The City of Daphne
Planning Commission Minutes
Regular Meeting of May 23, 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 5:05 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Kevin Spriggs, Secretary
Oliver Roberts
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 April 25, 2024 regular meeting minutes presented by staff. There being none, minutes stand approved as submitted.

The Chairman explained that the order of the agenda has been rearranged and the first agenda item, Bertolla Properties, LLC, YOTA Properties, LLC, Frederick G. & Thomas Boni, and Sharon and John Christopher Boni Pre-Zoning Amendment and Annexation Request, will be the last item on the agenda tonight.

The Chairman called for the next order of business: Discount Tire Store Site Plan Review.

An introductory presentation was given by the agent, Kelly Wagoner. He provided a summary of the site plan for an automobile tire store as presented on the meeting agenda and 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. Peterson to approve Discount Tire Store site plan. There was no discussion. The motion carried unanimously.

The Chairman called for the next order of business: Resubdivision of Lot 3, Russell Estate Preliminary/Final Subdivision Plat Review.

An introductory presentation was given by the agent, Katie Mae Palmer. She provided a summary of the proposed subdivision as presented on the meeting agenda and stated the owner is subdividing the property for three single-family residences.

The Chairman opened the floor for public hearing.

John McAleer, 1401 Main Street, commented that the right-of-way width of Van Avenue is not sufficient to support another subdivision.

Hearing no further comments, the Chairman closed the floor to the public hearing.

The Chairman asked which street the lots would face. Mrs. Palmer replied Van Avenue.

Mr. Peterson questioned whether thirty-feet is a sufficient right-of-way width. Mrs. Jones explained that each lot must have access to a publicly maintained right-of-way.

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

A motion was made by Mr. Spriggs and seconded by Mr. Jones to approve the Resubdivision of Lot 3, Russell Estate preliminary/final subdivision plat. There was no discussion. The motion carried unanimously.

The Chairman called for the next order of business: The Reserve at Daphne Master Plan Revision and 68V Baldwin Land Holdings, LLC Pre-Zoning Amendment and Annexation Requests.

An introductory presentation was given by the agent, Chloe Kelly. She provided a summary of the revisions to the master plan, as well as, an overview of the pre-zoning and annexation request as presented on the meeting agenda.

Mrs. Jones stated, at the next meeting, an amendment to the Comprehensive Plan will be presented to change the future land use designation of the subject property to Suburban Neighborhood to be consistent with the pre-zoning request.

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. Jones and seconded by Mr. Peterson to approve the master plan revision for the Reserve at Daphne. There was no discussion. The motion carried unanimously.

A motion was made by Mr. Spriggs and seconded by Mr. Johnson to set forth a favorable recommendation to the City Council for 68V Baldwin Land Holdings, LLC to pre-zone the subject property to R-6(G), Garden/Patio Home. There was no discussion. The motion carried unanimously.

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

The Chairman called for the next order of business: Bertolla Properties, LLC, YOTA Properties, LLC, Frederick G. & Thomas Boni, and Sharon and John Christopher Boni 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 and provided a detailed PowerPoint presentation of the PUD.

Commissioners discussed at length the revisions to the PUD narrative and had the following comments and/or suggestions: ALDOT access management plan for traffic improvements and interconnectivity; allowing mixed use; and relocating the proposed roundabout.

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

A motion was made by Mr. Prescott and seconded by Mr. Jones to set forth a favorable recommendation to the City Council for Bertolla Properties, LLC, YOTA Properties, LLC, Frederick G. & Thomas Boni, and Sharon and John Christopher Boni to pre-zone the subject property as a PUD, Planned Unit Development, with conditions: 1. Item XI. Commercial to Commercial Connectivity - If the commercial parcel is to be developed for different uses and development types in the future, or subdivided, connectivity between parcels will be provided through reasonable means and connections; 2. Item XV. Commercial land uses shall be consistent with the B-2, General Business, District or MU, Mixed Use District, as provided in the City of Daphne Land Use & Development Ordinance with latest codifications dated through 01/12/24, except that the following uses shall not be permissible in the Irongate PUD…; and, 3. The Irongate conceptual plan shall be updated to note that the location of the proposed roundabout will be established during the master plan review process. There was no discussion. The motion carried. Mr. Johnson dissented.

A motion was made by Mr. Spriggs and seconded by Mr. Prescott to set forth a favorable recommendation to the City Council to annex the subject property into the city 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.

Mrs. Jones stated that Eva McDonald is a college student and is shadowing her tonight. Eva introduced herself and stated that she is from Daphne, attending UAB and is in attendance because she may be interested in Planning.

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 welcomed the new Planning Commission member, Oliver Roberts, wished Troy Strunk "Happy Birthday", and thanked the Commission for their service.

There being no further business, the meeting was adjourned at 6:15 p.m.

Respectfully submitted by:

Jan Vallecillo

Jan Vallecillo, Planning Coordinator

Approved: June 27, 2024

Andrew Prescott, Chairman