

The City of Daphne
Planning Commission Minutes
Regular Meeting of May 23, 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:

Andrew Prescott, Secretary
Bolton Tucker
Ed Kirby
Marybeth Bergin, Chairman
Phillip Hodgson, Vice Chairman
Ron Scott (arrived @ 5:03 p.m.)
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 special called meeting of April 9 and regular meeting of April 25, 2019. There being none, minutes are approved as submitted.*

Mr. Scott arrived at 5:03 p.m.

The next order of business is site plan review for Eastern Shore Center.

An introductory presentation was given by Andy Rotenstreich, representative of Baker Donelson, P.C, requesting site plan review of a one-hundred and fifty-foot monopole telecommunication facility located northwest of the intersection of Renaissance Boulevard and U.S. Highway 90 and stated a special exception was granted by the Board of Zoning Adjustment. He also stated that staff deficiencies have been addressed.

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

A Motion was made by Mr. Hodgson and **Seconded** by Mr. Prescott **to approve the site plan for an AT&T telecommunications facility. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is final plat review for Jubilee Farms Subdivision, Phases One and Three.

An introductory presentation was given by Steve Pumphrey, representative of Dewberry, requesting final review of Jubilee Farms Subdivision, Phases One and Three located southeast of Austin Road and Alabama Highway 181.

The City of Daphne
Planning Commission Minutes
Regular Meeting of May 23, 2019
Council Chamber, City Hall - 5:00 P.M.

Mr. Pumphrey 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.

Chairman asked have staff deficiencies been addressed. Ms. Jones responded she has received a memorandum from the Fire Marshal and Environmental Programs Manager, but I do not have one from the Public Works Director.

Chairman asked the Public Works Director would not sign the final plat unless he is satisfied. Ms. Jones responded that is correct.

Chairman asked for Commission questions or comments.

Mr. Prescott asked about the resolution to the question regarding the application of the final wearing surface.

Mr. Hodgson also asked if that decision is at the discretion of the Public Works Director.

Ms. Jones responded the developer presented a performance bond for surfacing and sidewalks in common areas so a solution could be that no street acceptance can occur until such time the work is complete. She stated a maintenance bond for workmanship accompanies a petition, but it does not cover wear, tear or any damages that occurs during construction; therefore, she recommended final plat approval if Commissioners are in agreement that a petition for street acceptance will not be forwarded to City Council until such time the wearing surface is installed.

Chairman stated final plat approval would allow the developer to sell lots, but does not designate it as a city street until it is accepted. Ms. Jones concurred.

Chairman asked for Commission questions or comments and a motion.

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

A Motion was made by Mr. Kirby and Seconded by Mr. Hodgson to approve the final plat for Jubilee Farms Subdivision, Phase Three. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is preliminary/final plat review for Newport Subdivision.

An introductory presentation was given by Steve Pumphrey, representative of Dewberry, requesting preliminary/final plat review of a five-lot subdivision zoned RA, Rural Agricultural, consisting of approximately twenty acres located east of Sedona Drive and County Road 54, pending approval of Baldwin County.

Chairman asked for Commission questions or comments.

Mr. Scott asked about a sign for the sale of three-acre lots. Mr. Pumphrey responded that particular subdivision is located west side of County Road 54.

The City of Daphne
Planning Commission Minutes
Regular Meeting of May 23, 2019
Council Chamber, City Hall - 5:00 P.M.

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

Chairman referenced citizen comments received and commented that a rezoning was denied by Baldwin County; the property is currently zoned RA, and the applicant proposes to subdivide the property into three-acre lots which meets Baldwin County standards.

A Motion was made by Mr. Hodgson and **Seconded** by Mr. Prescott **to approve the preliminary/final plat for Newport Subdivision. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is a master plan revision for Winged Foot Subdivision, a Planned Unit Development, and preliminary/final plat review for Winged Foot Subdivision, Phase One.

An introductory presentation was given by Steve Pumphrey, representative of Dewberry, of a request an amendment of the master plan of Winged Foot Subdivision, a Planned Unit Development, and a two-lot subdivision of the commercial lot, C-1, located northwest of Predazzer Lane and County Road 64 which requires a modification to the master plan.

Chairman asked for Commission questions or comments.

Mr. Scott asked about construction on this lot. Mr. Pumphrey responded two-commercial office buildings.

