

The City of Daphne  
Planning Commission Minutes  
Regular Meeting of July 25, 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 5:05 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Bolton Tucker  
Andrew Prescott, Secretary  
Ed Kirby  
Marybeth Bergin, Chairman  
Phillip Hodgson, Vice Chairman  
Ron Scott  
Hudson Sandefur  
Chief White

Staff Present:

Adrienne Jones, Director of Community Development  
Jan Vallecillo, Planning Coordinator  
Patrick Dungan, Attorney (arrived @ 5:20 p.m.)  
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 June 27, 2019. There being none, minutes are approved as submitted.*

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

Ms. Jones addressed the request by Council for preparation of an ordinance to amend the boundary of the Olde Towne Daphne District Map presented for consideration and tabled at previous meeting. She stated the modification includes the addition of ten nonresidential lots along Belrose Avenue, Lea Avenue, Magnolia Avenue and west of Main Street, excluding, however, all parcels contiguous to Sixth Street. She displayed photographs of the proposed area of change and clarified that inclusion in the district does not rezone those properties. She reiterated a landowner's benefit of inclusion in the district: the ability to request a nonresidential zoning change to commercial and/or mixed use; a reduction of parking, landscaping, buffer and signage requirements; only certain uses are permitted, and rezoning to B-2 or R-4 is prohibited. She recommended acceptance of the proposed amendment.

Ms. Jones stated a motion was made by Council on July 15, 2019 to request the Commission to allow property zoned B-1, B-2 and B-3 that lies in the Olde Towne Daphne District or Village Overlay District, to have a residential component upstairs/vertical. A draft of the proposed amendment will be presented to the Commission in August.

The City of Daphne  
Planning Commission Minutes  
Regular Meeting of July 25, 2019  
Council Chamber, City Hall - 5:00 P.M.

---

Chairman asked for questions and comments and 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 approve a proposed amendment to the Land Use and Development Ordinance, Article 14, Section 20(a) to amend the boundary of the Olde Towne Daphne District Map to include parcels south of Lea Avenue and abutting Belrose Avenue, that are west of Main Street and east of Sixth Street, however, excluding all parcels contiguous to Sixth Street as shown on Exhibit A.*

During discussion, Ms. Jones stated the public hearing was held previously and is not required tonight. Chairman advised that the Commission makes a recommendation to the City Council, and that body will hold a public hearing that gives you another opportunity to speak on this issue.

***The Motion carried unanimously.***

Chairman stated the next order of business is a request for Planning Commission approval and site plan review for Rock-It Self Storage. She explained that the Commission will hold a public hearing because a storage facility is not allowed by right in a B-2 zone.

An introductory presentation was given by David Diehl, representative of SE Civil, requesting consideration of Planning Commission approval of a multi-story storage facility in a B-2 zone and site plan review of Rock-It Self Storage located southeast of the intersection of Renaissance Boulevard and U.S. Highway 90.

Mr. Diehl stated staff deficiencies have been addressed. The plan revision provided to staff consists of the addition of an access at the southwest corner of the property. Chairman advised that the updated site plan is on the screen.

Chairman asked for Commission questions or comments for the applicant.

Mr. Scott commented about the architectural and/or district requirements of the Eastern Shore Overlay District regarding the exterior of buildings. Mr. Diehl responded that he will advise the developer of the requirements.

Chairman opened the floor to public participation.

Don Ouellette, 7720 Elizabeth Drive, asked about the projected date of activation of the traffic signal at Renaissance Boulevard and U.S. Highway 90. Mr. Scott responded that the development of a seven thousand five hundred square foot medical facility on a seventeen-acre parcel located south of Renaissance Boulevard and U.S. Highway 90 would require activation of the traffic signal.

Chairman clarified for the record, this particular site is on U.S. Highway 90, but does not have access to Renaissance Boulevard.

Chairman closed public participation and asked for Commission questions or comments and a motion.

The City of Daphne  
Planning Commission Minutes  
Regular Meeting of July 25, 2019  
Council Chamber, City Hall - 5:00 P.M.

---

A Motion was made by Mr. Prescott and **Seconded** by Mr. Hodgson *to grant planning approval for a storage facility in a B-2, General Business, zone, as requested. There was no discussion on the motion. The Motion carried unanimously.*

A Motion was made by Mr. Sandefur and **Seconded** by Mr. Kirby *to grant site plan approval for Rock-It Self Storage site plan. There was no discussion on the motion. The Motion carried unanimously.*

Ms. Jones advised of approval of the re-plat of Malbis Place Subdivision.

The next order of business is site plan review for Belrose North.

