The City of Daphne
Planning Commission Minutes
Regular Meeting of October 24, 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
Ronnie Huskey
Oliver Roberts
John Peterson, Vice Chairman
Andrew Prescott, Chairman
Steve Olen
Nathan Jones

*Mr. Spriggs arrived at 5:05 p.m.

Staff Present:

Adrienne Jones, AICP, Director of Community Development
Jan Vallecillo, Planning Coordinator
Patrick Dungan, Attorney
Troy Strunk, Executive Director, City Development
Jesi Ward, Environmental Programs Manager

The Chairman asked for input regarding the September 26, 2024 regular meeting minutes presented by staff. There being none, minutes stand approved as submitted.

The Chairman announced that East Fish River, LLC pre-zoning amendment has been tabled until the regular meeting of November 14, 2024.

The Chairman called for the next order of business: Eastern Shore Academy of Excellence Site Plan Review.

An introductory presentation was given by the agent, Chris Lieb. He provided a summary of the site plan as presented on the meeting agenda. He noted that this is the redevelopment of an existing building with site improvements, sidewalks and landscaping to bring the site up to Code.

Mr. Peterson asked about issues relative to the drop-off of the children.

Mr. Lieb advised that the typical pick-up/drop-off patterns will be accomplished on-site without queuing in the abutting right-of-ways.

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

A motion was made by Mr. Prescott and seconded by Mr. Olen to approve the site plan for Eastern Shore Academy of Excellence. There was no discussion. The motion carried unanimously.

The Chairman called for the next order of business: D.T Read Steel Site Plan Review.

An introductory presentation was given by the agent, Newman Bailey. He provided a summary of the site plan as presented on the meeting agenda for an office/warehouse facility.

The Chairman asked for staff comments. Mrs. Ward stated an inspection must be conducted to ensure that the detention facility functions properly. Mr. Bailey responded that the drainage calculations were obtained and verification provided to show that the pond was adequately designed to handle the stormwater for the subdivision.

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

A motion was made by Mr. Peterson and seconded by Mr. Olen to approve the site plan for D.T Read Steel contingent upon satisfying the requirements pertaining to the existing stormwater detention facility. There was no discussion. The motion carried unanimously.

The Chairman called for the next order of business: Rowan Oak Parcel Division Preliminary/Final Subdivision Plat Review.

An introductory presentation was given by the agent, Aaron Collins. He provided a summary of the preliminary/final subdivision plat as presented on the meeting agenda.

Mr. Collins stated the subdivision plat carves out the land for the dedication of the right-of-way.

Mrs. Jones noted that the developer is dedicating the right-of-way to the City of Daphne for the construction of the Milton Jones Road Extension.

Mr. Peterson asked about the right-of-way connection to Lot 5 in the Faulkner's Place preliminary plat application. Mrs. Jones stated that the preliminary plat includes a note regarding the access for this lot would be established at the time of the recording of the record plat.

The Chairman opened the floor for the 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. Peterson and seconded by Mr. Jones to approve the preliminary/final subdivision plat for Rowan Oak Parcel Division. There was no discussion on the motion. The Motion carried unanimously.

The Chairman called for the next order of business: The Hamlet at Rowan Oak, Phase One Preliminary Subdivision Plat Review.

An introductory presentation was given by the agent, Dave Lowery. He provided a summary of the preliminary subdivision plat as presented on the meeting agenda.

Mrs. Jones asked the agent to discuss the wetland determination.

Mrs. Chloe Kelly, a representative for the developer, 68 Ventures, stated that Biome Consultant Group advised that the wetlands are non-jurisdictional, and an application is pending with the U.S. Army Corps of Engineers for an official determination regarding a jurisdictional delineation (J.D.).

Mr. Peterson asked could construction begin if they do not encroach into the wetlands and wetland buffers. Mrs. Jones said yes.

The Chairman opened the floor for the 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. Peterson and seconded by Mr. Olen to approve The Hamlet at Rowan Oak, Phase One preliminary subdivision plat with a condition to stay out of the wetland and wetland buffer areas until such time as the City receives confirmation regarding the J.D. There was no discussion on the motion. The Motion carried unanimously.

The Chairman called for the next order of business: Faulkner's Place at Rowan Oak, Phase Four Preliminary Subdivision Plat Review.

An introductory presentation was given by the agent, Jonathan McGehee. He provided a summary of the preliminary subdivision plat as presented on the meeting agenda. He stated this is a proposed fee simple development and noted revisions to the square footage of the lots and revision to the utility plans for The Hamlet.

