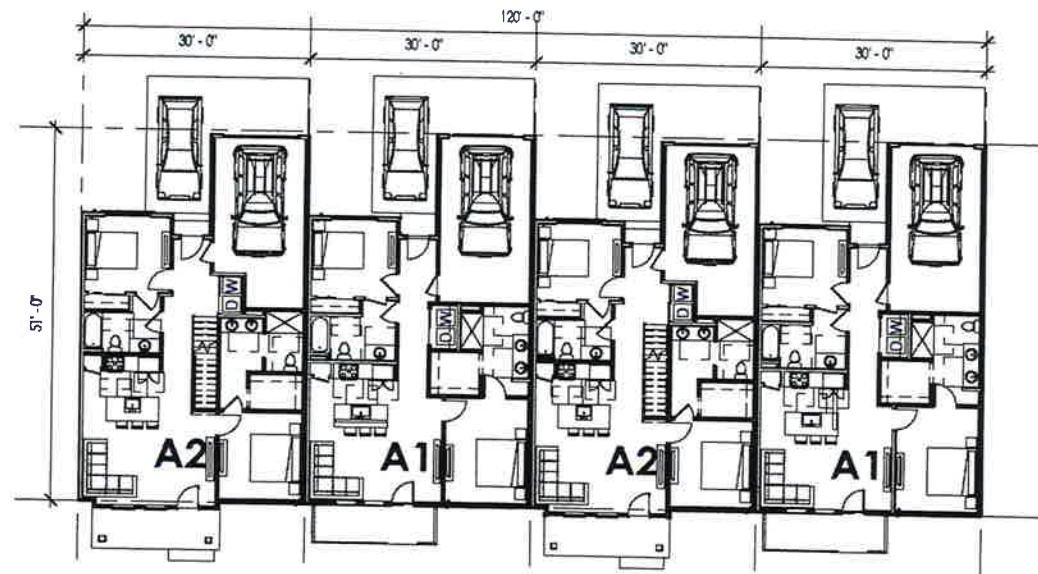
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March 17, 2021

for: Devlab Partners, LLC
by: TSW





① FRONT ELEVATION - REAR LOADED
1/16" = 1'-0"



② FIRST FLOOR PLAN - REAR LOADED
1/16" = 1'-0"

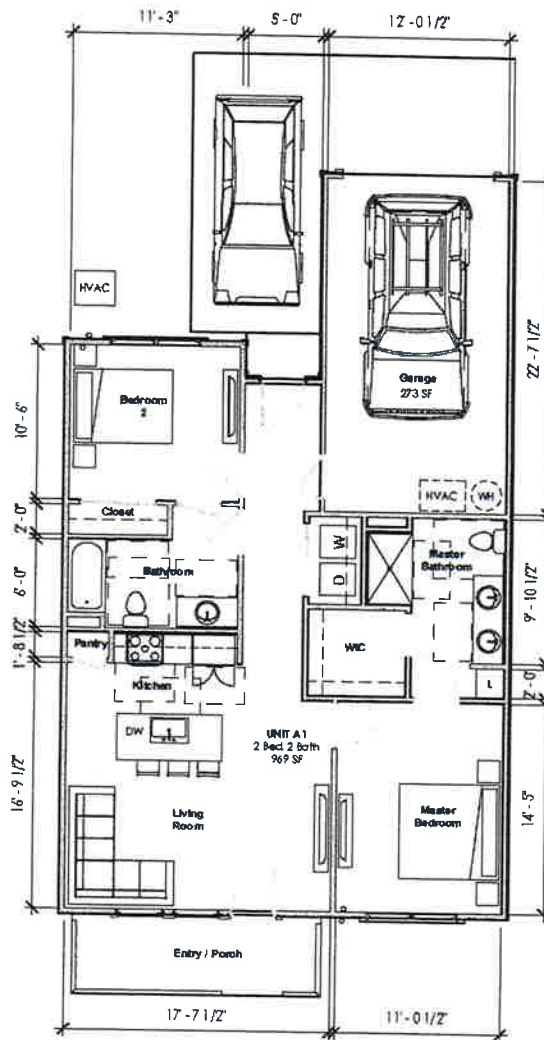
Daphne Cottages

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March 17, 2021

for: Devlab Partners, LLC
by: TSW



Heated Space	969 SF
Un-Heated Space	273 SF
Total Space	1,242 SF



① UNIT A1 - FIRST FLOOR
1/8" = 1'-0"

