

The City of Daphne
Planning Commission Minutes
Regular Meeting of November 17, 2022
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 5:03 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Kevin Spriggs
Adam Manning
John Peterson, Secretary
Marybeth Bergin, Chairwoman
Nathan Jones
Ronnie Huskey
Andrew Prescott, Vice 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 October 27, 2022. There being none, minutes are approved as submitted.**

The next order of business is a site plan review for Daphne Animal Shelter.

An introductory presentation was given by Thomas Luce, Jade Consulting, requesting site plan review for the Daphne Animal Shelter with associated parking, detention, and landscaping located northwest of U.S. Highway 98 and Johnson Road.

Chairwoman referred to staff comments and advised that they have been addressed.

Chairwoman asked for Commission questions or comments. Mr. Peterson asked about drainage. Mr. Luce responded that storm water treatment exceeds the requirements. After discussion, she asked for a motion.

A Motion was made by Mr. Prescott and Seconded by Mr. Huskey to approve Daphne Animal Shelter site plan. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is preliminary/final plat review for Pollard Road.

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An introductory presentation was given by Patricia Grant, owner, requesting preliminary/final plat review of a two-lot subdivision consisting of one point seven-one acres located southeast of Pollard and Well Road. She noted that one lot is improved and the other requires the submission of a site plan.

Ms. Jones stated the new portion is developed, but requires the submission of a site plan for improvements as outlined in the special exception granted by the Board of Zoning Adjustments.

A Motion was made by Mr. Prescott and **Seconded** by Mr. Huskey **to approve Pollard Road preliminary/final subdivision plat. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is preliminary/final plat review for the Reserve at Plantation Hills.

An introductory presentation was given by Cathy Barnette, Dewberry, requesting preliminary/final plat review of a five-lot subdivision consisting of approximately two hundred forty-three point four-three acres located east and southeast of Robbins Boulevard and Ashbury Hill Road and stated the purpose of the subdivision is the donation of Lot 3 to the city. She noted that each final plat will reflect the proper name of the subdivision.

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. Manning and **Seconded** by Mr. Spriggs **to approve the Reserve at Plantation Hills preliminary/final subdivision plat. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is an administrative presentation of a proposed amendment to the Land Use and Development Ordinance.

Mrs. Jones provided an overview of the noted modifications to Articles 31 and 35 of the Land Use and Development Ordinance discussed at the site preview meeting and requested a favorable recommendation to City Council.

After discussing his opposition to the proposed amendment regarding mini-warehouses, Mr. Spriggs suggested that the city should not regulate mini-warehouses or make amendments to restrict the location thereof.

Further discussion was held after which, **a Motion was made by Mr. Huskey to set forth a favorable recommendation to City Council to amend the Land Use and Development Ordinance Articles 31 and 35 as presented and the Motion was Seconded by Mr. Prescott. There was no further discussion. The Motion carried with six ayes and one nay.**

The next order of business is public participation.

Chairwoman asked for public participation.

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None presented.

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

Mr. Dungan had no report.

The next order of business is commissioner's comments.

None presented.

The next order of business is director's comments.

Director presented the upcoming meeting dates. Site Preview is December 7, and the Regular Meeting is December 15, 2022. Happy Thanksgiving!

There being no further business, the meeting was adjourned at 5:38 p.m.

Respectfully submitted by:


Jan Vallecillo, Planning Coordinator

Approved: December 15, 2022


Marybeth Bergin, Chairwoman