The City of Daphne
Planning Commission Minutes
Regular Meeting of June 28, 2018
Council Chamber, City Hall - 5:00 P.M.

Call to Order:

Chairman called the regular meeting of the City of Daphne Planning Commission to order at 5:07 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Angie Phillips
Andrew Prescott
Charles Smith, Secretary
Ed Kirby
Marybeth Bergin, Chairman
Phillip Hodgson
Ron Scott
Hudson Sandefur
Chief White

Staff Present:

Adrienne Jones, Director of Community Development
Jan Vallecillo, Planning Coordinator
Missty Gray, Attorney
Troy Strunk, Executive Director, City Development

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 May 24, 2018. There being none, minutes are approved as submitted.***

The next order of business is site plan review for Valentine Automotive.

An introductory presentation was given by Robbie Strom, representative of Hutchinson, Moore & Rauch, requesting site plan review of an automotive repair facility with associated drainage, parking, utilities, and landscaping located southeast of U.S. Highway 98 and Wilson Avenue, on Lot 3, Wilson Avenue Business Park and stated that staff deficiencies have been addressed.

Chairman stated Environmental Programs Manager provided an update. Public Works Director has not provided comments; Commission may consider that a condition of approval.

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

Earlene Harris, 1111 Wilson Avenue, expressed concern about residential access to Wilson Avenue.

Chairman closed public participation.

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

A **Motion** was made by Mr. Kirby and **Seconded** by Mr. Sandefur ***to approve Valentine Automotive site plan. There was no discussion on the motion. The Motion carried. Mr. Scott abstained.***

The next order of business is site plan review for St. Paul's Thrift Shop Annex.

An introductory presentation was given by Ray Moore, representative of Hutchinson, Moore & Rauch, requesting site plan review of an annex to St. Paul's Thrift Shop with associated drainage, on-site and resurfaced parking, utilities, and landscaping located northeast of North Main Street and 5th Street, and commented this facility will serve as a sales facility for larger items.

Chairman asked for Commission questions or comments and stated Environmental Programs Manager asked about a dumpster. Mr. Moore stated no, a city container would be used.

Chief White asked if Fire Marshal comments require a sprinkler system. Mr. Strom responded the size of the room to meet the requirements and will construct a fire wall in the larger room.

Ms. Jones commented about permission to use shared parking and asked will it remain public parking. Mr. Moore confirmed.

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

A **Motion** was made by Mr. Kirby and **Seconded** by Mr. Scott ***to approve St. Paul's Thrift Shop Annex site plan. There was no discussion on the motion. The Motion carried unanimously.***

The next order of business is preliminary/final plat review for ARC Light 52.

An introductory presentation was given by Robert Cummings, representative of Hutchinson, Moore & Rauch, requesting preliminary/final plat review of a two-lot subdivision consisting of approximately one point one-seven acres located west of U.S. Highway 90 and Renaissance Boulevard and stated shared access and parking are addressed in the covenants; storm water is provided by common detention pond.

Chairman asked for Commission questions or comments.

Mr. Scott commented about the master plan and asked about the capacity of the pond upon re-subdividing lots. Mr. Cummings stated the Public Works Director said the capacity of the common detention pond was sufficient to handle this development.

Chairman asked if Commission will review the site plan for this building. Ms. Jones responded the details were provided at the time of site plan approval of Malbis Station II, and the improvements are in place. If the future building is less than a thirty percent improvement, it will be presented to staff for administrative site plan review.

Chairman opened the floor to public participation. No one came forth. She closed public participation.

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

A **Motion** was made by Mr. Hodgson and **Seconded** by Mr. Smith ***to approve Arc Light 52 Subdivision, preliminary/final plat. There was no discussion on the motion. The Motion carried unanimously.***

The next order of business is a zoning amendment for Jacob's Well, L.L.C.

Chairman stated Commission has received updated PUD standards, a petition from Daphne Court residents, and correspondence from a citizen in opposition to the development.

An introductory presentation was given by Craig Dyas, representative of Dyas, L.L.C., requesting rezoning of six-point two-two acres located northwest of U.S. Highway and Halls Lane presently zoned R-7(T), Townhome District, B-2, General Business, and R-3, High Density Single Family Residential, to a PUD, Planned Unit Development for a mixed use development. He noted the benefits of the rezoning to a PUD are: allow for a mixed use, single family attached & detached and live/work units, creation of a walkable community by allowing pedestrian traffic to traverse to Main Street, elimination of vehicle access from the west to east with the construction of a hard scaped wall, management of a green manicured secondary fire department access to U.S. Highway 98, construction of a hammerhead at the terminus of Daphne Court East as a vehicle turnaround, and the installation of a sidewalk along Main Street to Christ the King Early Childhood Development Center.

