

**The City of Daphne
Planning Commission Minutes
Special Called Meeting of May 4, 2023
Council Chamber, City Hall - 5:00 P.M.**

Call to Order:

Chairwoman Bergin called the special called meeting of the City of Daphne Planning Commission to order at 5:00 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Kevin Spriggs
Adam Manning
John Peterson, Secretary
Kimberly Samry
Marybeth Bergin, Chairwoman
Nathan Jones
Ronnie Huskey
Andrew Prescott, Vice Chairman

Staff Present:

Adrienne Jones, AICP, Director of Community Development
Jan Vallecillo, Planning Coordinator
Patrick Dungan, Attorney
Troy Strunk, Executive Director, City Development
Joshua Newman, City Engineer
Natasha Miles, Planner
Phillip Adams, Site Containment Officer

Chairwoman called for the first order of business: approval of the minutes.

Chairwoman asked for input regarding the March 23, and April 27, 2023 minutes presented by staff. There being none, minutes stand approved as submitted.

Chairwoman called for the next order of business: Roy A. Wulff and Cynthia J. Wulff Revocable Trust Dated 12/14/2016 pre-zoning and annexation request.

An introductory presentation was given by the agent, Jo Anne Burrage. She summarized the pre-zoning and annexation request as presented on the agenda. She stated there are no development plans at this time other than the use of the residential home as a rental property.

Mr. Spriggs asked the zoning of the property. Chairwoman stated the property is zoned RSF-E, Residential Single Family Estate, and a map is provided illustrating the zoning designations in this area.

The Chairwoman opened the floor to the public hearing.

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Steve Wadlington, 10093 Belgrove Avenue, spoke in opposition and requested that the subject property be annexed into the city with a residential zoning designation.

The chairwoman closed the floor to the public hearing and commented regarding the receipt of citizen comments. She advised that the Planning Commission makes a recommendation and the City Council makes the final decision.

Hearing no comments from the commissioners, the chairwoman called for a motion.

A motion was made by Mr. Spriggs and seconded by Mr. Prescott to set forth a favorable recommendation to the City Council to pre-zone the subject property to B-1(a), Limited Local Business. There was no discussion. The vote carried unanimously.

A motion was made by Mr. Spriggs and seconded by Mr. Manning to set forth a favorable recommendation to the City Council to annex the subject property into the Daphne city limits. There was no discussion. The vote carried unanimously.

Chairwoman called for the next order of business: The Reserve at Daphne, Phase Two street acceptance.

An introductory presentation was given by Mrs. Jones requesting acceptance of the rights-of-ways in the Reserve at Daphne, Phase Two. She stated the subdivision final plat and all maintenance bonds have been presented.

Chairwoman asked for staff comments. Mr. Newman stated his comments regarding drainage have been addressed.

Hearing no comments from the commissioners, the chairwoman called for a motion.

A motion was made by Mr. Spriggs and seconded by Mr. Prescott to set forth a favorable recommendation to the City Council to accept the streets in The Reserve at Daphne Subdivision, Phase Two. There was no discussion. The vote carried unanimously.

Chairwoman called for the next order of business: the proposed amendments to the Land Use Ordinance, Article 35, the Table of Permitted Uses, and Article 36, the Village Overlay District.

An introductory presentation was given by Mrs. Jones. She provided an overview of proposed amendments to the Land Use and Development Ordinance and noted modifications discussed at the site preview meeting and said the document has been submitted for review and discussion, and requests a favorable recommendation to City Council.

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Hearing no comments from the commissioners, the chairwoman called for a motion.

A **Motion** was made by Mr. Prescott and **Seconded** by Mr. Manning **to set forth a favorable recommendation to the City Council to amend the Land Use Ordinance Articles 35 and 36 as presented. There was no discussion on the motion. The Motion carried unanimously.**

Chairwoman called for the next order of business: public participation.

Chairwoman opened the floor to public participation. The floor was closed after no one came forward to speak.

Chairwoman called for the next order of business: attorney's report.

Mr. Dungan had no report.

Chairwoman called for the next order of business: commissioner's comments.

None presented.

Chairwoman called for the next order of business: director's comments.

Mrs. Jones advised that May 17th and May 25th are the upcoming meeting dates.

There being no further business, the meeting was adjourned at 5:26 p.m.

Respectfully submitted by:


Jan Vallecillo, Planning Coordinator

Approved: May 25, 2023


Marybeth Bergin, Chairwoman