

The City of Daphne  
Planning Commission Minutes  
Regular Meeting of February 24, 2022  
Council Chamber, City Hall - 5:00 P.M.

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Call to Order:

Chairwoman called the regular meeting of the City of Daphne Planning Commission to order at 5:04 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Mayor Robin LeJeune  
Ronnie Huskey  
Marybeth Bergin, Chairwoman  
Kevin Spriggs  
Steve Olen  
Andrew Prescott, Vice Chairman

Staff Present:

Adrienne Jones, AICP, Director of Community Development  
Jan Vallecillo, Planning Coordinator  
Patrick Dungan, Attorney  
Troy Strunk, Executive Director, City Development  
Tim White, Environmental Programs Manager

The first order of business is the approval of the minutes.

Chairwoman asked for questions, comments or corrections to the minutes **of the regular meeting of January 27, 2022. There being none, minutes are approved as submitted.**

The next order of business is site plan review for the Noble at Daphne.

An introductory presentation was given by Jason Wooten of Wooten Engineering requesting site plan review of an apartment complex with associated parking, drainage, and landscaping located southwest of the intersection of County Road 13 and U. S. Highway 90. He advised that the sidewalk and a boardwalk was placed on County Road 13 because of the steep slope. Mr. Wooten advised that he has addressed all comments noted at the Site Preview Meeting.

Chairwoman asked for Commission questions or comments and advised of staff deficiencies.

Ms. Jones requested the submission of a revised site plan and landscape plan and recommended approval conditioned upon review of the revised engineering drawings by the City Engineer.

Chairwoman asked for Commission questions or comments and a motion.

A Motion was made by Mr. Prescott **Seconded** by Mr. Husky **to approve the Noble at Daphne site plan with a contingency as follows: final review and approval of revised engineering drawings by the City Engineer. There was no discussion on the motion. The Motion carried unanimously.**

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The next order of business is final plat review for Saint Augustine, Subdivision, Phase Four.

An introductory presentation was given by Al Finley of Dewberry requesting final plat review of Saint Augustine, Subdivision, Phase Four located northeast of County Road 64 on Rigsby Road. He stated that the outstanding deficiencies are approximately ninety percent complete.

Chairwoman advised of staff deficiencies and asked Environmental Programs Manager to comment. Mr. White responded a re-inspection has not been conducted, but that his concerns were address by the City Engineer.

Chairwoman noted this subdivision is in Baldwin County and would also require their approval.

Chairwoman asked for Commission questions or comments and a motion.

**A Motion was made by Mr. Prescott and Seconded by Mr. Huskey to approve Saint Augustine, Subdivision, Phase Four final subdivision plat as presented. There was no discussion on the motion. The Motion carried unanimously.**

Chairwoman stated the applicant seeking Planning Commission approval of a CEFCO convenience store/gas station has asked that the request to be tabled until the regular meeting of March 24, 2022.

The next order of business is a preliminary plat review of Jubilee Farms Subdivision, Phase Twelve.

An introductory presentation was given by Al Finley of Dewberry requesting preliminary plat review of a seventy-four lot subdivision consisting of approximately thirty-six point nine-seven acres located southeast of Alabama Highway 181 and Secretariat Boulevard. He stated this phase is east of and adjacent to Jubilee Farms Subdivision, Phase Ten and that plan revisions to add traffic calming were provided.

Chairwoman asked about access to driveways with the traffic calming in the middle of the intersection. Newman Bailey responded there is minimal slope for access on the side.

Chairwoman asked for Commission questions or comments. She opened the floor to public participation. No one came forth. She closed public participation and asked for a motion.

**A Motion was made by Mr. Prescott and Seconded by Mr. Olen to approve Jubilee Farms Subdivision, Phase Twelve preliminary plat. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is a request for modification to the buffer requirement for Lot 113 and preliminary plat review of the Reserve at Daphne Subdivision, Phase Two.

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An introductory presentation was given by Andy Bobe of Dewberry requesting preliminary plat review of a one hundred thirty-four lot subdivision consisting of approximately seventy-one point three-one acres located north of the intersection of County Road 64 and Montelucia Way.

