

CITY OF DAPHNE  
BOARD OF ZONING ADJUSTMENT MINUTES  
REGULAR MEETING OF MARCH 7, 2024 - 6:00 P.M.  
COUNCIL CHAMBERS, CITY HALL

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Chairwoman called to order the regular meeting of the Board of Zoning Adjustment at 6:00 p.m. Roll was called and the number of members present constituted a quorum.

Members Present:

Clay Covert  
Derek Wolstenholme  
Tasha Quinnelly  
Audra Harper  
Carolyn Courson, Chairwoman

Staff Present:

Adrienne D. Jones, Director of Community Development  
Pat Johnson, Recording Secretary  
Shawn Alves, BZA Attorney

Chairwoman asked for input regarding the February 1, 2024 minutes presented by staff. There being none, minutes stand approved as submitted.

Chairwoman called for the next order of business: a request for a Special Exception as presented on the meeting agenda.

A presentation by the Director was given regarding Appeal #2024-03, AltaPointe Health seeking approval of a Special Exception authorizing them to operate a school in collaboration with the Baldwin County Board of Education on 22.39 acres at 7400 Roper Lane, zoned R-3, High Density Single Family Residential, she showed all contiguous parcels and made it known that the existing facility has been there for over twenty years. She noted the Building Official and City Engineer's recommendations were favorable and that the City Engineer had flagged some areas to be addressed during site plan approval, but reserved her recommendation.

Chairwoman called for questions from the Board. There were none. The Chairwoman opened the floor for the public hearing and called for those in support of the appeal.

Jarrett Crum, Chief Hospital Officer, for AltaPointe spoke seeking approval to operate a school at the request of the Baldwin County Board of Education that would accommodate approximately 150 students. He noted that the expansion would be totally separate from the existing facility. He is seeking approval to provide treatment and an education for adolescents age 5 to 19 with behavioral issues throughout this area already in the school system.

Chairwoman called for questions from the Board. There were none. The Chairwoman called for those in opposition and rebuttal.

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Dawn McDonald, 7411 Pinehill Road expressed opposition about inadequate security, noisy loud radios at all hours of the night during shift changes and about the berm now in place for privacy remaining.

Darlene Perry, 7265 Pinehill Road, expressed opposition by saying she was speaking for the children stating that they did not need to be in the same facility with adults and possible sex offenders.

Alice Hobbs, 7131 Carroll Lane, expressed opposition about safety in the area and noise.

The Board presented questions regarding: hours of shift change; sirens; the number of patients that have left the facility without permission; adjusting the height of the fence for safety; the location of the Mobile County facility; and the number of new employees needed.

Mr. Crum responded: shifts change at 7:00 a.m. and 7:00 p.m. The hours of operation for the school will be 7:30 a.m. to 3:00 p.m. and buses are already running in this neighborhood. There will be no personal vehicles dropping off or picking up children. There will be approximately 40 new employees for the school which will be totally separate from the existing facility. It will have its own entrance and no shift changing. Since 2015 AltaPointe has housed 2,709 admissions and only 5, which is less than 2 percent, have left without authorization because they are mostly admitted on a voluntary basis, and no sex offenders get treatment at this facility. There are quite a few barriers established for safety such as the wood line buffer, mag lock doors, silent alarms, state mandated fencing that meets state guidelines, and security teams that are trained how to securely subdue patients as not to cause any harm. For the most part there will only be 50 to 70 students regularly at this school. One hundred and fifty is long-term future growth.

Larry Smith, S.E. Civil Engineering stated the facility now has 131 spaces because the Daphne Lane Use Ordinance says there must be 5 parking spaces per classroom and there will only be 36 new employees and the building setback is 35 feet off the property line and we will do our best to maintain as many trees as possible.

Curtis Odom, 7227 Pinehill Road, expressed opposition about feeling that the appeal was already approved and not being allowed to have manufactured homes in the area.

Mr. Alves, BZA Attorney stated the use is what we are here for tonight.

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The Chairwoman closed the floor to the public hearing and called for discussion by the Board.

The Board discussed a contingency about the fence height, and the fact that if any changes came about within the existing facility they would have to request another special exception.

Mrs. Jones confirmed they would have to come before this Board again if anything changed within the existing facility, but during the site plan review process the school's compliance with regard to building setbacks, landscaping berms and buffers will all be addressed and adhered to. She recommended approval of the Special Exception.

Hearing no further comments from the Board, the Chairwoman called for an affirmatively stated motion.

**A Motion** was made by **Mrs. Harper** and Seconded by **Mr. Wolstenholme** to approve **Appeal #2024-03, AltaPointe Health, request for a Special Exception to operate a school for approximately 150 students for the Baldwin County Board of Education on 22.39 acres at 7400 Roper Lane.**

Upon roll call vote, **the Motion carried unanimously.**

<b>Mr. Covert</b>	<b>Aye</b>
<b>Mr. Wolstenholme</b>	<b>Aye</b>
<b>Mrs. Harper</b>	<b>Aye</b>
<b>Mrs. Quinnelly</b>	<b>Aye</b>
<b>Mrs. Courson</b>	<b>Aye</b>

The Chairwoman stated the motion carried, the appeal is granted approval. You may go by the office of Community Development around 9:30 a.m. in the morning to pick up your paperwork.

There being no other business Chairwoman called for a **Motion to Adjourn.**

**A Motion** was made by **Mrs. Quinnelly** and **Seconded** by **Mrs. Harper** to adjourn. **There was no discussion of the motion.**

**The Motion carried unanimously.**

The meeting adjourned at 7:38 p.m.

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**Respectfully submitted by:**

*Pat Johnson*

Pat Johnson, Recording Secretary

**APPROVED:** April 4, 2024

*Carolyn Courson*

Carolyn Courson, Chairwoman