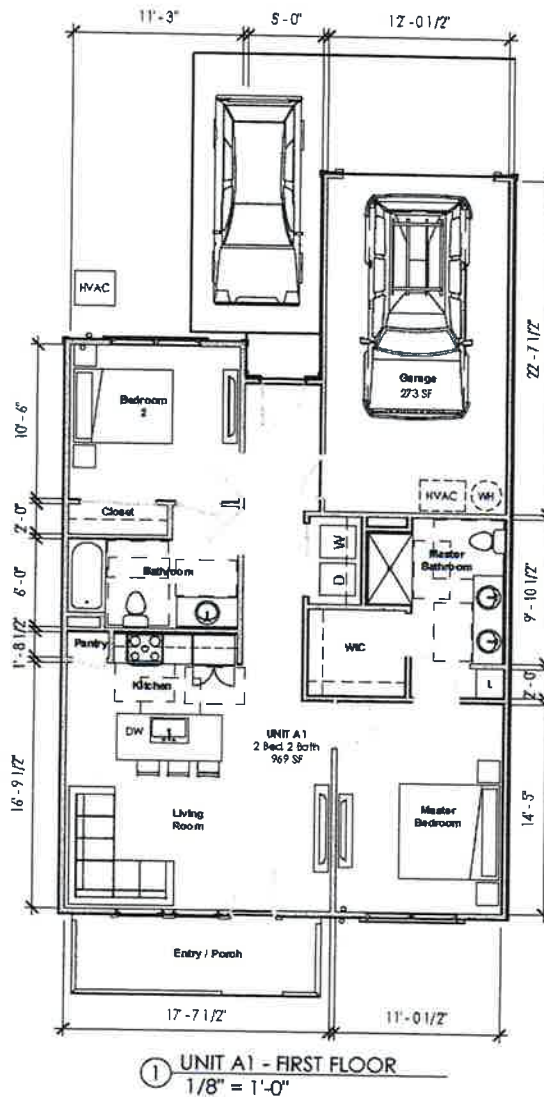
Daphne Cottages

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March 17, 2021

for: Devlab Partners, LLC
by: TSW



Heated Space	969 SF
Un-Heated Space	273 SF
Total Space	1,242 SF



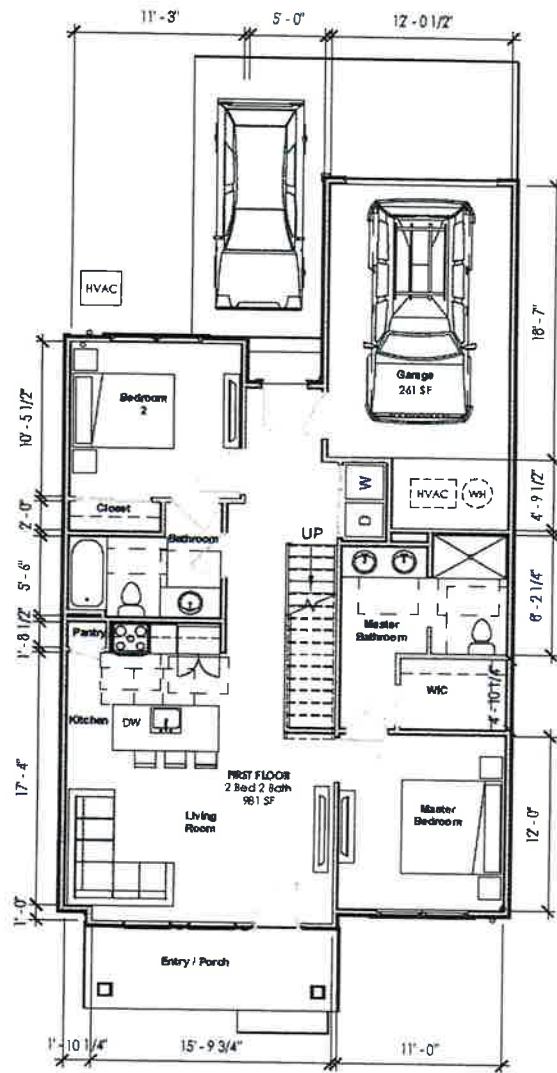
Daphne Cottages

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March 17, 2021

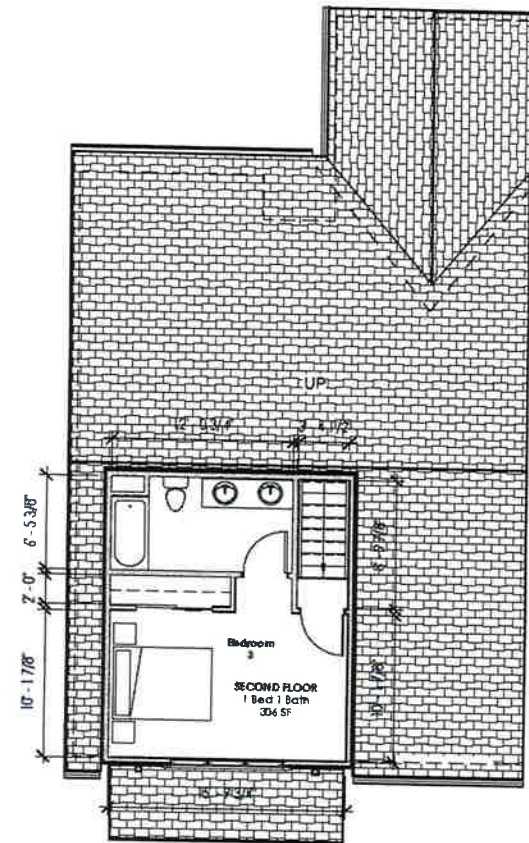
for: Devlab Partners, LLC
by: TSW



Heated Space	981 SF
Heated Space	306 SF
Un-Heated Space	261 SF
Total Space	1,548 SF



① UNIT A2 - FIRST FLOOR
1/8" = 1'-0"



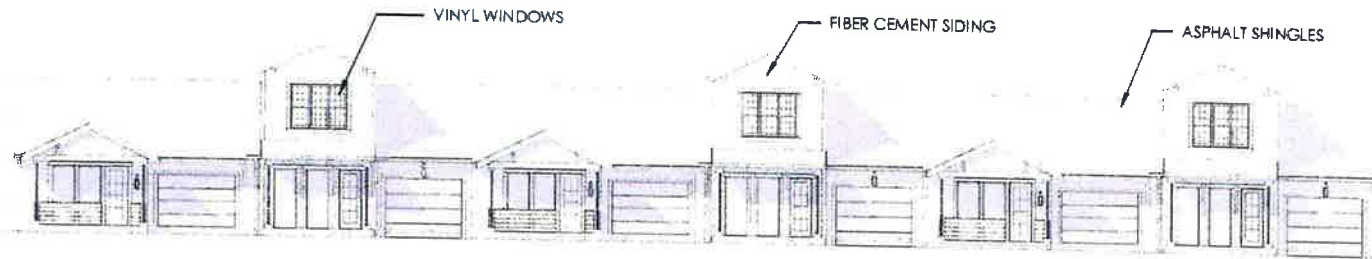
② UNIT A2 - SECOND FLOOR
1/8" = 1'-0"

Daphne Cottages

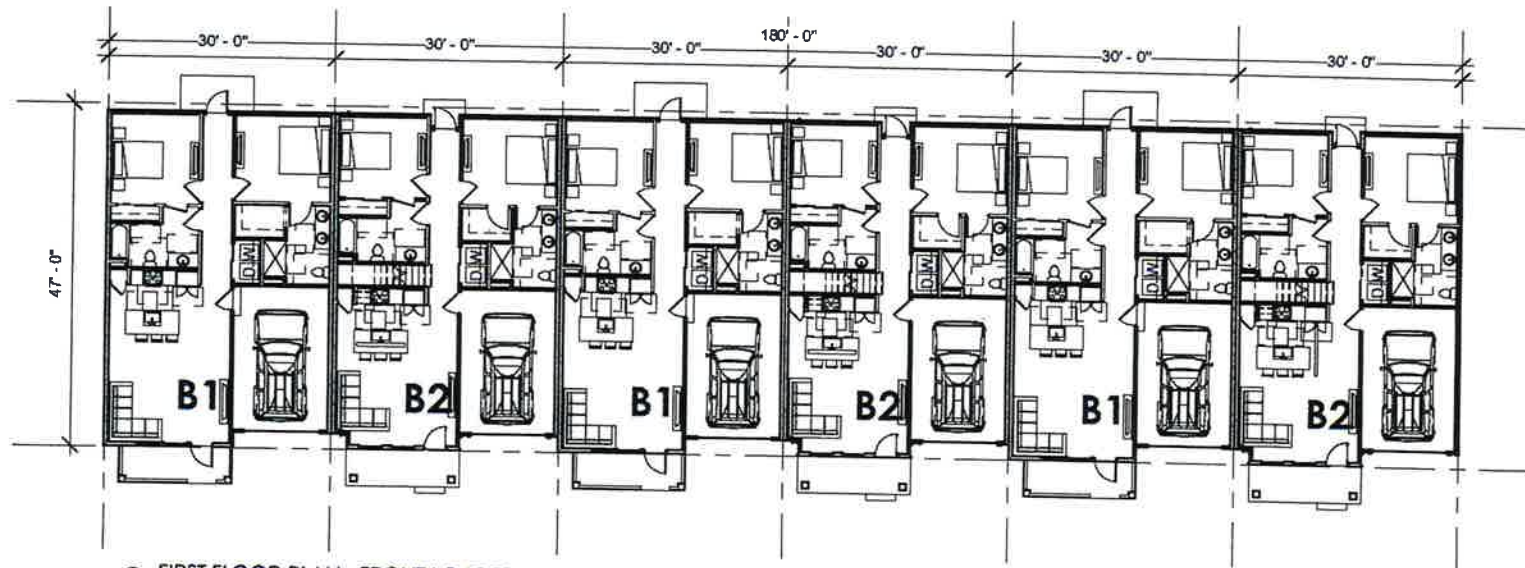
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March 17, 2021

for: Devlab Partners, LLC
by: TSW





① FRONT ELEVATION - FRONT LOADED
1/16" = 1'-0"