The Chairman asked for staff comments. Mrs. Ward expressed her concern about the potential for wetlands on this site. Mr. Strunk noted there are minor landscaping comments still outstanding.

The Chairman opened the floor for the 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. In preparing to provide a motion Mr. Olen mentioned that the motion should refer to the U.S. Army Corps of Engineers official determination regarding the jurisdictional delineation (J.D.) of the wetlands.

A motion was made by Mr. Olen and seconded by Mr. Roberts to approve Faulkner's Place at Rowan Oak, Phase Four preliminary subdivision plat with a condition to stay out of the wetland and wetland buffer areas until such time as the City receives confirmation regarding the J.D. and satisfying the minor landscaping issues. There was no discussion on the motion. The Motion carried unanimously.

Chairman called for the next order of business: Bayside Academy, Inc. Pre-Zoning Amendment and Annexation Request.

An introductory presentation was given by the agent, Trey Jinright. He summarized the pre-zoning amendment and annexation requests as presented on the agenda. He advised that the proposed zoning is consistent with the comprehensive plan.

Mr. Olen questioned whether a gym is an allowable use in a C-2, Outdoor Amusement. Mr. Jinright stated a gymnasium is a permissible use by right in C-2.

Mr. Prescott questioned if a part of the property is in the City. Mr. Jinright said yes.

The Chairman opened the floor for the 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. Peterson and seconded by Mr. Olen to set forth a favorable recommendation to the City Council to pre-zone the subject property to C-2, Outdoor Amusement, for Bayside Academy, Inc. There was no discussion. The motion carried unanimously.

A motion was made by Mr. Olen and seconded by Mr. Peterson 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: Irongate Master Plan Review.

An introductory presentation was given by the agent, Chloe Kelly. She provided a summary of the master plan review as presented on the meeting agenda and stated the master plan is consistent with the PUD plan provided with the pre-zoning request.

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

A motion was made by Mr. Roberts and seconded by Mr. Prescott to approve the master plan review for Irongate. 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 Annexation Request.

An introductory presentation was given by the agent, Chloe Kelly. She summarized the annexation request as presented on the meeting agenda, and noted that the petitions are the same as those presented with the pre-zoning request for Irongate.
Hearing no further comments from the commissioners, the Chairman called for a motion.

A motion was made by Mr. Jones 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: Bertolla Properties, LLC Pre-Zoning Amendment and Annexation Request.

An introductory presentation was given by the agent, Chloe Kelly. She summarized the pre-zoning amendment and annexation request as presented on the agenda.

Mr. Spriggs questioned whether gates can be installed to block the existing stub-outs in Jubilee Farms. Mrs. Jones stated the existing stub-out streets are public right-of-ways that cannot be gated.

The Chairman opened the floor for the 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. Peterson and seconded by Mr. Prescott to set forth a favorable recommendation to the City Council to pre-zone the subject property to B-2(a), General Business Alternate, for Bertolla Properties, LLC. There was no discussion. The motion carried unanimously.

A motion was made by Mr. Roberts and seconded by Mr. Peterson 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 Vacation of Right-of-Way.

An introductory presentation was given by the agent, Chloe Kelly. She summarized the vacation of the old portion of Austin Road right-of-way as presented on the agenda.

Mr. Strunk commented that the right-of-way was a part of the Austin Road and Corte Road annexation.

Mr. Olen asked about the division of the land after the vacation. Mrs. Jones advised that half becomes a part of the Irongate PUD, and the other half will be absorbed into the property to the south owned by Bertolla Properties.

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. Peterson and seconded by Mr. Prescott to set forth a favorable recommendation to the City Council for the vacation of Austin Road right-of-way for Bertolla Properties, LLC. There was no discussion. The motion carried unanimously.

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

Mrs. Jones provided a list of amendments to the Official Zoning Map and Official Street Map approved by the City Council from May 1, 2024 through October 31, 2024 and noted that they include modifications resulting from changes due to zoning, annexation and street acceptance.

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

A motion was made by Mr. Olen and seconded by Mr. Peterson 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: public participation.

Ed Griffiths, 8220 Irwin Loop, asked about transportation and infrastructure planning for the city. The Chairman advised that those matters are handled by our engineers.

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.

None presented.

There being no further business, the meeting was adjourned at 5:47 p.m.

Respectfully submitted by:

J Vallecillo

Jan Vallecillo, Planning Coordinator

Approved: November 14, 2024

Andrew Prescott

Andrew Prescott, Chairman