The City of Daphne
Planning Commission Minutes
Regular Meeting of December 19, 2019
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 5:03 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Ed Kirby
Marybeth Bergin, Chairman
Ron Scott
Phillip Hodgson, Secretary
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 November 21, 2019. There being none, minutes are approved as submitted.***

Chairman explained that the agenda will be rearranged to allow the following items: Jubilee Farms Subdivision, Phase Ten and zoning map update to be heard first so that a member of the Commission may be excused early.

The next order of business is preliminary plat review for Jubilee Farms Subdivision, Phases Ten.

An introductory presentation was given by Casey Hill, representative of Dewberry, requesting preliminary plat review of a fifty-seven lot subdivision consisting of approximately fifty-seven acres located southeast of southeast of Alabama Highway 181 and Austin Road. She stated that Jubilee Farms Subdivision, Phases One through Five have been constructed; Phases Six through Eight have been approved for construction.

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

Chairman asked about landscaping. Ms. Jones responded that the landscape plan design is in accordance with the ordinance.

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 Jubilee Farms Subdivision, Phase Ten preliminary plat. There was no discussion on the motion. The Motion carried unanimously.***

The next order of business is an update to the Official Zoning Map.

Ms. Jones stated there were no amendments to the street map; the amendments to the official zoning map include: rezoning of Belrose North and Belrose South for Fortuna Investments, L.L.C., Belrose Avenue; pre-zoning for Down by the Bay, L.L.C., County Road 13; and an annexation by legislative act near Fish River.

Mr. Scott commented a zoning map update is presented twice a year; he also commented on the annexation of five hundred acres east of Fish River.

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

A **Motion** was made by Mr. Scott and **Seconded** by Mr. Kirby ***to set forth a favorable recommendation to City Council to amend the Official Zoning Map. There was no discussion on the motion. The Motion carried unanimously.***

The next order of business is site plan review for United Bank.

An introductory presentation was given by Larry Smith, representative of S.E. Civil, requesting site plan review for a bank with associated drainage, landscaping, and irrigation located southeast of Renaissance Boulevard and U.S. Highway 90.

Mr. Scott asked about the location of the site. Mr. Smith responded it is east of the proposed storage facility.

Chairman asked for Commission questions or comments and about staff deficiencies. Ms. Jones responded that Public Works and Environmental Programs issues have been addressed.

Mr. Smith provided an update regarding storm water detention. He advised of correspondence created for the responsible party to request that they address the design and/or maintenance issue of the common detention pond located west of Lowe's on U.S. Highway 90.

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

A **Motion** was made by Mr. Hodgson and **Seconded** by Mr. Kirby ***to approve United Bank site plan. There was no discussion on the motion. The Motion carried unanimously.***

The next order of business is a preliminary plat revision of Jubilee Farms Subdivision, Phase Eight.

An introductory presentation was given by Casey Hill, representative of Dewberry, requesting a preliminary plat revision of Jubilee Subdivision, Phase Eight located southeast of Alabama Highway 181 and Austin Road.

Ms. Hill stated the preliminary plat revision consists of the addition of a cul-de-sac; also, the revision was also included in the previous master plan modification.

Ms. Jones stated the modification also includes the addition of one lot.

Chairman asked for Commission questions or comments.

Chairman stated there wasn't a minor change to the number of lots, rather it was a change to the shape of that phase.

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 Jubilee Farms Subdivision, Phase Eight preliminary plat revision. There was no discussion on the motion. The Motion carried unanimously.***

The next order of business is master plan revision of Jubilee Farms Subdivision.

An introductory presentation was given by Casey Hill, representative of Dewberry, to request a master plan revision of Jubilee Farms Subdivision located southeast of Austin Road and Alabama Highway 181. She stated a majority of the revisions stem from the walking trails. She also presented an overview of the modifications to each phase: Phases 9, 10 & 12, revision of the phase lines; Phase 12, implementation of two thousand seventy-seven feet of asphalt walking trails; and Phase 15, removal of the proposed boardwalk and transitioning to a passive, natural walking trail along the pond to avoid an impact to the wetlands.

Chairman asked for Commission questions or comments.

Mr. Scott asked about the speed limit within the subdivision. Mr. Sasser, Public Works Director, responded the default speed limit set by ordinance is twenty-five miles per hour.

Chairman asked for Commission questions or comments and a motion.

A **Motion** was made by Mr. Prescott and **Seconded** by Mr. Kirby ***to approve the Jubilee Farms Subdivision master plan modification as presented. There was no discussion on the motion. The Motion carried unanimously.***

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.

Mr. Scott commented on Chief White's retirement and expressed his appreciation for his service to the City and Planning Commission.

The members and Director thanked Chief White and expressed their appreciation for his service to the Planning Commission.

The next order of business is director's comments.

Ms. Jones presented the upcoming meeting dates. Site Preview is January 15, and the Regular Meeting is January 23, 2020.

There being no further business, the meeting was adjourned at 5:26 p.m.

Respectfully submitted by:

Jan Vallecillo, Planning Coordinator

Approved: January 23, 2020

Marybeth Bergin, Chairman