② FIRST FLOOR PLAN - FRONT LOADED
1/16" = 1'-0"

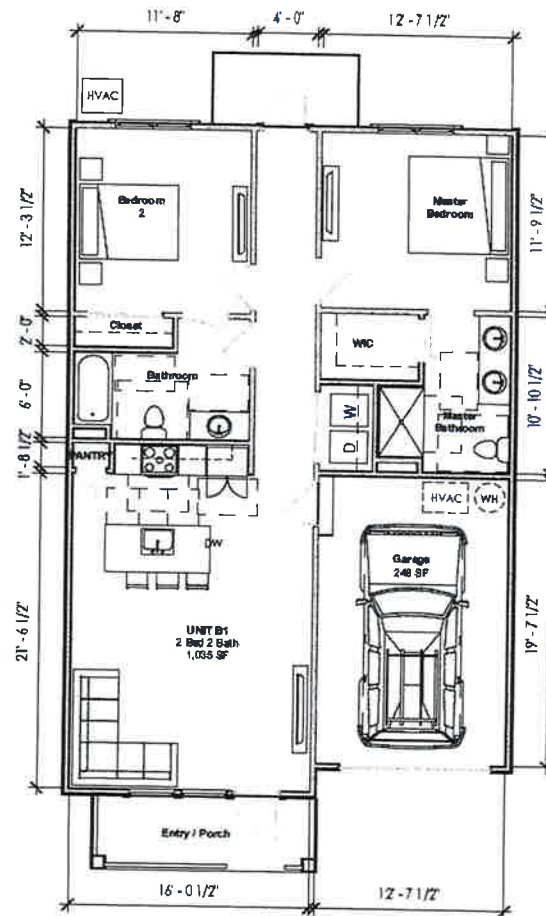
Daphne Cottages

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March 17, 2021

for: Devlab Partners, LLC
by: TSW



Heated Space	1,035 SF
Un-Heated Space	248 SF
Total Space	1,283 SF



① UNIT B1 - FIRST FLOOR PLAN
1/8" = 1'-0"

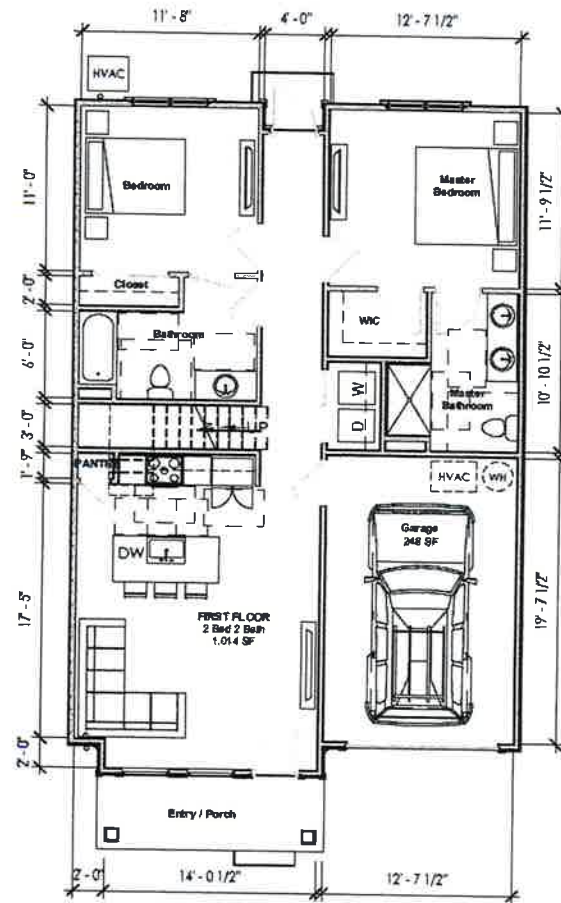
Daphne Cottages

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March 17, 2021

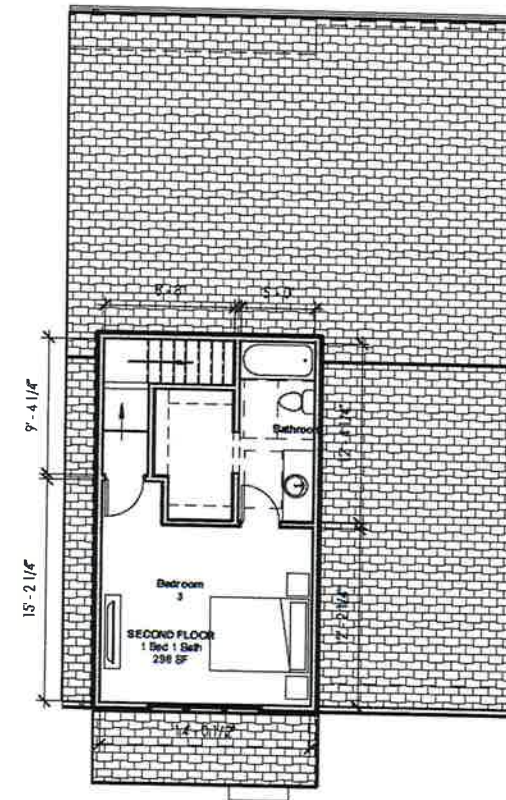
for: Devlab Partners, LLC
by: TSW



Heated Space	1,014 SF
Heated Space	298 SF
Un-Heated Space	248 SF
Total Space	1,560 SF



① UNIT B2 - FIRST FLOOR PLAN
1/8" = 1'-0"



② UNIT B2 - SECOND FLOOR PLAN
1/8" = 1'-0"

Daphne Cottages

Scale: 1/8" = 1'-0" Copyright © All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of TSW Inc. and may not be used in any way without the written permission of TSW Inc.
March 17, 2021

for: Devlab Partners, LLC
by: TSW





TSW
PLANNING
ARCHITECTURE
LANDSCAPE ARCHITECTURE



JINRIGHT & ASSOCIATES DEVELOPMENT ENGINEERS
208 Green Road N., Ste. C Fairhope, Alabama 36532
P.O. Box 1929 Fairhope, Alabama 36533
Phone: (251) 928-3443 Fax: (251) 928-3665
jadengineers.com

