

**The City of Daphne
Planning Commission Minutes
Rescheduled Regular Meeting of January 30, 2025
Council Chamber, City Hall - 5:00 P.M.**

Call to Order:

The Chairman called the regular meeting of the City of Daphne Planning Commission to order at 5:06 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Kevin Spriggs, Secretary
Oliver Roberts
Bobby Purvis
John Peterson, Vice Chairman
Andrew Prescott, Chairman
Lucy Watkins
Richard Johnson
Steve Olen
Nathan Jones

Staff Present:

Adrienne Jones, AICP, Director of Community Development
Brittney Epling, Planner
Jan Vallecillo, Planning Coordinator
Patrick Dungan, Attorney
Troy Strunk, Executive Director, City Development
Andy Bobe, City Engineer
Jesi Ward, Environmental Programs Manager

The Chairman asked for input regarding the December 19, 2024 regular meeting minutes presented by staff. There being none, minutes stand approved as submitted.

The Chairman called for the next order of business: The Enclave at Irongate, Phase 1 Preliminary Subdivision Plat Review.

An introductory presentation was given by the agent, Chloe Kelly. She provided a summary of the preliminary subdivision plat as presented on the meeting agenda. She advised that the subject property has been annexed into the city and the PUD zoning is in place. She noted the developer agreed that a site disturbance permit will not be issued until such time as the City receives confirmation regarding the jurisdictional determination.

Hearing no further comments from the commissioners, the Chairman called for a motion.

A motion was made by Mr. Olen and seconded by Mr. Jones to approve the Enclave at Irongate, Phase 1 preliminary subdivision plat with a condition to stay out of the wetland and wetland buffer areas until such time as the City receives confirmation regarding the jurisdictional determination provided by the appropriate regulatory agency. There was no discussion on the motion. The motion carried. Mr. Johnson and Mr. Spriggs dissented.

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The Chairman called for the next order of business: The Enclave at Irongate, Phase 2 Preliminary Subdivision Plat Review.

An introductory presentation was given by the agent, Chloe Kelly. She provided a summary of the preliminary subdivision plat as presented on the meeting agenda.

The Chairman commented there is one engineering comment outstanding regarding the parking build-up. Mr. McGehee stated a note will be added to the construction plans.

Mr. Spriggs questioned whether the fifty-foot right-of-way shown is the access to commercial property. Mrs. Kelly stated that is the right-of-way is for vehicular access from Phase 2 to the future development, and the connection will be required at the time of the presentation of a site plan.

The Chairman opened the floor for public hearing. The floor was closed after no one came forward to speak.

Hearing no further comments from the commissioners, the Chairman called for a motion.

A motion was made by Mr. Peterson and seconded by Mr. Spriggs to approve The Enclave at Irongate, Phase 2 preliminary subdivision. There was no discussion on the motion. The motion carried. Mr. Johnson dissented.

The Chairman called for the next order of business: The Cottages at Irongate, Phase 4 Preliminary Subdivision Plat Review.

An introductory presentation was given by the agent, Chloe Kelly. She provided a summary of the preliminary subdivision plat as presented on the meeting agenda.

The Chairman asked about a connection to the Preserve. Mrs. Kelly commented that a stub out is shown to the west side of the property as a connection to The Preserve which is envisioned to be a future multi-family site.

The Chairman commented there is one engineering comment outstanding regarding the parking build-up as discussed for the previous application.

Mr. Spriggs asked about the stub-out to the commercial development. Mrs. Kelly stated based on comments received at the site preview meeting, the construction plans were revised and submitted to the engineering department.

The Chairman opened the floor for public hearing. The floor was closed after no one came forward to speak.

Hearing no further comments from the commissioners, the Chairman called for a motion.

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Mrs. Jones commented that the subdivision plat does not reflect the right-of-way for the southern leg of the round-a-bout. Mr. Smith responded that there should not be a stub-out shown to commercial property from a city right-of-way.

Mr. Spriggs stated that the subdivision plat should be consistent with your master plan.

The Chairman said that he is correct. There is not public right-of-way on privately owned property.

Mr. Johnson stated that the public right-of-way should reflect the stub-out to the extent of construction and terminate at that southern stub out should be a line to clearly define the public and private property.

