The City of Daphne
Planning Commission Minutes
Regular Meeting of August 28, 2025
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 5:08 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
Lucy Watkins
Richard Johnson
Steve Olen
Nathan Jones

Staff Present:

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

The Chairman asked for input regarding the July 24, 2025 regular meeting minutes presented by staff. There being none, minutes stand approved as submitted.

Public Participation:

The Chairman called for the next order of business: public participation.

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

Old Business:

The Chairman stated that the Oak Grove Estates Master Plan Amendment has been tabled at the request of the applicant until the regular meeting of September 25, 2025.

The Chairman called for the next order of business: Waiver from the provisions of Section 11-6 of the Land Use and Development Ordinance pertaining to Minimum Street Requirements, which requires roads classified as an alley to provide a minimum asphalt width of twenty-feet.

An introductory presentation was given by the agent, Haymes Snedeker. He provided a summary of the waiver request as presented on the meeting agenda.

Mr. Snedeker stated the approved four-lot subdivision presented restrictions which prohibited the improvement of the required four hundred of right-of-way and met with staff to discuss a solution. Staff agreed with: the proposed reduction in density to two-lots; to widen the flag lot access for a fire road; install a water line and fire hydrant; and provide calculations at the time of construction to comply with individual stormwater detention requirements.

The Chairman asked about staff comments. Mr. Olen asked for clarification that both staff and the Fire Marshal comments had been addressed. Staff concurred.

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 approve the Section 11-6 request to waive the widening of the right-of-way of Schiefflin Lane. There was no discussion on the motion. The motion carried unanimously.

New Business:

The Chairman called for the next order of business: PTAC Companies Office Building Planning Commission Approval and Site Plan Review.

An introductory presentation was given by the agent, Chris Lieb. He provided a summary of the request for Planning Commission Approval and site plan review as presented on the meeting agenda. The development consists of proposed three-story building consisting of a restaurant and office space, parking, underground detention, access, landscaping and the required buffers.

Mr. Johnson commented that the square footage of the restaurant is approximately half of the first floor. Mrs. Jones stated that the applicant's approval is based on the use not the square footage, unless it's set as a condition of Planning Commission Approval.

Mr. Olen asked for clarification on the use that requires approval and about parking. Mrs. Jones commented restaurant because venue was removed. Mr. Lieb stated that the owner proposed to use Shore Oaks, 1539 U.S. Highway 98, as the overflow parking.

Mr. Spriggs stated that the owner's business model is not our purview. We must determine if the use is appropriate.

Mr. Olen commented that the parking solution is not acceptable.

Mr. Peterson asked about the parking and zoning requirements. Mr. Lieb advised that thirty-seven spaces are required and fifty have been provided.

Mr. Johnson questioned whether the signage requirement applied to Planning Commission Approval or site plan review.

Mrs. Jones stated that for site plan review that the signage requirement notes receipt of notification.

Mr. Peterson asked the location of the outfall of the underground detention. Mr. Bobe responded that it is located in the center of the parking lot and drains to the northeast.

Mrs. Jones stated the ordinance provided is the ordinance for the adopted the B-1(a)zoning by the City Council; each section lists the uses permitted by right and Planning Commission Approval, and those permitted by a Special Exception granted by the Board of Zoning Adjustment. She explained if the proposed use is not a restaurant, then the site plan must comply with the uses allowed by right in a B-1(a) zone. She gave an overview of the Olde Towne Daphne District adopted in 2002 and stated that both the parking requirements and maximum building height of fifty feet for a commercial use are the same as originally adopted. She mentioned that the current version of Article 14 states that a sign shall be posted fifteen days prior to the meeting and staff posted the sign on August 18 which does not meet the requirement of the ordinance. In 2022, the Planning Commission made a recommendation and the City Council adopted an ordinance of which we intended to remove all references to the placement of signs on a property regarding site plan review. She stated a resident asked if the Planning Commission will table the application because of the sign requirement and advised that is at the discretion of the Planning Commission. She also clarified that requirement only applies to site plan review, not Planning Commission Approval. She advised that a compilation was distributed of the one hundred and eighteen emails received from residents in opposition to the project.

The Chairman opened the floor for public hearing regarding Planning Commission Approval of a restaurant in a B-1(a) zone.

Jonathan Tillman, 808 Van Avenue, spoke in opposition, to express his concerns about traffic, parking, safety and stated that the proposal is not conducive to the residential development.

Dan Johnson, 1401 Main Street, spoke in opposition, to express his concerns about parking, signage and stated that Article 14-4 of the Land Use Ordinance is outdated.

Gerry Goffinet, 505 Potters Mill, spoke in opposition, stated that he is strongly opposed to the proposed building because it is not appropriate for this location.

Chris Frances, 1214 Captain O'Neal, spoke in opposition, to express his concerns that the site plan does not comply with the Land Use Ordinance with regard to preservation of significant trees, green space and overflow parking.

