

**The City of Daphne
Planning Commission Minutes
Regular Meeting of October 28, 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 5:02 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

James "Bo" White
Phillip Hodgson, Secretary, excused at 5:47 p.m.
Marybeth Bergin, Chairwoman
Andrew Prescott, Vice Chairman
Ronnie Huskey
Kevin Spriggs
Steve Olen

Staff Present:

Adrienne Jones, AICP, Director of Community Development
Jan Vallecillo, Planning Coordinator
Patrick Dungan, Attorney
Josh Newman, City Engineer
Tim White, Environmental Programs Manager

Chairwoman advised that the applicant for the Noble at Daphne Site Plan, The Reserve of Daphne Pre-Zoning and Annexation, and The Reserve at Plantation Hills Master plan, Pre-Zoning and Annexation has requested that the applications be tabled until the regular meeting of November 18, 2021.

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 September 23, 2021. There being none, minutes are approved as submitted.***

Chairwoman stated the next order of business is site plan review for the Croft at Daphne.

An introductory presentation was given by Trey Jinright, representative of Jade Consulting, requesting site plan review of a one hundred and thirty-nine unit townhome development with associated drainage, parking and landscaping located northeast of Well Road and Pollard Road. He stated the remainder of staff comments will be addressed prior to issuance of a site disturbance permit, and that the re-plat has been revised to reflect the dedication of right-of-way to the City for intersection improvements.

Chairwoman asked for Commission questions or comments and the location of the primary sidewalk for the development. Mr. Newman responded in the right-of-way.

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Mr. Olen asked about his issue with the sidewalk. Mr. Newman stated that location in the right-of-way and that the width should be six feet. Mr. Jinright advised that the plans would be revised to six feet.

Chairwoman asked about the type of buffer that will be along the perimeter. Mr. Jinright responded it will be landscaped to present a residential appearance.

A Motion was made by Mr. Prescott and Seconded by Mr. Olen to approve The Croft at Daphne site plan contingent upon installation of six-foot wide sidewalks and the placement of sidewalks as specified by the City Engineer. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is preliminary/final plat review for the Resubdivision of Tract 4, La Piazza Di San Francesco Subdivision.

An introductory presentation was given by Jay Broughton, representative of Overstreet & Associates, requesting preliminary/final plat review of a four-lot subdivision consisting of seven-point six five acres located north of County Road 64 and Pollard Road. He stated Baldwin Bone & Joint has no plans for future development. They will retain Lot 1 and sell the other commercial lots that have an existing access to County Road 64 and Pollard Road, as well as, sidewalks.

Chairwoman asked for Commission questions or comments and about the dedication of the right-of-way. Mr. Broughton advised that it was addressed.

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. Prescott to approve the Resubdivision of Tract 4, La Piazza Di San Francesco Subdivision Preliminary/final subdivision plat. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is a preliminary plat review of Jubilee Farms Subdivision, Phase Thirteen.

An introductory presentation was given by Melissa Currie, representative of Dewberry, requesting preliminary plat review of a sixty-lot subdivision consisting of approximately nineteen acres located southeast of Alabama Highway 181 and Austin Road.

Chairwoman asked for Commission questions or comments. She 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. Prescott and Seconded by Mr. Spriggs to approve Jubilee Farms Subdivision, Phase Thirteen preliminary plat. There was no discussion on the motion. The Motion carried unanimously.

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The next order of business is a preliminary plat review of Oakside Subdivision.

An introductory presentation was given by Melissa Currie, representative of Dewberry, requesting preliminary plat review of a six-lot subdivision consisting of approximately three-point seven acres located south and adjacent to Lake Forest Boulevard and north of Country Club Drive and Austin Road.

Chairwoman asked for Commission questions or comments and opened the floor to public participation.

Victoria Phelps, liaison of Lake Forest Property Owners Association, commented that the LFPOA has passed an Under Share Program for the proposed construction of sidewalk in all of the medians in Lake Forest Subdivision and asked that the Commission not grant the waiver to the sidewalk requirement.

Chairwoman closed public participation and asked for a motion.

A Motion was made by Mr. Olen and Seconded by Mr. Spriggs to deny the request for a sidewalk exemption. There was no discussion on the motion. The Motion carried unanimously.