Mr. Spriggs stated that the stub-out should be shown on the plat as a future connection from the residential to commercial development.

A motion was made by Mr. Peterson and seconded by Mr. Olen to approve The Cottages at Irongate, Phase 4 preliminary subdivision plat with a condition that public improvements will be installed outside of the public right-of-way. There was no discussion on the motion. The motion carried. Mr. Johnson dissented.

The Chairman called for the next order of business: The Reserve at Daphne, Phase 4 Preliminary Subdivision Plat Review.

An introductory presentation was given by the agent, Chloe Kelly. She provided a summary of the preliminary subdivision plat as presented on the meeting agenda.

Mr. Bobe expressed his concerns about crossing a floodway and wetlands for an access to the future phases of this subdivision.

The Chairman noted that there are several comments that remain outstanding.

Larry Smith, representative of S.E. Civil, stated those comments will be addressed with the bridge design and USCOE permitting of the wetlands. Mr. Johnson suggested increasing the bridge span to avoid the wetlands. Mr. Smith stated initially a box culvert was planned, but was later changed to a bridge for less impact.

The Chairman opened the floor for public hearing. The floor was closed after no one came forward to speak.

Mrs. Jones asked that the application be tabled to allow completion of the bridge design for The Reserve at Daphne, Phases Four and Five.

Hearing no further comments from the commissioners, the Chairman called for a motion.

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A motion was made by Mr. Olen and seconded by Mr. Jones to table The Reserve at Daphne, Phase 4 preliminary subdivision plat to the regular meeting of February 27, 2025. There was no discussion on the motion. The motion carried unanimously.

The Chairman called for the next order of business: Oak Grove Estates, Phase One Final Plat Review.

An introductory presentation was given by the agent, Jason Wooten. He provided a summarization of the final subdivision plat as presented on the meeting agenda and advised that a financial guarantee has been provided to allow for additional time for the contractor to address staff comments regarding stabilization.

Hearing no further comments from the commissioners, the Vice Chairman called for a motion.

A motion was made by Mr. Johnson and seconded by Mr. Peterson to approve Oak Grove Estates, Phase 1 final subdivision plat. There was no discussion. The motion carried unanimously.

The Chairman called for the next order of business: a request for a second extension for The Pearl at Daphne (FKA The Noble at Daphne).

An introductory presentation was given by the agent, Ryan Clements. He provided a summary of a request for approval of an extension of time for the site plan and related site disturbance permit as presented on the meeting agenda. He stated that an updated traffic study normally takes three to four weeks to prepare. He also noted that it is specifically prescribed in the HUD loan documents that no construction can commence until such time the loan has closed.

Chad Cottrell, representative of Mulberry Properties, confirmed that they are actively pursuing HUD financing and advised that the firm signed a letter of commitment on January 4, 2025.

Mrs. Jones asked for the commissioners to grant a two-month extension until April to allow adequate time for the applicant to provide a revised traffic study for staff review in preparation of presentation to the Planning Commission at the regular meeting of March 27, 2025.

Hearing no comments from the commissioners, the Chairman called for a motion.

A motion was made by Mr. Olen and seconded by Mr. Prescott to approved a two-month extension to allow the developer of The Pearl at Daphne (FKA The Noble at Daphne) to provide an updated traffic study to be reviewed by the City and presented to the Planning Commission at the regular meeting of March 27, 2025. There was no discussion. The Motion carried unanimously.

The Chairman called for the next order of business: public participation.

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None presented.

The Chairman called for the next order of business: attorney's report.

Mr. Dungan had no report.

The Chairman called for the next order of business: commissioner's comments.

None presented.

The Chairman called for the next order of business: director's comments.

Director welcomed Lucy Watkins, Bobby Purvis, Brittney Epling and presented that the upcoming meeting dates. Site Preview is February 19th and the Regular Meeting is February 27, 2025.

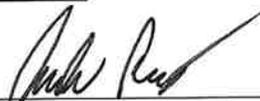
There being no further business, the meeting was adjourned at 5:45 p.m.

Respectfully submitted by:



Jan Vallecillo, Planning Coordinator

Approved: February 27, 2025



Andrew Prescott, Chairman