

The City of Daphne  
Planning Commission Minutes  
Regular Meeting of August 25, 2016  
Council Chamber, City Hall - 5:00 P.M.

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Call to Order:

The regular meeting of the City of Daphne Planning Commission was called to order at 5:00 p.m.

Call of Roll:

Members Present:

Ed Kirby  
William Scully (arrived @ 5:02 p.m.)  
Marybeth Bergin, Secretary  
Charles Smith, Vice Chairman  
Larry Chason, Chairman  
Tyrone Fenderson  
Ron Scott, Councilman  
Hudson Sandefur  
Chief White

Staff Present:

Adrienne Jones, Director of Community Development  
Jan Vallecillo, Planning Coordinator  
Kevin Boucher, Attorney  
Brennan Walters, Planner

The first order of business is the approval of the minutes.

Chairman asked for questions, comments or corrections to the minutes ***of the regular meeting of July 28, 2016. There being none, the minutes are approved as submitted.***

The first order of business is a subdivision exemption review of the Replat of Lots 74, 75 & Common Area of the Reserve of Daphne, Phase One Subdivision.

An introductory presentation was given by Mr. Steve Pumphrey, representative of Dewberry/Preble-Rish, of the replat of a three-lot subdivision consisting of approximately two-point three eight acres located north of the intersection of County Road 64 and Montelucia Way and he stated the replat consists of combining two residential lots into the recreational area for the purpose of the construction of a pool.

Chairman asked for Commission questions or comments and stated this is a subdivision exemption. The Chair will entertain a motion.

A **Motion** was made by Mr. Scott and **Seconded** by Mr. Kirby **to grant approval of the preliminary/final plat for the Replat of Lots 74, 75 & Common Area of the Reserve of Daphne, Phase One Subdivision.**

***There was no discussion on the motion. The Motion carried unanimously.***

The next order of business is a subdivision exemption review of the Replat of Parcel Nos. 43-04-20-2-000-047.000 and 43-04-20-2-000-047.001 for Christ the King Parish.

An introductory presentation was given by Mr. Bruce Smith, representative of Cowles, Murphy, Glover, of a replat of a two-parcel subdivision consisting of approximately zero-point four three acres located southeast of the intersection of Trione Avenue and Main Street for the purpose of a construction of a concession stand, restrooms, and an initial section of sidewalk.

Chairman asked for Commission questions or comments and stated this is a subdivision exemption. The Chair will entertain a motion.

***A Motion was made by Mr. Kirby and Seconded by Mr. Fenderson to grant approval of the preliminary/final plat for the Replat of Parcel Nos. 43-04-20-2-000-047.000 and 43-04-20-2-000-047.001 for Christ the King Parish. There was no discussion on the motion. The Motion carried unanimously.***

Chairman recused himself from discussion or action on the next agenda item and passed the gavel to the Vice Chairman.

The next order of business is site plan review for Pulmonary Associates.

An introductory presentation was given by Mr. Larry Smith, representative of SE Civil, requesting site plan review of a two thousand square foot medical facility with associated parking, landscaping, and onsite detention. Staff deficiencies have been reviewed and addressed, as well as, the presentation of a revision to the site plan to include sidewalks and bumper strips as requested by the Public Works Director.

Ms. Jones commented that the landscape plan requires the owner's signature.

Chairman asked for Commission questions or comments and stated the Chair will entertain a motion.

***A Motion was made by Mr. Scott and Seconded by Mr. Kirby to grant approval of the site plan for Pulmonary Associates. There was no discussion on the motion. The Motion carried. Mr. Chason abstained.***

The next order of business is final plat review for the Villas at St. Charles Subdivision.

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An introductory presentation was given by Mr. Steve Pumphrey, representative of Dewberry/Preble-Rish, of final plat review of an eighty-two lot subdivision consisting of approximately seven point two seven acres located one quarter mile south of the intersection of County Road 64 and Pollard Road and stated that the owner has provided a landscape and sidewalk bond.

Chairman asked about the installation of the security gate.

Mr. Pumphrey stated that the security gate will be coded as per the requirements of the fire department for emergency services.

Ms. Jones commented that the submission of documentation of the acceptance from Riviera Utilities is outstanding.

The Commission discussed the appropriateness of requiring the developer to install sidewalks after a certain timeframe and indicated that the topic warrants further discussion.

Chairman asked for Commission questions or comments stated the Chair will entertain a motion.

A **Motion** was made by Mr. Scully and **Seconded** by Mr. Smith **to grant approval of the final plat for the Villas at St. Charles. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is final plat review for Caroline Woods Subdivision, Phase Two C & D.

An introductory presentation was given by Mr. Steve Pumphrey, representative of Dewberry/Preble-Rish, of final plat review of a twenty-five lot subdivision consisting of approximately five point one five acres located northeast of the intersection of Parker Lane and Whispering Pines, north of Madison Place Subdivision and west of Daphne Commercial Park, Phase Two and stated signage is installed and grassing is sufficient.

Chairman asked for Commission questions or comments.

Ms. Jones commented that the submission of documentation of the acceptance from Riviera Utilities is outstanding.

Mr. Scully asked sidewalks will be installed. Ms. Jones stated prior to the issuance of a certificate of occupancy because the sidewalk is a part of the building permit.

Chairman asked for Commission questions or comments and stated the Chair will entertain a motion.

A **Motion** was made by Mr. Fenderson and **Seconded** by Mr. Sandefur to **grant approval of the final plat for Caroline Woods Subdivision, Phase Two C & D. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is preliminary/final plat review for Beowulf Subdivision.

