

**The City of Daphne
Planning Commission Minutes
Regular Meeting of October 23, 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 5:03 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Kevin Spriggs, Secretary
Bobby Purvis
John Peterson, Vice Chairman
Andrew Prescott, Chairman
Lucy Watkins
Richard Johnson
Steve Olen

Staff Present:

Adrienne Jones, AICP, Director of Community Development
Jan Allen, Planning Coordinator
Patrick Dungan, Attorney
Troy Strunk, Executive Director, City Development
Andy Bobe, City Engineer

Approval of Minutes:

The Chairman called for the first order of business: approval of minutes.

The Chairman asked for input regarding the September 23, 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.

None presented.

Old Business:

The Chairman stated that The Sable at Fish River, Phase 1 and associated agenda items have been tabled at the request of the applicant to the regular meeting of November 20, 2025.

New Business:

The Chairman called for the next order of business: Request for a Modification to the Rowan Oak Master Plan and an Amendment to the Rowan Oak PUD Narrative.

**The City of Daphne
Planning Commission Minutes
Regular Meeting of October 23, 2025
Council Chamber, City Hall - 5:00 P.M.**

An introductory presentation was given by the agent, Chloe Kelly. She provided a summarization of a modification to the master plan and an amendment to the PUD narrative as presented on the meeting agenda.

Mrs. Kelly referenced the PUD narrative and provided a detailed presentation of the revisions and changes made to address comments expressed at the Site Preview meeting. She advised there is a reduction and reallocation of density for the multi-family section; an improved architectural product type; changed the townhome portion to fee simple lots and detached homes; increased lot width; reduction of the side setback, and clarification of the location for the storage of recreational vehicles, camper and boats.

Mr. Johnson asked for clarification whether the geometric footprint of The Sanctuary can accommodate the use. Mrs. Kelly noted that this is a conceptual layout not a designed site plan. Mr. Strunk commented that staff had held a pre-application meeting and preliminary discussion regarding multi-family portion, and the end user has not finalized the site plan. Mrs. Kelly advised the intention is that the boundary of Phase 6 located north of Milton Jones Road is the multi-family portion of this development.

Mr. Olen questioned why the applicant is not requesting a modification to the PUD for the multi-family to remain within the footprint. Mrs. Kelly responded that the end user has not done any due diligence to confirm the unit count. She noted that the applicant is agreeable to adding language suggested by the Commission.

Mr. Johnson questioned whether there is an independent open space requirement for The Sanctuary or is the requirement tied to the entire development. Mrs. Jones commented that the open space requirement is for the PUD.

Mr. Prescott commented that the notes state that the maximum building coverage is thirty-five percent of the site. Mrs. Kelly clarified that the maximum building cover is thirty-five percent of the site with a maximum of two hundred sixty-four units.

Mr. Olen asked for clarification on the language was provided to the Commission regarding recreational vehicles, campers, boats and utility trailer. Mrs. Kelly stated that verbiage can also be added to the PUD narrative as a condition of approval.

Mr. Prescott commented there were two concerns: storage of recreational vehicles and equipment access for maintenance. Mr. Spriggs stated small equipment will be able to access to the rear of lot.

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 modification to the master plan for Rowan Oak. There was no discussion. The motion carried unanimously.

The City of Daphne
Planning Commission Minutes
Regular Meeting of October 23, 2025
Council Chamber, City Hall - 5:00 P.M.

A motion was made by Mr. Prescott and seconded by Mr. Spriggs to set forth a favorable recommendation to the City Council to approve the proposed amendments to the Rowan Oak PUD Narrative, subject to the following regarding the multi-family units: the maximum units are to be 264; maximum building coverage for multi-family is 35%; and, all multi-family units are to be located in Phase 6. 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 stated that amendments have been made to the Official Street Map to include changes that have occurred in the last six months and requested a recommendation to City Council to approve the revisions to the maps.

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

A motion was made by Mr. Johnson and seconded by Mr. Olen to set forth a favorable recommendation to City Council to approve the proposed amendments. There was no discussion. The motion carried unanimously.

The Chairman called for the next order of business: Request for an Exemption to the Sidewalk Requirement for Shore Light Baptist Church.

An introductory presentation was given by the applicant, Andrew Terrell. He provided a summary of the sidewalk exemption request as presented on the meeting agenda.

Mr. Terrell stated that the church requests a sidewalk exemption for the property located at 25366 Profit Drive. He commented that a church is not a commercial use; the topography and location of the perimeter Oak trees inhibit the installation of a sidewalk; currently there are no sidewalks along Stanton Road or Profit Drive, and this area does not have pedestrian traffic.

Chairman asked about additional conversations with the city regarding participation and for staff comments. Mr. Terrell stated no. Mr. Bobe stated he is not in favor of the installation of a sidewalk on this property.

Mr. Spriggs stated it would be difficult to build a sidewalk because of the location of the trees.

Mr. Bobe stated he is not in favor of the sidewalk because of topography and trees; it would be a safety hazard.

Mr. Olen commented that he does not support a sidewalk exemption and stated that granting a sidewalk exemption defeats the purpose of the sidewalk requirement.

**The City of Daphne
Planning Commission Minutes
Regular Meeting of October 23, 2025
Council Chamber, City Hall - 5:00 P.M.**

Mr. Terrell stated the church is purchasing one building, but the change in use triggered compliance with the Land Use Ordinance.

Mrs. Jones clarified that the church does not own anything at this time. She stated he is simply making the request because the requirement is to install a sidewalk the full length of the right-of-way. She commented the cost should be incurred by the property owner.

Mr. Olen questioned to who will the sidewalk exemption be issued. Mrs. Jones said the current owner of the property.

Mr. Spriggs asked whether the other site plans in the business park were approved prior to the sidewalk requirement. Mrs. Jones commented that the sidewalk requirement has always been in place and was not enforced.

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

A motion was made by Mr. Spriggs and seconded by Mr. Purvis to grant the request for an exemption to the sidewalk requirement. There was no discussion on the motion. The motion carried. Mr. Olen and Mr. Johnson dissented.

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 November 12th and the Regular Meeting is November 20, 2025; she shared the City of Daphne Proclamation designating October as National Community Planning Month.


There being no further business, the meeting was adjourned at 5:56 p.m.

Respectfully submitted by:



Jan Allen, Planning Coordinator

Approved: November 20, 2025



Andrew Prescott, Chairman