CITY OF DAPHNE
BOARD OF ZONING ADJUSTMENT MINUTES
REGULAR MEETING OF DECEMBER 6, 2018 - 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL

Chairman called to order the regular meeting of the Board of Zoning Adjustment at 6:00 p.m. Roll was called thereafter and the number of members present constituted a quorum.

Members Present:

Thomas Warner
Herb Cole *Arrived at 6:01 p.m.
Billy Mayhand, Vice Chairman
Willie Robison, Chairman
Carolyn Courson

Members Absent:

Derek Wolstenholme

Staff Present:

Adrienne D. Jones, Director of Community Development
Pat Johnson, Recording Secretary

Staff Absent:

Tony Hoffman, BZA Attorney

Chairman called for the **Approval of Minutes** of the November 1, 2018 meeting. There were no corrections, additions or deletions.

The Minutes were approved unanimously.

Chairman called the next item on the agenda, **Appeal #2018-07 Redsouth LLC,** a request for a Special Exception to the Daphne Land Use and Development Ordinance, filed with the City of Daphne Board of Zoning Adjustment. The request, if granted, proposes to allow the construction of a 150-ft. tall wireless telecommunications monopole on Lot 5 of the Renaissance Center, Phase 1a, Lots 1-7 and Phase 2a, Lot 1, Slide 2353-B. The property is located southwest of the intersection of Frederick Boulevard and Renaissance Boulevard. The site is currently vacant property which is zoned B-2, General Business.

Ms. Jones displayed a Power Point Presentation of Lot 5 of the Renaissance Center, Phase 1a, Lots 1-7 and Phase 2a, Lot 1, Slide 2353-B detailing the vacant property, the surrounding B-2 businesses and all adjacent cell towers near the site area. She cited Planning Commission review and site plan approval is required, and the Building Official and Public Works Director have given approval recommendations, and there is no Architectural Review Board. Ms. Jones reserved her recommendation pending the applicant's presentation.

Chairman opened the floor for public participation.

Mr. Hahn stated his name as Pat Hahn, attorney for Baker Donelson and passed out a handout of their perspective reception areas, pointing out poor frequency areas that their radio frequency engineers have sited would be covered by this tower. He cited Ms. Jones was correct in that the Architectural Review Board is in default, and he stated the tower would be 150-feet with a 10-foot lighting rod, enclosed with landscaping improving coverage, hopefully.

As no one else came forward in support or opposition to the appeal, the Chairman closed public participation.

The Board discussed the Planning Commission having to give site plan approval pending the outcome of the Board's decision, whether there would be enough room to place another building on the lot with the elevation as shown and whether the remaining land would have any use type conflicts, and the definition of a special exception was revisited.

A **Motion** was made by **Mr. Mayhand** and **Seconded** by **Mr. Warner to approve Appeal #2018-07, Redsouth, LLC, request for a Special Exception to the Daphne Land Use and Development Ordinance. The request, if granted, proposes to allow the construction of a 150-ft. tall wireless telecommunications monopole on Lot 5 of the Renaissance Center, Phase 1a, Lot 1-7 and Phase 2a, Lot 1, Slide 2353-B, which is zoned, B-2, General Business.**

Upon roll call vote, **the Motion carried unanimously.**

Mr. Warner	***Aye***
Mr. Mayhand	***Aye***
Mr. Cole	***Aye***
Mr. Robison	***Aye***
Ms. Courson	***Aye***

The Chairman stated the request for the Special Exception is approved and he instructed Mr. Hahn to pick up the paperwork from Community Development in the morning.

The Chairman stated next on the agenda is the election of officers.

The Chair opened the floor for the nominations for Chairman.

Mr. Mayhand nominated Mr. Robison for Chairman. The nominations were closed with no other nominations, Mr. Willie Robison is Chairman.
The Chair opened the floor for the nominations for Vice Chairman.

Mr. Warner nominated Mr. Mayhand for Vice Chairman. Mr. Mayhand declined the nomination. Mr. Mayhand nominated Mr. Warner for Vice Chairman. The nominations were closed with no other nominations; Mr. Thomas Warner is Vice Chairman.

The Chairman stated Ms. Pat Johnson is our Recording Secretary.

There being no other business the Chairman called for a **Motion to Adjourn.**

A **Motion** was made by **Mr. Cole** and **Seconded** by **Mr. Warner to adjourn. There was no discussion of the motion.**

The Motion carried unanimously.

The meeting was adjourned at 6:30 p.m.

Respectfully submitted by:

Pat Johnson

Pat Johnson, Recording Secretary

APPROVED: March 7, 2019

Willie Robison

Willie Robison, Chairman