DATE: 3/24/2021



POLLARD ROAD
82' R/W

05-43-05-16-0-000-005.002
MILSTEAD, STEPHEN W ETAL & MILSTEAD, WANDA
ZONED: BALDWIN COUNTY RSF-2
PROPOSED ZONING: CITY OF DAPHNE PUD

PARCEL "A"
8.00+ ACRES
INST 1076230

05-43-05-16-0-000-005.000
CHAFFIN, JENNIFER LYNN
ZONED: BALDWIN COUNTY RSF-2
PROPOSED ZONING: CITY OF DAPHNE PUD

PARCEL "B"
8.96+ ACRES
INST 1428036

05-43-05-16-0-000-005.003
MILSTEAD, STEPHEN PATRICK
ZONED: BALDWIN COUNTY RSF-2
PROPOSED ZONING: CITY OF DAPHNE PUD

PARCEL "C"
4.9+ ACRES
INST 1429530

CD File References: PZA-21-05

PZA-21-04

PZA-21-06

WELL ROAD
60' R/W

PROPOSED ZONING MAP - EXHIBIT B2
APPROX. 17.92 ACRES
POLLARD ROAD
AND
WELL ROAD
DAPHNE, AL



APPLICATION FOR REZONING OR PRE-ZONING

Office use only: Rev. 072816

Date Submitted March 22, 21

Application Number:

Planning Commission Public

ZA- or PZA- 21-04

Hearing Date: April 22, 21

Legibly print or type responses below. Indicate N/A or an "X" where item is not applicable.

SITE DATA

Site Location (Address or General Proximity to Nearest Intersection):

PPIN#(s): 040316

Pollard Rd. & Well Rd.

Gross Site Area (acreage): 4.96

Requested Zoning or Pre-Zoning: Townhouse-R-7(T)
PUD

Current Zoning Designation(s):

Amended Request:

RSF-2

Initials:

Date:

Current Land Use: **Vacant**

Anticipated Land Use: **Townhomes**

Provide Legal Description (if necessary attach separate page entitled "Legal Description for [Name of Applicant]":

Specify other recently approved or pending requests related to the subject property. Circle the answer(s).

Annexation Subdivision Site Plan Special Exception Variance Specify Other

APPLICANT & AGENT INFORMATION

If an LLC or LLP or Corporation, provide name and signature of Registered Member or Agent **and provide a copy of Articles of Incorporation.*

Name of Current Owner: **Jennifer Lynn Chaffin**

Mailing Address: **26682 Pollard Rd. Daphne, AL 36526**

Phone/Fax:

E-mail:

Name of Authorized Agent: **JADE Consulting, LLC**

Mailing Address: **208 N. Greeno Rd., Ste. C, Fairhope, AL 36532**

251-928-3443

Phone/Fax: **tjinright@jadengineer**
E-mail: **s.com**

Name of Developer*:

DevLab Partners

Phone/Fax: **850-559-5600**
E-mail: **luke@propdevlab.com**

Other:

Phone/Fax:

E-mail:

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I hereby agree to allow the City of Daphne to post a sign on the subject property notifying the general public of this request.

Applicant's Signature: Jennifer Lynn Chaffin

Date 3-20-21

Agent's Signature:

Date

ADDITIONAL INFORMATION

We, the undersigned, constituting all of the owners of all of the hereinafter described real property do hereby execute and file this written petition asking and requesting that our property as described be annexed to the City of Daphne, Alabama, under the authority of Section 11-42-20 through 11-42-24, Code of Alabama 1975.

Initials: JLC

We further certify that said property is contiguous to the city limits of Daphne, Alabama. A map and written legal description of said property is hereto attached.

Initials: JLC

We certify that the property is a single or multiple parcels under single or multiple ownership.

Initials: JLC

We certify that we fully understand that upon annexation, the subject property shall be subject to all laws and codes administered by the City of Daphne, including, but not limited to, the zoning code, the subdivision regulations and the municipal code of the City of Daphne.

Initials: JLC

Option# 1: We do hereby request pre-zoning of the subject property to the following zoning classification(s): PUD, and certify that a petition for rezoning, associated fees and documents have been submitted prior to or concurrently with this petition.

Initials: JLC

Or

Option# 2: We do hereby certify that we understand fully that upon annexation the subject property will be zoned R-1, Low Density Single Family Residential.

Initials: JLC

We do hereby request that the Planning Commission and City Council give such notice, hold such hearing and adopt such ordinance and do all such things or acts as is required by law so that the corporate limits of the City of Daphne, Alabama shall be rearranged so as to include such territory.

IN WITNESS WHEREOF, we have hereunto subscribed our names this, the 20th day of March, 2021.

Legal Description Attached (Exhibit A)? YES Map or Survey Attached (Exhibit B)? YES
Recorded Subdivision Plat OR Preliminary/Final Subdivision plat approved by Planning Commission
Attached (Exhibit C)? YES Acreage 4.96
Subdivision Name NA Lot Number(s) NA

Names and Signature of ALL property owners:

Signature: Jennifer Lynn Chaffin Signature: _____

Printed Name: Jennifer Lynn Chaffin Printed Name: _____

Mailing Address: 26682 Pollard Rd. Daphne, AL 36526 Mailing Address: _____

Exhibit A

PARCEL "B"

STATE OF ALABAMA
COUNTY OF BALDWIN

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00°-05'-12" WEST A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°-59'-11" EAST A DISTANCE OF 40.00 FEET TO A CAPPED REBAR (WATTIER) AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WELL ROAD (60' R/W) AND THE EAST RIGHT-OF-WAY LINE OF POLLARD ROAD (80' R/W); THENCE RUN SOUTH 89°-40'-53" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 554.62 FEET TO A CAPPED REBAR (GEO) AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN NORTH 00°-18'-07" EAST A DISTANCE OF 627.59 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 89°-44'-12" EAST A DISTANCE OF 344.26 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 00°-19'-01" WEST A DISTANCE OF 627.58 FEET TO A CAPPED REBAR (GEO) ON THE NORTH RIGHT-OF-WAY LINE OF SAID WELL ROAD; THENCE RUN NORTH 89°-44'-19" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 344.09 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 4.96 ACRES, MORE OR LESS.

