The City of Daphne
Planning Commission Minutes
Regular Meeting of April 25, 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
Ronnie Huskey
John Peterson, Vice Chairman
Andrew Prescott, Chairman
Richard Johnson
Steve Olen
Nathan Jones

Staff Present:

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

The Chairman asked for input regarding the March 28, 2024 regular meeting minutes presented by staff. There being none, minutes stand approved as submitted.

The Chairman called for the next order of business: The Official Zoning Map and Official Street Map Update.

Mr. Dungan provided a list of amendments to codify the Official Zoning Map and Official Street Map from November 1, 2023 through April 30, 2024 and noted that they include modifications resulting from changes due to street acceptance.

Hearing no 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 City Council to amend the Official Zoning Map and Official Street Map. There was no discussion. The motion carried unanimously.

The Chairman called for the next order of business: a request for Planning Commission approval and site plan review for U-Haul Moving and Storage of Daphne.

Kasey Feltner, Moorhead Law Firm, addressed the Commissioner as the representative of the U-Haul Moving and Storage of Daphne.

Mr. Olen read Alabama Code Title 34, Article 34-3-6 (e), Professions and Businesses, and noted for the record that only such persons that have the authority to practice law and are licensed in Alabama to represent your client. Mr. Feltner then deferred to Melissa Hadley, Goodwyn, Mills & Cawood, to summarize the request for Planning Commission approval and site plan review as presented on the meeting agenda.

Mrs. Hadley provided an overview of the overall site use map and proposed uses for the site and plan revisions to include underground detention, regrading, sidewalk, relocation of the driveway and the presentation of an updated traffic impact study.

The Chairman commented on the issue with the sidewalk and headwall. Mrs. Hadley stated that issue is being addressed.

Mr. Johnson expressed concerns about granting approval of the site plan before an updated overall "use map" is presented to address the percentages of the uses. Mrs. Jones read Section 31-6 that outlines those certain conditions that a mini-warehouse and storage facility must meet to operate in a B-2, General Business, district.

Mr. Olen noted that the applicant failed to present all uses and to demonstrate what comprises the fifty-one percent.

Mr. Johnson stated retail and commercial parking calculations are not included in the site plan. Mrs. Hadley advised the parking requirements are on C101 of the site plan.

Chairman commented that the Commissioners requested to see the site outlined in its entirety with percentages. Mrs. Hadley responded that the greenbelt is not included. Mr. Olen questioned if the greenbelt must be included in the overall use map. Mr. Dungan stated that the ordinance is silent with regard to the greenbelt. Mr. Spriggs and Mr. Johnson agreed that the greenbelt should not be counted.

Mrs. Jones stated the determination of compliance with Article 31-6 is at the discretion of the Planning Commission.

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. Spriggs and seconded by Mr. Johnson to grant Planning Commission Approval for a mini-warehouse/storage facility. There was no discussion. The motion carried. Mr. Prescott, Mr. Manning, and Mr. Olen dissented.

A motion was made by Mr. Spriggs and seconded by Mr. Johnson to approve the site plan for U-Haul Moving and Storage of Daphne site plan, contingent upon the property being rezoned to B-2, General Business, and revisions to address the City Engineer's comments must be submitted. There was no discussion. The motion carried. Mr. Prescott, Mr. Manning, and Mr. Olen dissented.

An introductory presentation was given by the agent, Larry Smith. He summarized the site plan as presented on the meeting agenda for a drive-thru coffee shop. He advised that staff comments have been addressed.

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

A motion was made by Mr. Spriggs and seconded by Mr. Manning to approve Scooter's site plan. There was no discussion. The motion carried unanimously.

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

An introductory presentation was given by the agent, Cathy Barnette. She provided a summary of the final subdivision plat and petition for street acceptance as presented on the meeting agenda.

The Chairman asked for staff comments. Ms. Barnette responded that all outstanding deficiencies have been addressed including final stabilization.

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

A motion was made by Mr. Peterson and seconded by Mr. Jones to approve Hope Vineyard, Phase 1B final subdivision plat. There was no discussion. The motion carried unanimously.

A motion was made by Mr. Peterson and seconded by Mr. Johnson to set forth a favorable recommendation to the City Council to accept the streets in Hope Vineyard, Phase 1B. There was no discussion. The motion carried unanimously.

The Chairman called for the next order of business: Jubilee Farms, Phase Twelve Street Acceptance.

An introductory presentation was given by the agent, Cathy Barnette. She provided a summary of the petition for street acceptance as presented on the meeting agenda.

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

A motion was made by Mr. Johnson and seconded by Mr. Jones to set forth a favorable recommendation to the City Council to accept the streets in Jubilee Farms, Phase Twelve. There was no discussion. The motion carried unanimously.

Chairman called for the next order of business: 68V Baldwin Land Holdings, LLC, Sharon and John Boni, Sharon, Thomas and John Boni, and Sharon Boni, representative of Thelma Boni Estate Pre-Zoning Amendment and Annexation Request.

An introductory presentation was given by the agent, Chloe Kelly. She summarized the pre-zoning and annexation request as presented on the meeting agenda. The PUD is one hundred and thirty-four acres, and includes four phases, to include a total of five-hundred and ninety-four lots with a mixture of single-family residential, multi-family, townhomes and commercial uses. Ms. Kelley provided a detailed PowerPoint presentation of the proposed PUD and noted revisions to the PUD narrative include: the inclusion of architectural guidelines, a reduction in the number of lots, increased open space, defined park access parking, and a reduction to side setbacks for certain single family lots.

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

A motion was made by Mr. Olen and seconded by Mr. Johnson to set forth a favorable recommendation to the City Council for 68V Baldwin Land Holdings, LLC, Sharon and John Boni, Sharon, Thomas and John Boni, and Sharon Boni, representative of Thelma Boni Estate to pre-zone the subject property as a PUD, Planned Unit Development, contingent upon the following: providing an updated narrative that includes provisions about Architectural Theme design standards (c)(1)(iii) regarding recessed front-facing garages; (c)(1)(iv)(1.b)regarding garage locations; (c)(1)(iv)(1.c) regarding reduction to front yard setback and (c)(2) regarding recessed garages along side streets; reduction of the rear setback from 25 to 20 foot for 52.5 foot wide residential lots and 72 foot wide residential lots and annex the property into the corporate limits. There was no discussion. The motion carried unanimously.

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 May 15th and Regular Meeting is May 23, 2024. Commemoration of Jan Vallecillo's 31st work anniversary.

There being no further business, the meeting was adjourned at 6:05 p.m.

Respectfully submitted by:

Jan Vallecillo

Jan Vallecillo, Planning Coordinator

Approved: May 23, 2024

Andrew Prescott

Andrew Prescott, Chairman