

The City of Daphne
Planning Commission Minutes
Regular Meeting of August 23, 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 5:00 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

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
Patrick Dungan, 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 July 26, 2018. There being none, minutes are approved as submitted.***

The next order of business is final plat review and street acceptance for Diamante Subdivision, Phase One.

An introductory presentation was given by Steve Pumphrey, representative of Dewberry, requesting final plat review of phase one, a sixty-one lot subdivision consisting of approximately thirty-seven point four-five acres located on the east side of County Road 13, north of Sehoy Subdivision. He stated we have been working diligently to address the deficiencies; in lieu of completion of the remainder of the improvements, the developer has also posted a performance bond.

Troy Strunk, Executive Director of City Development, addressed the Commission and read the following a memorandum from the Public Works Director, "All Public Works infrastructure, roadways and drainage for the above referenced development was re-inspected on August 23, 2018 at 4:35 p.m., and the following observations and deficiencies were noted: gutters just adjacent to inlets "D" and "E" have been removed and appear to have been prepared to be re-poured tomorrow. Once the above referenced deficiencies have been corrected, you may call for re-inspection. With the amount of work to be performed, I see no reason not to approve the final plat at the Planning Commission meeting; I simply will not sign the plat until the work has satisfactorily been completed".

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Chairman commented that the solid yellow skipped line adjacent to the left turn lane on County Road 13 and Diamante Subdivision should be a solid white line; also, the street signs are all caps and should be mixed.

Chairman asked for Commission questions or comments and has the Environmental Programs Manager comments been addressed. Ms. Jones confirmed.

Mr. Scott reiterated that the plat will not be signed by the City until the deficiencies are addressed and asked about the ten-foot vegetative buffer. Mr. Pumphrey responded that is in the next phase of the development.

Ms. Jones commented there is no note, gate or fence on Red Eagle Drive between the two subdivisions.

Chairman asked for Commission questions or comments and a motion.

A Motion was made by Mr. Kirby and Seconded by Mr. Smith to approve the final plat for Diamante Subdivision, Phase One. There was no discussion on the motion. The Motion carried unanimously.

A Motion was made by Mr. Scott and Seconded by Mr. Sandefur to set forth a favorable recommendation to City Council to accept the streets in Diamante Subdivision, Phase One. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is master plan revision for Saint Augustine Subdivision.

An introductory presentation was given by Steve Pumphrey, representative of Dewberry, of a master plan revision for Saint Augustine Subdivision. He stated that the revision reflects the division of the remainder of the development into two phases.

Chairman asked for Commission questions or comments and a motion.

A Motion was made by Mr. Kirby and Seconded by Mr. Smith to approve a master plan revision for Saint Augustine Subdivision. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is preliminary plat review for Saint Augustine Subdivision, Phase Four.

An introductory presentation was given by Steve Pumphrey, representative of Dewberry, requesting preliminary plat review of a twenty-five lot subdivision consisting of approximately sixteen-point eight acres located northeast of County Road 64 on Rigsby Road. He commented that the deficiencies outlined by Baldwin County have been addressed.

Chairman clarified that the intent was to separate the isolated wetlands and asked for Commission questions or comments.

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Mr. Pumphrey responded approval of phase four, as well as, correspondence regarding the wetlands has expired; therefore, the developer has requested a jurisdictional determination which may affect the lot layout of phase five.

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

Louisa Toler, 26374 Rigsby Road, spoke regarding the necessity of maintenance of the existing pond in phase five and that storm water drainage regularly floods County Road 54 West.

Chairman closed public participation.

Ms. Jones stated the owner and/or POA could be asked to clean out the pond.

Mr. Dungan stated under the MS4 permit, the City or County does have jurisdiction to maintain the detention pond and assess the POA.

Chairman asked for Commission questions or comments and a motion.

A Motion was made by Mr. Kirby and Seconded by Mr. Smith to approve the preliminary plat for Saint Augustine Subdivision, Phase Four. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is a rezoning request for Cynthia Dixon.

An introductory presentation was given by Harry Johnson, representative of HPJ Properties, L.L.C., requesting rezoning of a zero-point four-five acre parcel located at the southeast corner of Randall Avenue and Guarisco Street from R-2, Medium Density Single Family Residential, to R-6(G), Garden/Patio Home for the purpose of the creation of a subdivision with frontage on Randall Avenue compatible to Blacksher Place Subdivision.

Chairman asked the number of lots proposed and for Commission questions or comments. Mr. Johnson responded two.

Chairman opened the floor to public participation. No one came forth. She closed public participation and asked for a motion.

A Motion was made by Mr. Scott and Seconded by Mr. Kirby to set forth a favorable recommendation to the City Council to rezone the subject property for Cynthia Dixon from R-2, Medium Density Single Family Residential, to R-6(G), Garden/Patio Home. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is Planning Commission discussion.

Ms. Jones asked Mr. Scott to address the Commission about the status of the proposed amendment.

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Mr. Scott responded that staff is tweaking the language of an amendment which defines that area affected and establishes borders of an overlay district for substandard lots of record which do not lie within a subdivision, and reiterated that proposed language is a result of the denial of a variance for a subdivision re-plat of three-lots by the Board of Zoning Adjustment.

Chairman asked the timeline for presentation of the amendment. Troy Strunk, Executive Director of City Development, responded two to three months.

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.

Mr. Dungan stated no report.

The next order of business is commissioner's comments.

None presented.

The next order of business is director's comments.

Ms. Jones presented the following:

- a. EnerGov Training Classes, August 21-23, 2018;
- b. The upcoming meeting dates are Site Preview, September 19 & Regular Meeting, September 27, 2018.

Troy Strunk, Executive Director of City Development, announced plans for joint work sessions and/or public hearings to be held by the Downtown Redevelopment Committee and City Council and encouraged Planning Commission attendance.

There being no further business, the meeting was adjourned at 5:31 p.m.

Respectfully submitted by:


Jan Vallecillo, Planning Coordinator

Approved: September 27, 2018


Marybeth Bergin, Chairman