Adjacent Property Owners

Parcel Number	Pin	Owner Name	Address	City	State	Zip
05-43-05-16-0-000-005.000	40316	CHAFFIN, JENNIFER LYNN MILSTEAD	26682 POLLARD RD	DAPHNE	AL	36526
05-43-05-16-0-000-028.015	104016	EASTERN SHORE RECOVERY FOUNDATION INC	P O BOX 1796	DAPHNE	AL	36526
05-43-05-16-0-000-028.006	4426	EMPIRE CONSTRUCTION L L C	P O BOX 1786	DAPHNE	AL	36526
05-43-05-16-0-000-004.002	285506	MILSTEAD, STEPHEN PATRICK	26560 POLLARD RD	DAPHNE	AL	36526
05-43-05-16-0-000-005.003	272526					
05-43-05-16-0-000-004.003	285507	MILSTEAD, STEPHEN W ETAL MILSTEAD, WANDA	26680 POLLARD RD	DAPHNE	AL	36526
05-43-05-16-0-000-005.002	272528					

ROBIN LEJEUNE
MAYOR

ADRIENNE D. JONES, AICP,
COMMUNITY DEVELOPMENT
DIRECTOR/ZONING ADMINISTRATOR



CITY COUNCIL
TOMMIE CONAWAY
DISTRICT 1
STEVE OLEN
DISTRICT 2
JOEL COLEMAN
DISTRICT 3
DOUG GOODLIN
DISTRICT 4
RON SCOTT
DISTRICT 5
BENJAMIN HUGHES
DISTRICT 6
ANGIE PHILLIPS
DISTRICT 7

April 9, 2021

NOTICE OF PUBLIC HEARING

A petition for PRE-ZONING will be considered by the Daphne Planning Commission for Jennifer Lynn Chaffin containing 4.96 acres +/- located at the northeast corner of Well Road and Pollard Road, zoned RSF-2, Single Family District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction, to be pre-zoned as a PUD, Planned Unit Development. A petition to annex said property has also been submitted.

Said petition will also be considered by the Daphne City Council pursuant to Alabama Code 11-52-85. The application is available for review at City Hall in the Department of Community Development, 1705 Main Street, during regular business hours. An informal site preview meeting will be held on Thursday, April 14, 2021 at 8:30 a.m. in the Council Chambers of City Hall. The public is invited to attend: limited participation may be allowed by the chairman.

The public hearing will be held by the Daphne Planning Commission on Thursday, April 22, 2021 at 5:00 p.m. in the Council Chambers of City Hall. You may submit your views in writing, in person, or by representation.

Sincerely,
Adrienne D. Jones, AICP,
Director of Community Development

Jennifer Lynn Chaffin Pre-Zoning Amendment

P. O. Box 400 - Daphne, Alabama 36526
Phone: 251.620.1700



APPLICATION FOR REZONING OR PRE-ZONING

Office use only: Rev. 072816

Date Submitted: March 22, 21

Application Number:

Planning Commission Public

ZA- or PZA- 21-05

Hearing Date: April 22, 21

Legibly print or type responses below. Indicate N/A or an "X" where item is not applicable.

SITE DATA

Site Location (Address or General Proximity to Nearest Intersection):

PPIN#(s): 272528

Pollard Rd. & Well Rd.

Gross Site Area (acreage): 8

Requested Zoning or Pre-Zoning: **PUD**

Current Zoning Designation(s):

Amended Request:

RSF-2

Initials:

Date:

Current Land Use: **Vacant**

Anticipated Land Use: **Townhomes**

Provide Legal Description (if necessary attach separate page entitled "Legal Description for [Name of Applicant]":

Specify other recently approved or pending requests related to the subject property. Circle the answer(s).

Annexation **Subdivision** **Site Plan** **Special Exception** **Variance** **Specify Other**

APPLICANT & AGENT INFORMATION

If an LLC or LLP or Corporation, provide name and signature of Registered Member or Agent **and provide a copy of Articles of Incorporation.*

Name of Current Owner: **Stephen W. & Wanda Milstead**

Mailing Address: **26680 Pollard Rd. Daphne, AL 36526**

Phone/Fax:

E-mail:

Name of Authorized Agent: **JADE Consulting, LLC**

Mailing Address: **208 N. Greeno Rd., Ste. C, Fairhope, AL 36532**

251-928-3443

Phone/Fax: **tjinright@jadengineer**
E-mail: **s.com**

Name of Developer*: **DevLab Partners**

Phone/Fax: **850-559-5600**
E-mail: **luke@propdevlab.com**

Other:

Phone/Fax:

E-mail:

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I hereby agree to allow the City of Daphne to post a sign on the subject property notifying the general public of this request.

Applicant's Signature: Stephen W. Milstead

Date: 3/20/21

Agent's Signature:

Date

ADDITIONAL INFORMATION

We, the undersigned, constituting all of the owners of all of the hereinafter described real property do hereby execute and file this written petition asking and requesting that our property as described be annexed to the City of Daphne, Alabama, under the authority of Section 11-42-20 through 11-42-24, Code of Alabama 1975.

Initials: S M

We further certify that said property is contiguous to the city limits of Daphne, Alabama. A map and written legal description of said property is hereto attached.

Initials: S M

We certify that the property is a single or multiple parcels under single or multiple ownership.

Initials: S M

We certify that we fully understand that upon annexation, the subject property shall be subject to all laws and codes administered by the City of Daphne, including, but not limited to, the zoning code, the subdivision regulations and the municipal code of the City of Daphne.

Initials: S M

Option# 1: We do hereby request pre-zoning of the subject property to the following zoning classification(s): PUD, and certify that a petition for rezoning, associated fees and documents have been submitted prior to or concurrently with this petition.

Initials: S M

Or

Option# 2: We do hereby certify that we understand fully that upon annexation the subject property will be zoned R-1, Low Density Single Family Residential.

Initials: S M

We do hereby request that the Planning Commission and City Council give such notice, hold such hearing and adopt such ordinance and do all such things or acts as is required by law so that the corporate limits of the City of Daphne, Alabama shall be rearranged so as to include such territory.

IN WITNESS WHEREOF, we have hereunto subscribed our names this, the 20 day of March, 2021.

Legal Description Attached (Exhibit A)? YES Map or Survey Attached (Exhibit B)? YES
Recorded Subdivision Plat OR Preliminary/Final Subdivision plat approved by Planning Commission
Attached (Exhibit C)? YES Acreage ⁸ _____
Subdivision Name NA Lot Number(s) NA

Names and Signature of ALL property owners:

Signature: Stephen W. Milstead Signature: Deceased

Printed Name: Stephen W. Milstead Printed Name: Wanda Milstead

Mailing Address: 26680 Pollard Rd. Daphne, AL 36526 Mailing Address: 26680 Pollard Rd. Daphne, AL 36526

Exhibit A

PARCEL "A"

STATE OF ALABAMA
COUNTY OF BALDWIN

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00°-05'-12" WEST A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°-59'-11" EAST A DISTANCE OF 40.00 FEET TO A CAPPED REBAR (WATTIER) AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WELL ROAD (60' R/W) AND THE EAST RIGHT-OF-WAY LINE OF POLLARD ROAD (80' R/W), SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN NORTH 00°-14'-41" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 627.60 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 89°-40'-49" EAST A DISTANCE OF 555.25 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 00°-18'-07" WEST A DISTANCE OF 627.59 FEET TO A CAPPED REBAR (GEO) ON THE NORTH RIGHT-OF-WAY LINE OF SAID WELL ROAD; THENCE RUN NORTH 89°-40'-53" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 554.62 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 8.00 ACRES, MORE OR LESS.

