

**The City of Daphne
Planning Commission Minutes
Regular Meeting of August 21, 2014
Council Chamber, City Hall - 5:00 P.M.**

Call to Order:

The regular meeting of the City of Daphne Planning Commission was called to order at 5:01 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Monty Montgomery
Don Terry
Larry Chason, Chairman
Charles Smith
Ron Scott, Councilman
Hudson Sandefur
Chief White

Staff Present:

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

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 24, 2014. There being none, the minutes are approved as submitted.***

The next order of business under old business is master plan revision for the Reserve at Daphne Subdivision.

An introductory presentation was given by Mr. Steve Pumphrey, representative of Preble-Rish, of a master plan revision consisting of five hundred and forty-four, one hundred by fifty, single family residential lots. Seventy-eight lots were previously developed in Phase One. The master plan is a just a continuation of the original phase. Approximately one half of the remaining four hundred and sixty-six is wetlands and/or uplands.

Chairman asked for Commission questions or comments.

Mr. Scott stated the name of the development implies the Reserve is in Daphne and asked if the owner would consider annexation by legislative act into the City.

Mr. Pumphrey stated that the owner would be open to that.

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Chairman asked at the time of development of a phase to the north will Baldwin County encourage connectivity to Plantation Hills. Mr. Pumphrey stated that the County does not actively promote connectivity. He asked for Commission questions or comments and a motion to for approval.

Mr. Kirby commented on the note provided in the planning report regarding modifications and asked the Commissioners to consider the addition of the note to the master plan.

A Motion was made by Mr. Kirby and Seconded by Mr. Terry to approve the master plan revision for the Reserve at Daphne, contingent upon the addition of the note to the plan which states the following or similar language: modifications to this master plan will be made as deemed appropriate by the Daphne Planning Commission; the master plan is a conceptual drawing which shows potential development; however, all subdivisions development is subject to applicable city, county, state and federal regulations, as well as, the Comprehensive Plan. There was no discussion on the motion. The Motion carried unanimously.

The next order of business under new business is preliminary/final plat review for Stevens Addition to Main Street Subdivision.

An introductory presentation was given by Mr. Daryl Russell, representative of Coleman Engineering Group of McCrory & Williams, requested preliminary/final plat review of a two-lot subdivision at the southwest intersection of Main Street and Professional Place.

Chairman asked for Commission questions or comments.

Mr. Terry asked parking will be divided equally by a deed to the owners. Mr. Russell stated there will be a cross access easements given.

Chairman asked is there plans to further subdivide. Mr. Russell stated no. Chairman asked if there is a minimum lot size for lots zoned business. Ms. Jones stated the minimum standards state that the lot size shall be sufficient to accommodate the infrastructure, and the setbacks are in accordance to those outlined in the Olde Towne Daphne District. Mr. Russell commented there will be only one entity on each lot of which a professional office exists on Lot 1. Chairman asked if the minimum setbacks would apply if the second lot were re-subdivided. He also recommended changing the setback on that lot or to add a note stating there will be no further subdivision of this particular lot.

Chairman opened the floor to public participation. Mr. David Milstead came forth and stated there is no intent to further subdivide. He closed public participation and asked for Commission questions or comments.

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Mr. Sandefur asked Commissioners if we can require that no further subdivision of property can occur without the presentation of a master plan. Ms. Jones stated there is nothing we can impose on a two-lot subdivision and noted this is not site plan review. Mr. Boucher stated Commissioners may impose certain conditions, but only through amendments to the regulations. They cannot make adjustments for this application.

Chairman asked for asked for Commission questions or comments and a motion for approval.

A Motion was made by Mr. Kirby and Seconded by Mr. Sandefur to grant preliminary/final plat approval to Stevens Addition to Main Street Subdivision. There was no discussion on the motion. The Motion carried. Six members voted in the affirmative and one dissented (Mr. Chason).

The next order of business is a subdivision exemption review for GCOF & WSR 64-13 Subdivision.

An introductory presentation was given by Mr. Daryl Russell, representative of Coleman Engineering Group of McCrory & Williams, requested an exemption of a two-lot subdivision consisting of seventeen point nine zero acres located northwest of the intersection of County Road 13 and 64 for the purpose of relocating the interior lines to compensate for the widening of the intersection for a roundabout.

Chairman asked for Commission questions or comments.

Mr. Scott commented that the property is annexed into the City as B-2, General Business.

A Motion was made by Mr. Kirby and Seconded by Mr. Scott to grant subdivision exemption approval to GCOF & WSR 64-13 Subdivision. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is a subdivision exemption review for the Creamer property.

An introductory presentation was given by Mr. Eddie Creamer, representative of the owner, requested a division of property by testament of a three-lot subdivision consisting of thirty-two point eight acres located on County Road 54 east.

Chairman asked for Commission questions or comments. He asked why this application is presented to us.

Mr. Boucher stated the Ordinance requires that is comes before the Planning Commission; however, the Commission does not have discretion to deny the division because it is a family subdivision.