Mr. Bobe stated that the Reserve of Daphne consists of five phases and provides access to the Reserve of Daphne, Phase One and County Road 64 and advised that the modification to the buffer requirement has been amended to request a waiver only for Lot 113 because Lot 204 was relocated.

Mr. Olen asked if the waiver is temporary and is necessary during construction for the installation of the drainage pipe. Mr. White stated the request complies with the ADEM twenty-five foot rule regarding the disturbance of the wetland buffer area. Mr. Bobe responded a waiver request is required because of the off cast from the installation of the stormwater drainage pipe and noted that the waiver request is only for this phase.

Ms. Jones advised that the Reserve at Daphne has been annexed into the city.

Chairwoman opened the floor to public participation. No one came forth. She closed public participation and asked for a motion on the associated applications.

**A Motion was made by Mr. Prescott and Seconded by Mr. Husky to approve the request for a temporary wetland buffer encroachment for pipe installation and restoration on/adjacent to Lot 113 contingent upon providing the appropriate BMPs. There was no discussion on the motion. The Motion carried unanimously.**

**A Motion was made by Mr. Prescott and Seconded by Mr. Husky to approve the Reserve at Daphne Subdivision, Phase Two preliminary plat. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is preliminary plat review for the Reserve at Daphne Subdivision, Phase Three.

An introductory presentation was given by Al Finley of Dewberry requesting preliminary plat view of an eighty-eight lot subdivision consisting of approximately thirty-six point three-nine acres located north of the intersection of County Road 64 and Montelucia Way. He stated plan revisions to add traffic calming were provided.

Chairwoman opened the floor to public participation. No one came forth. She closed public participation and asked for a motion.

**A Motion was made by Mr. Huskey and Seconded by Mr. Prescott to approve the Reserve at Daphne Subdivision, Phase Three preliminary plat. There was no discussion on the motion. The Motion carried unanimously.**

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The next order of business is master plan review for Hope Vineyard.

An introductory presentation was given by Melissa Currie of Dewberry requesting master plan review of Hope Vineyard. She presented an overview of the two hundred and thirty-six, phased mixed lot development with access to County Road 13 and Oldfield Subdivision, existing/proposed detention areas, common area/green space, new stub streets to the north and south, and amenities located east of County Road 13.

Chairwoman asked for Commission questions or comments.

Mr. Olen asked is staff satisfied with the design regarding the stub-outs. Mr. Strunk responded that he was thrilled with the design and the addition of the sidewalk on County Road 13.

**A Motion was made by Mr. Prescott and Seconded by Mr. Husky to approve the master plan for Hope Vineyard. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is a pre-zoning and annexation request for Redbarn, I.L.C.

An introductory presentation was given by Melissa Currie of Dewberry of a request to pre-zone and annex a one hundred and eight point three acre parcel located east of County Road 13 to R-6 (G), Garden or Patio Home.

Chairwoman asked for Commission questions or comments.

Chairman opened the floor to public participation. No one came forth. She closed public participation and asked for a motion on the associated applications.

**A Motion was made by Mr. Prescott and Seconded by Mr. Husky to set forth a favorable recommendation to City Council to pre-zone the subject property as R-6(G), Garden/Patio Home. There was no discussion on the motion. The Motion carried unanimously.**

**A Motion was made by Mr. Prescott and Seconded by Mr. Olen to set forth a favorable recommendation to City Council to annex the subject property into the Daphne city limits. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is public participation.

Chairwoman 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.

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None presented.

The next order of business is director's comments.


Director presented the upcoming meeting dates. Site Preview is March 16, and the Regular Meeting is March 24, 2022. She advised that the Orion Planning + Design is hosting a Planning Week in March; provided flyers for review. She thanked Mayor LeJeune for his presence at the meeting, and Mr. Prescott for his initiative taken during the meeting.

***There being no further business, the meeting was adjourned at 5:35 p.m.***

***Respectfully submitted by:***

  
Jan Vallecillo, Planning Coordinator

**Approved:** March 24, 2022

  
Marybeth Bergin, Chairwoman