Adjacent Property Owners

Parcel Number	Pin	Owner Name	Address	City	State	Zip
05-43-04-17-1-000-068.006	1334	AUTRY, JERRY C/O CHRISTINA NETTLES	2207 POLLARD RD	DAPHNE	AL	36526
05-43-05-16-0-000-005.000	40316	CHAFFIN, JENNIFER LYNN MILSTEAD	26682 POLLARD RD	DAPHNE	AL	36526
05-43-05-16-0-000-027.002	208314	COMMUNITY ACTION AGENCY OF BALDWIN, ESCA	26440 POLLARD RD	DAPHNE	AL	36526
05-43-05-16-0-000-028.015	104016	EASTERN SHORE RECOVERY FOUNDATION INC	P O BOX 1796	DAPHNE	AL	36526
05-43-04-17-1-000-068.000	1328	GIBSON, MALAWI B	P O BOX 762	DAPHNE	AL	36526
05-43-05-16-0-000-027.000	13114	GRANT, PATRICIA MAYO	24533 KIPLING CT	DAPHNE	AL	36526
05-43-04-17-1-000-025.000	20924	HOULSEN, ANNIE BELLE C/O PAUL HOULSEN	P O BOX 1443	DAPHNE	AL	36526
05-43-04-17-4-000-001.000	25683	LETT-COLEMAN, EUNICE	73 LOZIER ST	ROCHESTER	NY	14611
05-43-04-17-4-000-001.000	25683					
05-43-04-17-1-000-067.002	59095					
05-43-04-17-1-000-067.002	59095					
05-43-05-16-0-000-004.002	285506	MILSTEAD, STEPHEN PATRICK	26560 POLLARD RD	DAPHNE	AL	36526
05-43-05-16-0-000-005.002	272528	MILSTEAD, STEPHEN W ETAL MILSTEAD, WANDA	26680 POLLARD RD	DAPHNE	AL	36526

ROBIN LEJEUNE
MAYOR

ADRIENNE D. JONES, AICP,
COMMUNITY DEVELOPMENT
DIRECTOR/ZONING ADMINISTRATOR



CITY COUNCIL
TOMMIE CONAWAY
DISTRICT 1
STEVE OLEN
DISTRICT 2
JOEL COLEMAN
DISTRICT 3
DOUG GOODLIN
DISTRICT 4
RON SCOTT
DISTRICT 5
BENJAMIN HUGHES
DISTRICT 6
ANGIE PHILLIPS
DISTRICT 7

April 9, 2021

NOTICE OF PUBLIC HEARING

A petition for PRE-ZONING will be considered by the Daphne Planning Commission for Stephen W. & Wanda Milstead containing 8 acres +/- located at the northeast corner of Well Road and Pollard Road, zoned RSF-2, Single Family District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction, to be pre-zoned as a PUD, Planned Unit Development. A petition to annex said property has also been submitted.

Said petition will also be considered by the Daphne City Council pursuant to Alabama Code 11-52-85. The application is available for review at City Hall in the Department of Community Development, 1705 Main Street, during regular business hours. An informal site preview meeting will be held on Thursday, April 14, 2021 at 8:30 a.m. in the Council Chambers of City Hall. The public is invited to attend: limited participation may be allowed by the chairman.

The public hearing will be held by the Daphne Planning Commission on Thursday, April 22, 2021 at 5:00 p.m. in the Council Chambers of City Hall. You may submit your views in writing, in person, or by representation.

Sincerely,
Adrienne D. Jones, AICP,
Director of Community Development

Stephen W. & Wanda Milstead Pre-Zoning Amendment

P. O. Box 400 - Daphne, Alabama 36526
Phone: 251.620.1700



APPLICATION FOR REZONING OR PRE-ZONING

Office use only: Rev. 072816

Date Submitted: **March 22, 21**

Application Number:

Planning Commission Public

ZA- or PZA- **21-06**

Hearing Date: **April 22, 21**

Legibly print or type responses below. Indicate N/A or an "X" where item is not applicable.

SITE DATA

Site Location (Address or General Proximity to Nearest Intersection):

PPIN#(s): **272526**

Pollard Rd. & Well Rd.

Gross Site Area (acreage): **4.96**

Requested Zoning or Pre-Zoning: **PUD**

Current Zoning Designation(s):

Amended Request:

RSF-2

Initials:

Date:

Current Land Use: **Vacant**

Anticipated Land Use: **Townhomes**

Provide Legal Description (if necessary attach separate page entitled "Legal Description for [Name of Applicant]":

Specify other recently approved or pending requests related to the subject property. Circle the answer(s).

Annexation **Subdivision** **Site Plan** **Special Exception** **Variance** **Specify Other**

APPLICANT & AGENT INFORMATION

If an LLC or LLP or Corporation, provide name and signature of Registered Member or Agent **and provide a copy of Articles of Incorporation.*

Name of Current Owner: **Stephen Patrick Milstead**

Mailing Address: **26560 Pollard Rd. Daphne, AL 36526**

Phone/Fax:

E-mail:

Name of Authorized Agent: **JADE Consulting, LLC**

Mailing Address: **208 N. Greeno Rd., Ste. C, Fairhope, AL 36532**

251-928-3443

Phone/Fax: **tjinright@jadengineer**
E-mail: **s.com**

Name of Developer*:

DevLab Partners

Phone/Fax: **850-559-5600**
E-mail: **luke@propdevlab.com**

Other:

Phone/Fax:

E-mail:

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I hereby agree to allow the City of Daphne to post a sign on the subject property notifying the general public of this request.

Applicant's Signature: **Stephen Patrick Milstead**

Date **3-20-21**

Agent's Signature:

Date

ADDITIONAL INFORMATION

We, the undersigned, constituting all of the owners of all of the hereinafter described real property do hereby execute and file this written petition asking and requesting that our property as described be annexed to the City of Daphne, Alabama, under the authority of Section 11-42-20 through 11-42-24, Code of Alabama 1975.

Initials: SPM

We further certify that said property is contiguous to the city limits of Daphne, Alabama. A map and written legal description of said property is hereto attached.

Initials: SPM

We certify that the property is a single or multiple parcels under single or multiple ownership.

Initials: SPM

We certify that we fully understand that upon annexation, the subject property shall be subject to all laws and codes administered by the City of Daphne, including, but not limited to, the zoning code, the subdivision regulations and the municipal code of the City of Daphne.

Initials: SPM

Option# 1: We do hereby request pre-zoning of the subject property to the following zoning classification(s): PUD, and certify that a petition for rezoning, associated fees and documents have been submitted prior to or concurrently with this petition.

Initials: SPM

Or

Option# 2: We do hereby certify that we understand fully that upon annexation the subject property will be zoned R-1, Low Density Single Family Residential.

Initials: SPM

We do hereby request that the Planning Commission and City Council give such notice, hold such hearing and adopt such ordinance and do all such things or acts as is required by law so that the corporate limits of the City of Daphne, Alabama shall be rearranged so as to include such territory.

IN WITNESS WHEREOF, we have hereunto subscribed our names this, the 20 day of March, 2021.

