The City of Daphne
Planning Commission Minutes
Regular Meeting of June 27, 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 5:02 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Kevin Spriggs, Secretary
Oliver Roberts
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
Joshua Newman, City Engineer

The Chairman asked for input regarding the May 23, 2024 regular meeting minutes presented by staff. There being none, minutes stand approved as submitted.

The next order of business is an administrative presentation of proposed amendments to the Envision Daphne 2042 Comprehensive Plan.

Ms. Jones provided an overview of the proposed amendments and noted the modifications to the Comprehensive Plan are related to the zoning requests associated with the Reserve at Daphne Subdivision and Irongate Subdivision.

Commissioners discussed whether the amendments could be approved by the Commission prior to action by the City Council on the pre-zoning amendments.

Mr. Dungan stated although the Comprehensive Plan was ratified by the City Council, it was adopted by the Planning Commission for its use.

Mr. Spriggs noted that the Comprehensive Plan is a planning guide, not an ordinance.

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

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

A **Motion** was made by Mr. Johnson and **Seconded** by Mr. Spriggs **to approve an amendment to the Envision Daphne 2042 Comprehensive Plan for land located west of the Reserve at Daphne (PPIN #3638) from an Agricultural and Rural Placetype to Suburban Neighborhood Placetype.**

There was no discussion. The motion carried unanimously.

A **Motion** was made by Mr. Peterson and **Seconded** by Mr. Prescott **to approve an amendment to the Envision Daphne 2042 Comprehensive Plan regarding land located east of the intersection of Alabama State Highway 181 and Rebel Road (PPIN #108577) from a Suburban Neighborhood Placetype to Traditional Neighborhood Development Placetype.**

There was no discussion. The motion carried unanimously.

The Chairman called for the next order of business: Infirmary Health Malbis ACS/Imaging Office Site Plan Review.

An introductory presentation was given by the agent, Nicholas Combs. He provided a summary of the site plan for the second phase of development as shown on the Infirmary Health Systems Master Plan, the Infirmary Health Malbis ACS/Imaging Office, as presented on the meeting agenda and advised that staff comments have been addressed.

Chairman asked for staff comments. Mr. Newman stated that his comments have been addressed and confirmed that the proposed access won't impact the U.S. Highway 90 road-widening project.

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

A motion was made by Mr. Olen and seconded by Mr. Jones to approve the Infirmary Health Malbis ACS/Imaging Office site plan. There was no discussion. The motion carried unanimously.

The Chairman called for the next order of business: Bradley-Cina Preliminary/Final Subdivision Plat Review.

An introductory presentation was given by the agent, Michael Johnson. He provided a summary of the preliminary final subdivision plat as presented on the meeting agenda and stated the purpose of the resubmission of the plat is to realign the ingress and egress easement from Van Avenue to U.S. Highway 98 with the overall site layout.

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. Roberts and seconded by Mr. Peterson to approve Bradley-Cina 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, Phase Three 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 the petition for street acceptance as presented on the meeting agenda and stated that all staff comments have been addressed.

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 approve the Reserve at Daphne, Phase Three. There was no discussion. The motion carried unanimously.

A motion was made by Mr. Johnson and seconded by Mr. Peterson to set forth a favorable recommendation for street acceptance for the Reserve at Daphne, Phase Three. There was no discussion. The motion carried unanimously.

Chairman called for the next order of business: John Tolbert Rezoning Request.

An introductory presentation was given by the agent, Stephen Weirup. He summarized the rezoning request as presented on the agenda. He stated the owner of the property was given a grant to reconstruct his home, but his property has to first be rezoned to residential.

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

Hearing no 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 to rezone the subject property from a B-2, General Business, to R-2, Medium Density Single Family Residential. 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.

Richard Johnson asked about the cooperative project in the DISC Subdivision. Mr. Olen said there is a three-way contract between the Industrial Development Board, City of Daphne and 68 Ventures for a proposed multi use development.

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

Director presented the upcoming meeting dates: Site Preview is July 17th and Regular Meeting is July 25, 2024.

There being no further business, the meeting was adjourned at 5:22 p.m.

Respectfully submitted by:

Jan Vallecillo, Planning Coordinator

Approved: July 25, 2024

Andrew Prescott, Chairman