Patricia Williams, 912 Van Avenue, Apt. #512, spoke in opposition, to express his concerns about traffic, parking, and the safety of the children that attend Christ the King School.

Todd Putnam, owner of Champy's, 1408 Main Street, spoke in opposition, to express his concerns about insufficient parking.

John Hart, 115 Durnford Hill Court, spoke in opposition, to express his concerns about a walkable community, emergency vehicle access and noted that traffic should warrant a traffic impact study.

Tom Walker, 707 McAdams, spoke in opposition, to express his concerns about the height of the building, parking requirements and stated that Article 14-4 of the Land Use Ordinance is outdated.

Zachary Hatcher, 710 Delachase Court, spoke in opposition, to express his concerns about privacy, welfare, lighting, noise, parking, safety and stated that the proposal is not conducive to the residential development.

Stephanie Tillman, 808 Van Avenue, spoke in opposition, to express his concerns about traffic, parking, safety and stated that the proposal is not conducive to the residential development.

Scott Hartwell, 715 Delachase Court, spoke in opposition, to express his concerns about the noise and the music that will be at this location.

Nancy Goffinet, 505 Potters Mill, spoke in opposition, stated that she is strongly opposed to the venue because of drinking and traffic.

Daniel Tillman, 8663 Daintree Court, spoke in opposition on behalf of Jonathan Tillman, and stated that we do not want this type of development in downtown Daphne.

Pamela Johansen, 902 Van Avenue, spoke in opposition, to express her concerns about the size of the proposed three-story building would overshadow the existing residential homes, change the streetscape and ultimately diminish the very character of which resident and visitor love about this area.

Robert Dyer, 905 Halls Lane, spoke in opposition, to express his concerns about how deliveries will be made during construction.

The Chairman closed the floor to the public hearing and offered the agent the opportunity for rebuttal.

Mr. Lieb advised that the plan revision includes the widening the sidewalk, the addition of a crosswalk, widening the driveway for the fire department and preserving the significant trees on the south side of the property.

Jordan Watkins, 1010 Captain O'Neal and the owner/developer of PTAC, stated the fact that everyone here is passionate about our community is encouraging.

Mr. Watkins stated as a resident which will work here, he would not do anything to deteriorate the fabric of Olde Towne Daphne. He commented that we purchased the property with the understanding of the uses allowed in that zone, and we have met those ordinances accordingly. Also, if we are not unable to build a restaurant as proposed tonight and our choices as articulated are a retail center, laundromat, dry cleaner or a number of other uses allowed in B-1(a).

Mr. Olen commented that he is opposed to the building, strongly opposed to the restaurant and resent the threat that you just made.

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 grant Planning Commission Approval to PTAC Companies Office Building. There was no discussion. The motion carried. Mr. Olen dissented.

Mr. Spriggs questioned whether the Commission could act on the site plan.

Mr. Dungan stated that it was the intent to remove the signage requirement language in Article 14. Mrs. Jones advised that it is appropriate to table the site plan to the next regular meeting to meet the advertisement requirements of a site plan.

A motion was made by Mr. Spriggs and seconded by Mr. Peterson to table the PTAC Companies Office Building site plan review until the regular meeting of September 25, 2025. There was no discussion on the motion. The motion carried. Mr. Olen dissented.

The Chairman called for the next order of business: Annexation and Petition for Street Acceptance of Parker Lane.

Mr. Bobe provided an overview of a request for the annexation and petition for street acceptance of Parker Lane, an existing right of way, located due southeast of the intersection of Rosedown Lane and County Road 13. He stated that the right-of-way has been improved and accepted by Baldwin County and recommends acceptance.

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

A motion was made by Mr. Peterson and seconded by Mr. Johnson to set forth a favorable recommendation to City Council for the annexation and street acceptance of Parker Lane. There was no discussion. The motion carried unanimously.

The Chairman called for the next order of business: Street Acceptance of Lavender Lane.

Mr. Bobe provided an overview of a request for street acceptance of Lavender Lane, a right of way, located north of the Daphne Justice Center, south of the intersection of Daphne Avenue and U.S. Highway 98.

He stated that the new portion of the right-of-way has been improved by the City and recommends acceptance.

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

A motion was made by Mr. Peterson and seconded by Mr. Spriggs to set forth a favorable recommendation to City Council for the street acceptance of the new portion of Lavender Lane. There was no discussion. The motion carried unanimously.

The Chairman called for the next order of business: attorney's report.

Mr. Dungan stated 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 September 17th and the Regular Meeting is September 25, 2025.

Mrs. Jones asked the members for a motion to confirm that they wish for public participation to remain in its current position on the meeting agenda.

A motion was made by Mr. Olen and seconded by Mr. Johnson to move public participation to the top of the agenda. There was no discussion. The motion carried unanimously.

There being no further business, the meeting was adjourned at 6:31 p.m.

Respectfully submitted by:

Jan Vallecillo, Planning Coordinator

Approved: September 25, 2025

Andrew Prescott, Chairman