Legal Description Attached (Exhibit A)? YES Map or Survey Attached (Exhibit B)? YES
Recorded Subdivision Plat OR Preliminary/Final Subdivision plat approved by Planning Commission
Attached (Exhibit C)? YES Acreage 4.96
Subdivision Name NA Lot Number(s) NA

Names and Signature of ALL property owners:

Signature: Stephen P. Milstead Signature: _____

Printed Name: Stephen Patrick Milstead Printed Name: _____

Mailing Address: 26560 Pollard Rd. Daphne, AL 36526 Mailing Address: _____

Exhibit A

PARCEL "C"

STATE OF ALABAMA
COUNTY OF BALDWIN

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00°-05'-12" WEST A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°-59'-11" EAST A DISTANCE OF 40.00 FEET TO A CAPPED REBAR (WATTIER) AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WELL ROAD (60' R/W) AND THE EAST RIGHT-OF-WAY LINE OF POLLARD ROAD (80' R/W); THENCE RUN SOUTH 89°-40'-53" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 554.62 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 89°-44'-19" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 344.09 FEET TO A CAPPED REBAR (GEO) AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN NORTH 00°-19'-01" EAST A DISTANCE OF 627.58 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 89°-46'-00" EAST A DISTANCE OF 385.57 FEET TO A CRIMP TOP PIPE AT THE NORTHWEST CORNER OF TERRI SUBDIVISION, AS RECORDED ON SLIDE 2506-C OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-16'-16" WEST ALONG THE WEST LINE OF SAID TERRI SUBDIVISION A DISTANCE OF 512.75 FEET TO A CAPPED REBAR (ILLEGIBLE); THENCE RUN NORTH 89°-37'-35" WEST A DISTANCE OF 225.36 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 00°-10'-54" WEST A DISTANCE OF 115.46 FEET TO A CAPPED REBAR (GEO) ON THE NORTH RIGHT-OF-WAY LINE OF SAID WELL ROAD; THENCE RUN NORTH 89°-44'-19" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 160.89 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 4.96 ACRES, MORE OR LESS.

Adjacent Property Owner List

Parcel Number	Pin	Owner Name	Address	City	State	Zip
05-43-05-16-0-000-005.000	40316	CHAFFIN, JENNIFER LYNN MILSTEAD	26682 POLLARD RD	DAPHNE	AL	36526
05-43-05-16-0-000-028.012	98868	MCBRIDE, ROBERT L ETAL MCBRIDE, LISSA C;	3701 CALDERWOOD DR	MOBILE	AL	36608
05-43-05-16-0-000-028.006	4426	EMPIRE CONSTRUCTION L L C	P O BOX 1786	DAPHNE	AL	36526
05-43-05-16-0-000-005.001	73472	DAPHNE, CITY OF UTILITIES BOARD	P O BOX 2550	DAPHNE	AL	36526
05-43-05-16-0-000-004.003	285507	MILSTEAD, STEPHEN W ETAL MILSTEAD, WANDA	26680 POLLARD RD	DAPHNE	AL	36526
05-43-05-16-0-000-006.002	354462	WILSON, TERRI D	8365A WELL RD	DAPHNE	AL	36526
05-43-05-16-0-000-006.003	354464	WILSON, TERRI D	8365A WELL RD	DAPHNE	AL	36526
05-43-05-16-0-000-006.000	40329	WILSON, TERRI D	8365A WELL RD	DAPHNE	AL	36526
05-43-05-16-0-000-006.000	40329	WILSON, JUSTIN C ETUX MORGAN L	8365-A WELL RD	DAPHNE	AL	36526
05-43-05-16-0-000-005.003	272526	MILSTEAD, STEPHEN PATRICK	26560 POLLARD RD	DAPHNE	AL	36526

ROBIN LEJEUNE
MAYOR

ADRIENNE D. JONES, AICP,
COMMUNITY DEVELOPMENT
DIRECTOR/ZONING ADMINISTRATOR



CITY COUNCIL
TOMMIE CONAWAY
DISTRICT 1
STEVE OLEN
DISTRICT 2
JOEL COLEMAN
DISTRICT 3
DOUG GOODLIN
DISTRICT 4
RON SCOTT
DISTRICT 5
BENJAMIN HUGHES
DISTRICT 6
ANGIE PHILLIPS
DISTRICT 7

April 9, 2021

NOTICE OF PUBLIC HEARING

A petition for PRE-ZONING will be considered by the Daphne Planning Commission for Stephen Patrick Milstead containing 4.96 acres +/- located at the northeast corner of Well Road and Pollard Road, zoned RSF-2, Single Family District, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction, to be pre-zoned as a PUD, Planned Unit Development. A petition to annex said property has also been submitted.

Said petition will also be considered by the Daphne City Council pursuant to Alabama Code 11-52-85. The application is available for review at City Hall in the Department of Community Development, 1705 Main Street, during regular business hours. An informal site preview meeting will be held on Thursday, April 14, 2021 at 8:30 a.m. in the Council Chambers of City Hall. The public is invited to attend: limited participation may be allowed by the chairman.

The public hearing will be held by the Daphne Planning Commission on Thursday, April 22, 2021 at 5:00 p.m. in the Council Chambers of City Hall. You may submit your views in writing, in person, or by representation.

Sincerely,
Adrienne D. Jones, AICP,
Director of Community Development

Stephen Patrick Milstead Pre-Zoning Amendment

P. O. Box 400 - Daphne, Alabama 36526
Phone: 251.620.1700

05-43-05-16-0-000-005.000 – CHAFFIN, JENNIFER LYNN

STATE OF ALABAMA
COUNTY OF BALDWIN

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00°-05'-12" WEST A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°-59'-11" EAST A DISTANCE OF 40.00 FEET TO A CAPPED REBAR (WATTIER) AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WELL ROAD (60' R/W) AND THE EAST RIGHT-OF-WAY LINE OF POLLARD ROAD (80' R/W); THENCE RUN SOUTH 89°-40'-53" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 554.62 FEET TO A CAPPED REBAR (GEO) AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN NORTH 00°-18'-07" EAST A DISTANCE OF 627.59 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 89°-44'-12" EAST A DISTANCE OF 344.26 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 00°-19'-01" WEST A DISTANCE OF 627.58 FEET TO A CAPPED REBAR (GEO) ON THE NORTH RIGHT-OF-WAY LINE OF SAID WELL ROAD; THENCE RUN NORTH 89°-44'-19" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 344.09 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 4.96 ACRES, MORE OR LESS.

05-43-05-16-0-000-005.002 – MILSTEAD, STEPHEN W ETAL & MILSTEAD, WANDA

STATE OF ALABAMA
COUNTY OF BALDWIN

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00°-05'-12" WEST A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°-59'-11" EAST A DISTANCE OF 40.00 FEET TO A CAPPED REBAR (WATTIER) AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WELL ROAD (60' R/W) AND THE EAST RIGHT-OF-WAY LINE OF POLLARD ROAD (80' R/W), SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN NORTH 00°-14'-41" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 627.60 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 89°-40'-49" EAST A DISTANCE OF 555.25 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 00°-18'-07" WEST A DISTANCE OF 627.59 FEET TO A CAPPED REBAR (GEO) ON THE NORTH RIGHT-OF-WAY LINE OF SAID WELL ROAD; THENCE RUN NORTH 89°-40'-53" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 554.62 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 8.00 ACRES, MORE OR LESS.