A Motion was made by Mr. Spriggs and Seconded by Mr. Olen to approve Oakside Subdivision, preliminary plat with contingencies as follows: coordinate the sidewalk, the location of which shall be within the median, with Public Works. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is a request for pre-zoning and annexation for Iris Patricia DeFilippi.

An introductory presentation was given by Peter Rank, representative of Cambria DC Holdings, L.L.C., of a request to pre-zone and annex a one-point six-eight acre parcel for a quartz countertop sales office and warehouse located southeast of Equity Drive and County Road 64 as B-2, General Business.

Chairwoman asked for Commission questions or comments. Mr. Prescott asked about the alignment of the access with Equity Drive. Mr. Rank advised that it would be aligned.

Chairwoman asked for Commission questions or comments and opened the floor to public participation.

Steve Ellison, 8760 County Road 64, expressed his concerns about drainage and flooding in this area.

Chairwoman closed public participation and asked for a motion on the associated applications.

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A *Motion* was made by Mr. Prescott and *Seconded* by Mr. Hodgson *to set forth a favorable recommendation to City Council to pre-zone the subject property as B-2, General Business. There was no discussion on the motion. The Motion carried unanimously.*

A *Motion* was made by Mr. Olen and *Seconded* by Mr. Prescott *to set forth a favorable recommendation to the City Council to annex the subject property into Daphne city limits. There was no discussion on the motion. The Motion carried unanimously.*

The next order of business is the election of officers.

Chairwoman opened the floor for nominations for Chair. Mr. Olen nominated Ms. Bergin. The nominations were closed. With no other nominations, Ms. Bergin is Chairwoman.

Chairwoman opened the nominations for Vice Chairman. Mr. Hodgson nominated Mr. Prescott. The nominations were closed. With no other nominations, Mr. Prescott is Vice Chairman.

Chairwoman opened the nominations for Secretary. Ms. Bergin nominated Mr. Hodgson. The nominations were closed. With no other nominations, Mr. Hodgson is Secretary.

The next order of business is planning commission discussion of a proposed amendment to the Land Use and Development Ordinance.

Ms. Jones presented a draft of a proposed amendment of pertinent articles of the Land Use Ordinance inserting City Engineer in the place of Public Works Director with minor modifications suggested by Mr. Olen and asked for a recommendation to City Council.

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

A *Motion* was made by Mr. Olen and *Seconded* by Mr. Prescott *to set forth a favorable recommendation to the City Council to set forth a favorable recommendation to the City Council to approve amendments to the Table of Contents and the Articles 11, 13, 14, 15, 17, 18, 19, 30, 37, and 39 to update technical review staff duties relative to the City Engineer, Environmental Programs Manager, and Community Development Director. There was no discussion on the motion. The Motion carried unanimously.*

Chairwoman asked for Commission questions or comments.

The next order of business is public participation.

Chairwoman asked for public participation.

A presentation was given by Victoria Phelps, liaison of Lake Forest Property Owners Association, to raise awareness about issues with D'Olive Creek, an impaired watershed, and Lake Forest Lake that have been restored by MBNEP Stream Restoration Projects.

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Ms. Phelps stated we are requesting consideration of the implementation of additional buffers to protect the watershed, lake, habitat, and the wetlands. She also commented on traffic issues and the installation of sidewalks for walkability.

Mary Ann Hampton, 616 Ridgewood Drive and a former LFPOA board member, concurred with Ms. Phelps's comments.

Mr. Hodgson was excused at 5:47 p.m.

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

Mr. Dungan stated no report.

The next order of business is commissioner's comments.

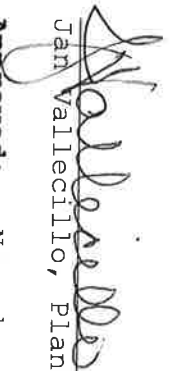
Mr. Spriggs commented about the possibility of the development of regional storm water detention to address drainage concerns associated with older projects constructed without detention.

The next order of business is director's comments.

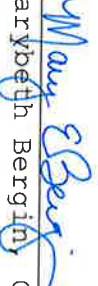
Director presented the upcoming meeting dates. Site Preview is November 10, and the Regular Meeting is November 18, 2021. She commented in November, Orion Planning will make a presentation regarding the Comprehensive Plan.

There being no further business, the meeting was adjourned at 5:55 p.m.

Respectfully submitted by:


Jan Vallecillo, Planning Coordinator

Approved: November 18, 2021


Marybeth Bergin, Chairwoman