An introductory presentation was given by Mr. Merlin Miller, representative of McCrory & Williams, of preliminary/final plat review of a three, single family residential, lot subdivision consisting of approximately eighty-three point seven-seven acres located southeast of County Road 54 and Chaucer Avenue.

Chairman asked for Commission questions or comments and opened the floor to public participation. No one came forth. He closed public participation and stated the Chair will entertain a motion.

A **Motion** was made by Mr. Scott and **Seconded** by Mr. Kirby to **grant approval of the preliminary/final plat for Beowulf Subdivision. There was no discussion on the motion. The Motion carried. Mr. Scully abstained.**

The next order of business is preliminary plat review for La Piazza Di San Francesco via del Pollard Subdivision.

An introductory presentation was given by Mr. Robert Cummings, representative of Hutchinson, Moore & Rauch, of preliminary plat review of a nine lot subdivision consisting of approximately four point nine acres located northwest of the intersection of County Road 64 and Pollard Road.

Chairman commented on the relocation of the ingress and egress easement. Mr. Cummings stated that easement will be vacated.

Mr. Cummings stated as required by the fire department, a hammerhead will be installed during construction, and sidewalks will be installed in the interior of the subdivision and on Pollard Road.

Chairman asked for Commission questions or comments and opened the floor to public participation. No one came forth. He closed public participation and stated the Chair will entertain a motion.

A **Motion** was made by Mr. Kirby and **Seconded** by Mr. Fenderson to **grant approval of the preliminary plat for La Piazza Di San Francesco via del Pollard. There was no discussion on the motion. The Motion carried unanimously.**

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The next order of business is a request for pre-zoning for Fred L. Corte.

An introductory presentation was given by Mr. Steve Pumphrey, representative of Dewberry/Preble-Rish, of a request to pre-zone a seventy-three point five three acre parcel located southeast of Corte Road and County Road 13 from RA, Rural Agricultural, in Baldwin County District 15, to a PUD, Planned Unit Development.

Mr. Pumphrey described the Blackstone Lakes PUD proposal as a mixed residential development with one section exclusively for senior citizens. He indicated that improving a portion of Corte Road to County standards would be beneficial to the residents of the proposed development, as well as, Bellaton residents. Construction is anticipated to last 5 to 6 years and construction traffic would be routed through Corte Road and County Road 13.

The Planning Commission questioned whether Corte Road would be annexed into the City; whether covenants would outline the party responsible for maintaining common areas; whether paving the road is a public benefit; and whether having a section for seniors is allowed by the Fair Housing Act.

Chairman asked for Commission questions or comments and opened public participation.

Mr. Richard Jaehne, 9499 Bella Drive, spoke in opposition as representation for the residents of Bellaton Subdivision to express their concerns with regard to the additional traffic, safety, speeding, construction traffic, and destruction of amenities. He referenced a petition presented to the Commission containing sixty-one signatures of residents opposed to a connection through their subdivision. In keeping with the public benefit, the residents would like a distinction and a separate connection to Alabama Highway 181.

Chairman closed public participation.

Ms. Jones commented that the lot sizes of the subdivision are in accordance with R-6 (G), Garden or Patio Home.

Chairman asked for Commission questions or comments and stated the Chair will entertain a motion.

**A Motion was made by Mr. Scully and Seconded by Mr. Kirby of an affirmative recommendation by the Planning Commission to the City Council of a request to pre-zone a seventy-three point five three acre parcel located southeast of Corte Road and County Road 13 from RA, Rural Agricultural, in Baldwin County District 15, to a PUD, Planned Unit Development for Fred L. Corte. There was no discussion on the motion. The Motion carried. Ms. Bergin opposed.**

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Ms. Jones stated that Corte Road is under consideration by the ESMPO.

Mr. Johnson stated that the paving of Corte Road is one of the more pressing priorities of Mayor Haygood, as well as, the connection for Johnson Road to County Road 13.

The next order of business is public participation.

Mr. Ouellette commented regarding the negative impact of having a second access to a residential subdivision.

The next order of business is the attorney's report.

Mr. Boucher stated no report.

The next order of business is commissioner's comments.

Chief White commented that a review should be made of how the Blackstone Lakes gated entrance will affect private service providers.

The next order of business is director's comments.

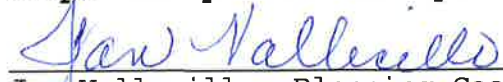
Introduction of new employee, Brennan Walters, Planner

Ms. Jones presented the following:

- a. City Council public hearings for Sidewalk and Subdivision Exemptions, September 6, 2016, 6:30 p.m.;
- b. City Council action on zoning amendments, Eastern Shore Associates, Anne K. Irvine, McBride-Romero, AJD Family Limited Partnership, annexation, the Bills' No. 2, L.L.C., and land use revision, Home Occupations on August 1, 2016;
- c. Presentation of the traffic impact study for Winged Foot Subdivision to the PW Committee, September 6, and the Ordinance Committee on September 19, 2016;
- d. RFQ for the Comprehensive Plan update has been drafted;
- e. The upcoming meeting dates are site preview, September 14, & regular meeting, September 22, 2016.

**There being no further business, the meeting was adjourned at 6:38 p.m.**

**Respectfully submitted by:**

  
Jan Vallecillo, Planning Coordinator

**Approved:** August 25, 2016

  
Larry Chason, Chairman