

**The City of Daphne
Planning Commission Minutes
Regular Meeting of February 22, 2024
Council Chamber, City Hall - 5:00 P.M.**

Call to Order:

The Chairman 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
Adam Manning
John Peterson, Vice Chairman
Andrew Prescott, Chairman
Richard Johnson
Ronnie Huskey
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 Chairman asked for input regarding the January 25, 2024 regular meeting minutes presented by staff. There being none, minutes stand approved as submitted.

The Chairman called for the next order of business: Bayside Academy Master Plan and Site Plan Review.

An introductory presentation was given by the representative, Brooks Delaney. He summarized the master plan and site plan review as presented on the meeting agenda. He stated that the proposed improvements to the Bayside campus include: a concession stand, middle school, additional parking and drive areas, underground stormwater management, green space, on-campus queuing and implementation of a traffic circulation plan. He noted that the traffic impact study concluded there are no off-site impacts to traffic.

Mr. Johnson questioned whether the site plan is to be fully executed or developed in stages. Mr. Broughton stated the site is to be developed in phases. The parking located to the south will be constructed now, but the west parking will not be constructed until funding is available. Mr. Delaney commented that we are actively conducting fundraisers now to finance the improvements.

Mr. Johnson questioned whether the traffic impact study required warrants.

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Mr. Newman stated the study mentioned the timing of the traffic signal at Main Street and Belrose Avenue and required queuing in the parking areas, but advised the number of trips documented are the same.

Mr. Peterson asked for clarification on the parking requirements for the middle school and stadium. Ms. Jones stated that the required parking for the stadium should have been addressed prior to construction; we are only concerned with the parking for the middle school.

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

A motion was made by Mr. Spriggs and seconded by Mr. Huskey to approve Bayside Academy master plan and site plan. There was no discussion. The motion carried unanimously.

The Chairman called for the next order of business: Jubilee Farms, Phase Twelve Final Subdivision Plat Review.

An introductory presentation was given by the agent, Cathy Barnette. She summarized the final subdivision plat as presented on the meeting agenda. She stated photographs have been distributed in response to the environmental concerns discussed at the Site Preview meeting. She advised that staff comments have been addressed with the exception of the stockpile. She requested the Commission consider granting approval contingent upon removal of the remaining stockpile and final stabilization prior to staff signing the final plat or a motion to table the application.

Mr. Spriggs questioned where the stockpile is located and if the developer plans to sell lots prior to removal. Ms. Barnette stated that it is on the lots. Ms. Jones stated they are unable to sell lots until the final plat has been recorded.

Mr. Johnson stated if they are actively removing the borrow excavation, then he is comfortable with approving the plat with a contingency.

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

A motion was made by Mr. Johnson and seconded by Mr. Manning to approve Jubilee Farms, Phase Twelve final subdivision plat with the condition that staff will not sign the plat until the lots are cleared and stabilized as per environmental and staff's approval. There was no discussion. The motion carried unanimously.

Chairman called for the next order of business: The Estate of Georgianne Simms Pre-Zoning Amendment and Annexation Request.

An introductory presentation was given by the agent, John Avent. He summarized the pre-zoning and annexation request as presented on the meeting agenda. He stated that the agent has requested annexation into the city for the purpose of construction of Scooter's Coffee.

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

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

A motion was made by Mr. Johnson and seconded by Mr. Manning to set forth a favorable recommendation to the City Council to pre-zone the subject property to B-2(a), General Business Alternate. There was no discussion. The motion 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 into the Daphne city limits. There was no discussion. The motion carried unanimously.

The Chairman called for the next order of business: Proposed Amendments to the Land Use and Development Ordinance.

Mr. Strunk provided an overview of the proposed amendments to the Land Use and Development Ordinance and noted modifications discussed at the site preview meeting presented for review and discussion.

The Chairman opened the floor for the public hearing.

Several realtors: Hanh Hua, Bellator; Taylor Hensler, Coldwell Banker; Misty Blair and Steve McDonald, D.R. Horton, spoke in opposition to the proposed amendment for architectural guidelines. Glenda Davis spoke in favor of a regulation to prohibit parking on a residential street.

The Chairman closed the floor to the public hearing.

There was no action taken.

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

The Chairman opened the floor for public participation.

None presented.

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

Mr. Dungan had no report.

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

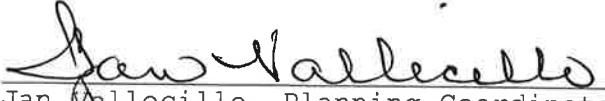
None presented.

The Chairman called for the next order of business: director's comments. Director presented the upcoming meeting dates: Site Preview is March 20th and Regular Meeting is March 28, 2024.

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There being no further business, the meeting was adjourned at 6:30 p.m.

Respectfully submitted by:


Jan Vallecillo, Planning Coordinator

Approved: March 28, 2024


Andrew Prescott, Chairman