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. Prescott and **Seconded** by Mr. Kirby **to approve a master plan amendment for Winged Foot Subdivision, a Planned Unit Development. There was no discussion on the motion. The Motion carried unanimously.**

A Motion was made by Mr. Kirby and **Seconded** by Mr. Prescott **to approve a preliminary/final plat for Winged Foot Subdivision, Phase One, Lot C-1. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is an administrative presentation of a proposed amendment to the Olde Towne Daphne District Map, rezoning request for Fortuna Investments, L.L.C. (Belrose North) and a rezoning request for Fortuna Investments, L.L.C. (Belrose South).

An introductory presentation was be given by Steve Pumphrey, representative of Dewberry, of a request for a modification to the boundary of the Olde Towne Daphne District to include a site northwest of Main Street and Belrose Avenue for the purpose of the construction of an office building. He stated one of the benefits of being included in the district is to bring the building closer to the roadway to allow more room for parking in the back.

Chairman asked for Commission questions or comments.

The City of Daphne
Planning Commission Minutes
Regular Meeting of May 23, 2019
Council Chamber, City Hall - 5:00 P.M.

Mr. Scott referenced the presentation by Architects Southwest and stated one of their recommendations was to have buildings closer to the road and parking in the rear where possible; this request is what the City envisions for the Olde Towne Daphne area.

Mr. Scott commented that the Council is very protective of and does not want any commercial development on Sixth Street. Chairman stated the Commissioners have been asked to consider amending the Olde Town Daphne District to extend two blocks west of Main Street and to exclude Sixth Street, upon setting a public hearing.

Mr. Strunk presented the following motion made by the City Council on April 15, 2019:

A Motion was made by Councilman Coleman requesting the Daphne Planning Commission consider an amend the boundary of the Olde Towne Daphne District to include parcels west of Main Street and east of Sixth Street, excluding, however, all parcels contiguous to Sixth Street. Further, upon passage of this motion by the Council that the City Clerk present a copy of said motion to the Chairman of the Daphne Planning Commission. The motion carried unanimously.

Chairman stated the public hearing is the zoning amendment for the northern parcel from R-2, Medium Density Single Family Residential, to B-3, Professional Business, or the southern parcel from B-1, Local Business, to MU, Mixed Use on Belrose Avenue.

Mr. Pumphrey stated that the rezoning of Belrose North is for the construction of an office building, and rezoning of Belrose South is for the construction of mixed use, commercial and residential, building.

Mr. Scott commented that this follow up with the desire to have as many mixed used buildings in the Olde Towne Daphne area as possible which is basically urban living or a walkable community.

Chairman asked for Commission questions or comments.

Chairman opened the floor to public participation.

Don Ouellette, 7720 Elizabeth Drive, asked about parking.

Chairman stated these are renderings of the buildings. Parking will be addressed during presentation of the site plan.

Pat Rudicell, 505 Belrose Avenue, expressed his support of the rezoning and the proposed amendment to the boundary of the Olde Towne Daphne District Map requested by City Council to address resident concerns regarding the encroachment of commercial development onto Sixth Street. Chairman closed public participation and for a motion.

A Motion was made by Mr. Scott and Seconded by Mr. Prescott to set forth a favorable recommendation to City Council to amend the boundary of the Olde Towne Daphne District to include a zero-point three-nine acre site northwest of Main Street and Belrose Avenue. There was no discussion on the motion. The Motion carried unanimously.

The City of Daphne
Planning Commission Minutes
Regular Meeting of May 23, 2019
Council Chamber, City Hall - 5:00 P.M.

A *Motion* was made by Mr. Scott and *Seconded* by Mr. Prescott *to set forth a favorable recommendation to the City Council to rezone a zero-point three-nine acre site from R-2, Medium Density Residential, to B-3, Professional Business, for Fortuna Investments, L.L.C. (Belrose North). There was no discussion on the motion. The Motion carried unanimously.*

A *Motion* was made by Mr. Scott and *Seconded* by Mr. Prescott *to set forth a favorable recommendation to the City Council to rezone a zero-point four-zero acre site from B-1, Local Business, to MU, Mixed Use, for Fortuna Investments, L.L.C. (Belrose South). 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.

None presented.

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

Respectfully submitted by:



Jan Vallecillo, Planning Coordinator

Approved: June 27, 2019



Marybeth Bergin, Chairman