Chairman asked for Commission questions or comments.

Chief White stated the secondary fire department access has to be an all-weather surface, and the increase of residential development by more than fifty percent would require the improvement of Daphne Court right-of-way to twenty feet.

Mr. Kirby commented on the incomplete submittal and asked if the PUD documents meet the requirements. Ms. Jones responded the minimum standards.

Mr. Kirby commented that PUD documents require a detailed plan and any revisions are to be approved by Planning Commission.

Chairman asked Ms. Jones to present the changes to proposal.

Ms. Jones presented the following: the addition of a sidewalk along Main Street, permanent landscaped wall and two ten-foot openings for pedestrian access, the installation of a hammerhead at the extension of Daphne Court (Daphne Court East), an additional twelve parking spaces along the fifty-foot flag lot, fire department access to U.S. Highway 98, an increase in the setbacks from thirty to forty feet in some areas, and noted certain sections of the PUD documents are not consistent with or omitted from the design on the map. That covers most, if not all of the changes that are different from last week.

Ms. Jones asked which is your preference for the Rye property, what is described in the PUD documents or shown on the map. Mr. Dyas stated the map is inconsistent.

Mr. Kirby asked if those changes are different from our PUD standards. Ms. Jones confirmed the things that I noted are different from last week.

Mr. Hodgson asked if this meets the PUD standards. Ms. Jones responded it minimally meets the minimum standards; it does not exceed the standards or provide a superior design as mentioned in the PUD provisions of our ordinance.

Mr. Sandefur asked with the improvement of the fifty-foot easement to the north, why is there connectivity to Daphne Court. Mr. Dyas commented the fifty-foot easement is a secondary access for the fire department access for the single family attached townhomes.

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

Ed Baldwin, 903 Halls Lane, spoke in opposition and expressed his concern about increased traffic, crime element, and safety issues.

Sandy Robinson, 1500 Main Street, spoke in opposition and expressed her concern about the proposed improvement of Daphne Court and Falkenberry Lane, secondary fire department access, and late submission of revisions; asked for withdrawal of application for PUD and submission of a subdivision for the R-3 parcel.

John Mangan, 802 Daphne Court, spoke in opposition and expressed his concerns about late submission of revisions, insufficient information base your decision, the revision to the PUD documents, traffic, access to Main Street through Daphne Court, and preserving the character of downtown Daphne.

Robert Dyer, 905 Halls Lane, spoke in opposition and expressed his concerns about landscape wall and access to Falkenberry Lane.

Bill Robinson, 1500 Main Street, spoke in opposition and expressed his concern about public safety, access to Main Street, Falkenberry and Halls Lane, water runoff and preserving the character of downtown Daphne.

Chairman closed public participation.

Chairman asked for Commission questions or comments.

Chief White stated he is not opposed to growth, but the access must adhere to the twenty-foot width requirement of the code.

Mr. Scott commented with something just given to us and of that much of a concern to the community that he could not vote to recommend this document to City Council tonight.

Commissioners discussed the required document for a Planned Unit Development, public benefit, thirty-day requirement, and vastly different version of the PUD documents presented by the developer.

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

A **Motion** was made by Mr. Kirby and **Seconded** by Mr. Sandefur ***to table Jacobs Well, L.L.C. rezoning request to the July 26, 2018 regular meeting; applicant to provide revisions to the PUD documents no later than July 9, 2018. There was no discussion on the motion. The Motion carried unanimously.***

The next order of business is Planning Commission discussion.

Ms. Jones distributed the proposed language for substandard lots of record presented by the City Attorney for review and discussion at the July 26, 2018 meeting.

The next order of business is public participation.

Chairman asked for public participation.

None presented.

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

Ms. Gray stated no report.

The next order of business is commissioner's comments.

Mr. Scott commented the proposed language for substandard lots of record is a result of the denial of a variance of a subdivision re-plat by the Board of Zoning Adjustment and subsequent litigation.

The next order of business is director's comments.

Ms. Jones presented the following:

1. University of North Alabama Certified Planning/Zoning Official Classes, Thursday, July 19 & 20, 2018, 8:30 a.m. – 4:30 p.m. at the Gulf Shores Fire Department Training Room, 1921 West Street, 2nd Floor, Gulf Shores;
2. Habitat for Humanity, Woman Build, exceeded goal of $5,000;
3. The upcoming meeting dates are Site Preview, July 18 & Regular Meeting, July 26, 2018.

Ms. Jones thanked the Commission for their commitment and for making Daphne a desirable place to work, worship and play.

There being no further business, the meeting was adjourned at 6:35 p.m.

Respectfully submitted by:

Jan Vallecillo

Jan Vallecillo, Planning Coordinator

Approved: July 26, 2018

Mary E Bergin

Marybeth Bergin, Chairman