The City of Daphne
Planning Commission Minutes
Regular Meeting of December 14, 2023
Council Chamber, City Hall - 5:00 P.M.

Call to Order:

In the absence of Andrew Prescott, the Commission Chairman, John Peterson, the Vice Chairman, presided over the meeting. Mr. Peterson called the regular 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, Secretary
John Peterson, Vice Chairman, presiding officer
Richard Johnson
Steve Olen
Nathan Jones

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
Jesi Ward, Environmental Programs Manager

The Vice Chairman asked for input regarding the November 16, 2023 regular meeting minutes presented by staff. There being none, minutes stand approved as submitted.

The Vice Chairman called for the next order of business: Hope Vineyard, Phase 1A and 3 Final Subdivision Plat Review and Street Acceptance.

An introductory presentation was given by the agent, Cathy Barnette. She provided a summarization of the final subdivision plats and petitions for street acceptance as presented on the meeting agenda. She commented that all staff comments have been addressed and common areas have been stabilized.

Hearing no further comments from the commissioners, the Vice Chairman called for a motion.

A motion was made by Mr. Johnson and seconded by Mr. Spriggs to approve Hope Vineyard, Phases 1A and 3 final subdivision plat and set forth a favorable recommendation for street acceptance of both phases. There was no discussion. The motion carried unanimously.

The Vice Chairman called for the next order of business: Whataburger Site Plan Review.

An introductory presentation was given by the agent, Matt Simms. He summarized the site plan as presented on the meeting agenda and advised that staff comments have been addressed.

Mr. Johnson asked about the timeline of the improvement of Lavender Lane and the construction of Whataburger. Mr. Strunk commented that the agreement with the developer is to close on the property upon the installation of Lavender Lane and the associated traffic signal. He stated that the landscape plans have a few minor revisions and requested approval contingent on minor plan updates.

The Vice Chairman asked for staff comments. Mr. Newman stated his comments have been addressed.

Hearing no further comments from the commissioners, the Vice Chairman called for a motion.

A motion was made by Mr. Olen and seconded by Mr. Spriggs to approve Whataburger Site Plan contingent upon staff approval of minor landscape plan updates. There was no discussion. The vote carried unanimously.

The Vice Chairman called for the next order of business: Request for a Sidewalk Modification and SalonCentric Site Plan Review.

The Vice Chairman stated the applicant is requesting to modify the sidewalks along the right-of-way from six to four feet to match the existing sidewalks installed on TimberCreek Circle.

The Vice Chairman asked for staff comments. Mr. Newman stated this would be the appropriate time to allow a sidewalk modification because the existing sidewalks are four feet.

Commissioners discussed a modification of the design of the driveway in order to meet ADA requirements.

A motion was made by Mr. Olen and seconded by Mr. Jones to approve the request for a sidewalk modification along the right-of-way from six to four feet subject to meeting ADA compliance. There was no discussion. The vote carried unanimously.

An introductory presentation was given by the agent, David Shumer. He summarized the site plan as presented on the meeting agenda. He advised that staff comments have been addressed and that he would provide plan revisions to reflect the sidewalk modification and ADA compliance. He stated that the owner has contracted with Eco Solutions to acquire an ADEM permit and a wetland delineation.

Mr. Newman stated that staff met on-site with them, and there are no wetlands. Mrs. Ward concurred that this area has been piped so there is no appearance of a stream or wetlands.

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

A motion was made by Mr. Johnson and seconded by Mr. Spriggs to approve SalonCentric Site Plan. There was no discussion. The vote carried unanimously.

The Vice Chairman called for the next order of business: public participation.

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

The Vice Chairman called for the next order of business: attorney's report.

Mr. Dungan had no report and Merry Christmas!

The Vice Chairman called for the next order of business: commissioner's comments.

Mr. Strunk commented that ALDOT has approved the proposed improvements to County Road 64 and Pollard Road. Commissioners wished everyone a Merry Christmas!

The Vice Chairman called for the next order of business: director's comments.

Director stated Merry Christmas!

There being no further business, the meeting was adjourned at 5:20 p.m.

Respectfully submitted by:

Jan Vallecillo, Planning Coordinator

Approved: January 25, 2023

Andrew Prescott, Chairman