

The City of Daphne
Planning Commission Minutes
Regular Meeting of June 28, 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 5:00 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Bolton Tucker
Ed Kirby
Marybeth Bergin, Chairman
Phillip Hodgson, Vice Chairman
Ron Scott
Andrew Prescott, Secretary
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 the May 23, 2019. There being none, minutes are approved as submitted.*

The next order of business is an administrative presentation for the City of Daphne Official Zoning and Street Map.

Ms. Jones presented codification of two amendments to the zoning map and street map, and the addition of new streets in four subdivisions totaling two-point zero three miles to the street map.

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

A Motion was made by Mr. Kirby and **Seconded** by Mr. Prescott *to set forth a favorable recommendation to City Council for approval of the Official Zoning Map and the Official Street Map.*

During discussion, Mr. Scott noted the addition of two miles to the one hundred and forty miles of streets in the city. He advised that Council has committed to the annual resurfacing of seven percent of city streets; Public Works will have a document outlining the schedule of re-pavement of streets.

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There was no further discussion on the motion. The Motion carried unanimously.

The next order of business is an administrative presentation of an Olde Towne Daphne District Map Proposal.

Ms. Jones referenced correspondence from Council to Chairwoman Bergin requesting the preparation of an ordinance to amend the boundary of the Olde Towne Daphne District Map to include parcels west of Main Street and east of Sixth Street, excluding, however, all parcels contiguous to Sixth Street. The expansion includes the addition of ten lots. She displayed photographs of the proposed area of change along Belrose Avenue, Lea Avenue, Magnolia Avenue and Main Street. She stated the benefits of inclusion in the district: an owner can request a nonresidential zoning change to commercial or mixed use; a reduction of parking, landscaping, buffer and signage requirements; only certain uses are permitted as rezoning to B-2 or R-4 is prohibited; and, she outlined the buffer requirements of a commercial district abutting a residential district.

Chairman referenced buffer requirements and asked about setbacks. Ms. Jones responded the building setback depends on the zoning of the property.

Mr. Scott commented the business at the northwest corner of Lea Avenue and Main Street is a model of the type of development Architects Southwest recommends where a building is close to the street and parking in the rear and clarified that the Council requests exclusion of Sixth Street as it is the demarcation of the residential district.

Mr. Hodgson asked about the reduction in area previously described in the proposed amendment to the district map. Ms. Jones responded the Council's request is to consider that area west of Main Street and east of Sixth Street; further expansion of the district is one of the strategies listed by Architects Southwest in the Olde Towne Daphne Visioning Report and would be an additional step in the process.

Mr. Scott stated the creation of the district allowed a mixed use development to be in B-2 until a mixed use district was established.

Chief White asked are parking requirements based on building frontage. Ms. Jones responded the district parking requirements are based on the linear footage of the frontage along the right-of-way rather the use of the facility.

Chairman opened the floor to public participation.

Starke Irvine, 809 Daphne Avenue, expressed concern about prohibiting the use of property zoned B-2 as mixed use without the necessity of rezoning which was the intent of the creation of the district.

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Mr. Scott responded that the Council has the desire to amend commercial zones in the overlay districts, the Olde Towne Daphne District and Village Overlay District, to allow mixed use by right to add a residential component. This specific discussion is about Council's desire to expand the Olde Towne Daphne District to Sixth Street.

Mr. Scott stated part of Architects Southwest recommendation was to encourage mixed use, but we need to clarify the ordinance to prohibit mixed use in a horizontal manner.

Chairman closed public participation.

Chairman asked for questions and comments and for a motion.

A **Motion** was made by Mr. Scott and **Seconded** by Mr. Kirby *to table the proposed amendment to the regular meeting of July 25, 2019 and request that Council provide direction regarding the proposed rezoning of all commercial properties in the districts, the Olde Towne Daphne District and Village Overlay District, zoned commercial to allow mixed use. 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.

None presented.

The next order of business is director's comments.

The upcoming meeting dates are site preview, July 17 & regular meeting, July 25, 2019.

There being no further business, the meeting was adjourned at 5:33 p.m.

Respectfully submitted by:


Jan Vallecillo, Planning Coordinator

Approved: July 25, 2019


Marybeth Bergin, Chairman