05-43-05-16-0-000-005.003 – MILSTEAD, STEPHEN PATRICK

STATE OF ALABAMA
COUNTY OF BALDWIN

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 00°-05'-12" WEST A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°-59'-11" EAST A DISTANCE OF 40.00 FEET TO A CAPPED REBAR (WATTIER) AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WELL ROAD (60' R/W) AND THE EAST RIGHT-OF-WAY LINE OF POLLARD ROAD (80' R/W); THENCE RUN SOUTH 89°-40'-53" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 554.62 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 89°-44'-19" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 344.09 FEET TO A CAPPED REBAR (GEO) AT THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN NORTH 00°-19'-01" EAST A DISTANCE OF 627.58 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 89°-46'-00" EAST A DISTANCE OF 385.57 FEET TO A CRIMP TOP PIPE AT THE NORTHWEST CORNER OF TERRI SUBDIVISION, AS RECORDED ON SLIDE 2506-C OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00°-16'-16" WEST ALONG THE WEST LINE OF SAID TERRI SUBDIVISION A DISTANCE OF 512.75 FEET TO A CAPPED REBAR (ILLEGIBLE); THENCE RUN NORTH 89°-37'-35" WEST A DISTANCE OF 225.36 FEET TO A CAPPED REBAR (GEO); THENCE RUN SOUTH 00°-10'-54" WEST A DISTANCE OF 115.46 FEET TO A CAPPED REBAR (GEO) ON THE NORTH RIGHT-OF-WAY LINE OF SAID WELL ROAD; THENCE RUN NORTH 89°-44'-19" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 160.89 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 4.96 ACRES, MORE OR LESS.

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2021-32**

Appropriation: W.O. Lott Park Tennis Facility Equipment and Furnishings

WHEREAS, on September 21, 2020, the City Council adopted Ordinance 2020-32 approving the Fiscal Year 2021 Budget; and

WHEREAS, subsequent to the adoption of the Fiscal Year 2021 budget, the City Council has determined that certain appropriations are required and should be approved and made a part of the Fiscal Year 2021 budget; and

WHEREAS, the construction of the W.O. Lott Park Tennis Facility is nearing completion and additional funds are needed to equip the Tennis Coordinator with general office equipment, office furniture and other necessities to make the Tennis Facility operational; and

WHEREAS, a list of needed items has been obtained along with estimated costs totaling \$120,000 (including a contingency for unforeseen items).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, that

- 1) Funds in the amount of **\$120,000.00** from the **General Fund** are hereby appropriated and made a part of the Fiscal Year 2021 Budget for the additional items needed at the W.O Lott Park Tennis Facility; and
- 2) The Mayor is hereby authorized to execute any and all documents required for the purchase of these items for W.O Lott Park.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS _____ DAY OF _____, 2021.

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, CMC, City Clerk

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2021-33**

Appropriation: City of Daphne 2020-2024 Comprehensive Master Plan

WHEREAS, on September 21, 2020, the City Council adopted Ordinance 2020-32 approving the Fiscal Year 2021 Budget; and

WHEREAS, subsequent to the adoption of the Fiscal Year 2021 budget, the City Council has determined that certain appropriations are required and should be approved and made a part of the Fiscal Year 2021 budget; and

WHEREAS, the City desires to have an updated Comprehensive Master Plan for the corporate limits and extra-territorial planning jurisdiction for 2020-2040; and

WHEREAS, the City's Community Development Department, on behalf of the Planning Commission, prepared a Request for Qualifications ("RFQ") for a Comprehensive Master Plan; and

WHEREAS, the City has reviewed all responses submitted to the RFQ and recommends Orion Planning + Design for technical assistance in the development of a Comprehensive Master Plan at a cost of **\$150,960.00**; and

WHEREAS, the City previously appropriated \$60,000.00 in the FY 2019 Budget for a Comprehensive Master Plan, but additional monies are needed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, that:

- 1) Funds in the amount of **\$90,960.00** from the **General Fund** are hereby appropriated and made a part of the Fiscal Year 2021 Budget for a new 2020-2040 Comprehensive Master Plan; and
- 2) The Mayor is hereby authorized to execute any and all documents required to retain Orion Planning + Design to provide professional services to the City related to the development of the Comprehensive Master Plan.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS _____ DAY OF _____, 2021.

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, CMC, City Clerk

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2021-34**

Additional Appropriation: Pipe Crawler Camera

WHEREAS, on September 21, 2020, the City Council adopted Ordinance 2020-32 approving the Fiscal Year 2021 Budget; and

WHEREAS, subsequent to the adoption of the Fiscal Year 2021 budget, the City Council has determined that certain appropriations are required and should be approved and made a part of the Fiscal Year 2021 budget; and

WHEREAS, the Public Works department is in need of a pipe crawler camera to inspect drainage pipes and reduce the need for public works employees to physically enter drainage pipes; and

WHEREAS, the City Council, through Ordinance 2021-11, previously appropriated \$54,000.00 to purchase the pipe crawler camera; and

WHEREAS, an additional appropriation is needed to purchase said pipe crawler camera.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, that:

- 1) Funds in the amount of **\$53,935.00** from the **General Fund** are hereby appropriated and made a part of the Fiscal Year 2021 Budget for the purchase of a pipe crawler camera to be used by the Public Works department; and
- 2) The Mayor is hereby authorized to execute any and all documents required for the purchase of the pipe crawler camera.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS _____ DAY OF _____, 2021.

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, CMC, City Clerk

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2021-35**

Appropriation: Additional Temporary Workers Expense

WHEREAS, on September 21, 2020, the City Council adopted Ordinance 2020-32 approving the Fiscal Year 2021 Budget; and

WHEREAS, subsequent to the adoption of the Fiscal Year 2021 budget, the City Council has determined that certain appropriations are required and should be approved and made a part of the Fiscal Year 2021 budget; and

WHEREAS, the Covid-19 pandemic caused the temporary suspension of work release inmate labor from Loxley Community Work Center; and

WHEREAS, the Public Works mowing department has had to utilize temporary workers from employment staffing agencies during this time period to replace the inmate labor customarily utilized by said department; and

WHEREAS, the amount budgeted is insufficient to cover the added expense resulting from the unavailability of inmate labor, and an additional appropriation is needed to continue paying temporary workers through the end of Fiscal Year 2021.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, that

- 1) Funds in the amount of **\$76,000.00** from the **General Fund** are hereby appropriated and made a part of the Fiscal Year 2021 Budget for the additional temporary worker expenses to be incurred by the Public Works mowing department; and
- 2) The Mayor is hereby authorized to execute any and all documents necessary to enforce this Ordinance.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS _____ DAY OF _____, 2021.

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, CMC, City Clerk