An introductory presentation was given by Steve Pumphrey, representative of Dewberry, requesting site plan review of a professional office facility with associated drainage, parking, utilities and landscaping located northwest of Main Street and Belrose Avenue. He advised that the site is pending approval of rezoning and re-districting of the Olde Towne Daphne District, and requires submission of a re-plat of the lots into one parcel. He stated that plan revisions provided to staff consist of the removal of one parking space, relocation of the floating area of the handicapped space, and a substantial ten-foot landscape buffer to include a decorative masonry wall/fence on the west property line. He also stated that the building is closer to the road to allow for parking, and the owner is requesting a waiver of the buffer requirement on the north property line.

Chairman asked for questions and comments and about buffer requirements. Ms. Jones responded because of the proposed expansion of the Olde Towne Daphne District, the chance the property to the north will become nonresidential and/or commercial in the near future is significant. She recommended acceptance of the buffer as presented.

Chairman asked about a review by the Board of Zoning Adjustment. Ms. Jones stated not in this circumstance. Furthermore, the proposed masonry wall on the west side would be a good standard to establish to separate commercial/residential as in the Historic Malbis Subdivision.

Mr. Hodgson asked about the number of parking spaces. Chairman responded twenty parking spaces onsite and three additional parking spaces on the street.

Chairman asked for questions and comments and for a motion.

A Motion was made by Mr. Scott and **Seconded** by Mr. Prescott *to grant site plan approval for Belrose North site plan, subject to rezoning from R-2 to B-3 and incorporation into the Olde Towne Daphne District with the following conditions: sidewalk shall be five-foot wide to match existing sidewalks in lieu of six-foot; ten-foot rear buffer shall include eight-foot tall privacy fence and parking stall encroachments count toward said buffer; submit ROW permit to Community Development for on-street parking prior to pre-construction meeting; re-plat of Lots 29, 30 and 31, Block 4, of Yuille Belrose Wharf Subdivision shall be recorded in Probate Records prior to the pre-construction meeting. There was no discussion on the motion. The Motion carried unanimously.*

The City of Daphne  
Planning Commission Minutes  
Regular Meeting of July 25, 2019  
Council Chamber, City Hall - 5:00 P.M.

---

---

The next order of business is final plat review for Jubilee Farms Subdivision, Phase Two.

An introductory presentation was given by Steve Pumphrey, representative of Dewberry, requesting final review of Jubilee Farms Subdivision, Phase Two located southeast of Austin Road and Alabama Highway 181. He stated that staff deficiencies have been addressed.

Chairman responded she has received a memorandum from the Public Works Director and Environmental Programs Manager. Ms. Jones stated that in lieu of completion of the remainder of the improvements, the developer has also posted a performance bond.

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 final plat for Jubilee Farms Subdivision, Phase Two, with a surety for remaining ten percent of incomplete work. There was no discussion on the motion. The Motion carried unanimously.**

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

An introductory presentation was given by Hunter Smith, representative of Smith, Clark & Associates, requesting preliminary/final plat review of a four-lot subdivision zoned R-4, High Density Single and Multi-Family Residential, consisting of approximately two-point two acres located southwest of County Road 64 and Pollard Road.

Chairman asked for Commission questions or comments.

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

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

The next order of business is preliminary/final plat review for Michael Pierce Family Subdivision.

An introductory presentation was given by Steve Pumphrey, representative of Dewberry, requesting preliminary/final plat review of a four-lot subdivision recently rezoned to R-6(G), Garden/Patio Home, consisting of approximately zero point eight-nine acres located southwest of Whispering Pines and Pollard Roads.

Chairman asked for Commission questions or comments.

Chairman commented on the roadway and asked if it was a family subdivision. Ms. Jones responded no.

Chairman opened the floor to public participation.

The City of Daphne  
Planning Commission Minutes  
Regular Meeting of July 25, 2019  
Council Chamber, City Hall - 5:00 P.M.

---

---

Don Ouellette, 7720 Elizabeth Drive, about issues of a shared ingress and access easement.

Chairman closed public participation and asked for Commission questions or comments and a motion.

A **Motion** was made by Mr. Kirby and **Seconded** by Mr. Sandefur **to approve the preliminary/final plat for Michael Pierce Family Subdivision. 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.

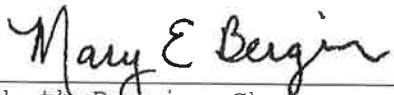
The upcoming meeting dates are site preview, August 14 & regular meeting, August 22, 2019.

***There being no further business, the meeting was adjourned at 5:36 p.m.***

***Respectfully submitted by:***

  
\_\_\_\_\_  
Jan Vallecillo, Planning Coordinator

**Approved:** August 22, 2019

  
\_\_\_\_\_  
Marybeth Bergin, Chairman