

**CITY OF DAPHNE
BOARD OF ZONING ADJUSTMENT MINUTES
REGULAR MEETING OF NOVEMBER 1, 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:

Willie Robison, Chairman
Herb Cole
Derek Wolstenholme
Carolyn Courson
Thomas Warner *Arrived at 6:02 p.m.

Members Absent:

Billy Mayhand, Vice Chairman

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 September 6, 2018 meeting. There were no corrections, additions or deletions.

The Minutes were approved unanimously.

Chairman called the next item on the agenda, **Appeal #2018-06 Renew PT & Performance**, 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 operation of a physical therapy clinic at 27468 World Court. The property is zoned, C/I, Commercial Industrial.

Ms. Jones displayed a Power Point Presentation of 27468 World Court, Lot 19, in Daphne Commercial Park outlining the surrounding businesses in the area and cited the property is zoned C/I, a Commercial Industrial District. She cited a site plan was approved for Lot 19 of Daphne Commercial Park, Unit 1 in 2004. The building is occupied by JMADE Strength and Conditioning Gym and the applicant will use the same building with no expansion, therefore, no Planning Commission review is required. Ms. Jones recommendation was to approve the Special Exception.

Chairman opened the floor for public participation.

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Mr. Vaughn stated his name as Tyler Vaugh, a Physical Therapist from the Mobile office of Renew PT & Performance and he cited he had nothing to add that Ms. Jones had laid out his request.

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

The Board discussed whether the proposed use fitted the zone and the Council adopting an Ordinance last year allowing a gym in a C/I zone upon approval of the Planning Commission, and the definition of a special exception was revisited.

A Motion was made by Mr. Cole and Seconded by Mr. Warner to approve Appeal #2018-06, Renew PT & Performance, request for a Special Exception to the Daphne Land Use and Development Ordinance. The request, if granted, proposed to allow the operation of a physical therapy clinic at 27468 World Court. The property is Lot 19, Daphne Commercial Park, which is zoned, C/I, Commercial Industrial.

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

Mr. Warner	Aye
Mr. Cole	Aye
Mr. Robison	Aye
Mr. Wolstenholme	Aye
Ms. Courson	Aye

The Chairman stated the request for the Special Exception is approved and instructed Mr. Vaugh to pick up the paperwork from Community Development about 9:00 a.m. in the morning, and officially welcomed Ms. Courson to the Board of Zoning Adjustment.

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.

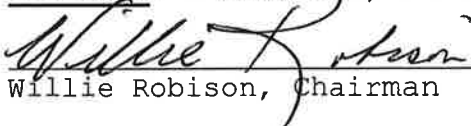
The meeting was adjourned at 6:09 p.m.

Respectfully submitted by:



Pat Johnson, Recording Secretary

APPROVED: December 6, 2018



Willie Robison, Chairman