

**The City of Daphne
Planning Commission Minutes
Regular Meeting of March 27, 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 5:02 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Kevin Spriggs, Secretary
Bobby Purvis
Oliver Roberts
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 February 27, 2025 regular meeting minutes presented by staff. There being none, minutes stand approved as submitted.

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 follow up comments were presented regarding the update to the traffic study and that no other improvements are warranted.

The Chairman asked for staff comments. Mr. Bobe concurred.

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

A motion was made by Mr. Prescott and seconded by Mr. Spriggs to approve the requested extension. There was no discussion. The motion carried. Mr. Olen dissented.

**The City of Daphne
Planning Commission Minutes
Regular Meeting of March 27, 2025
Council Chamber, City Hall - 5:00 P.M.**

Old Business:

The Chairman called for the next order of business: Waiver from the provisions of Section 11-6 of the Land Use and Development Ordinance pertaining to Minimum Street Requirements; exemption from sidewalk requirements in accordance with Section 11-11(f) of the Land Use and Development Ordinance; waiver from the provisions of Section 18-4(B)(2)(ix) of the Land Use and Development Ordinance; and Schiefflin Estates Preliminary Subdivision Plat Review.

An introductory presentation was given by the agent, Chris Lieb. He provided a summary of the requests for waivers, exemptions and the preliminary subdivision plat as presented on the meeting agenda. He stated that the plan revisions include utilities, fire hydrant, and fire truck turnaround. He noted that the applicant is seeking a waiver from the minimum asphalt width of twenty feet; requesting an exemption from sidewalk installation; and also requesting a waiver from the provisions that require storm drainage installation before the commencement of any building, roadway construction, or grading.

Mr. Lieb requested that on-site detention be designed for each individual lot to adequately address drainage rather than common detention and to add a note that a sidewalk will be constructed on Schiefflin Lane at the time of home construction.

Haymes Snedeker, Westlake Properties, requested to donate to the city in lieu of making improvements to the right-of-way.

Mr. Bobe stated to comply with the Fire Code, a right-of-way must have a minimum width of twenty-feet and commented that we would be setting a precedent if we grant a waiver to the improvement of a city right-of-way. He also noted that the development of the subdivision will also require the relocation of the utilities, gas and power. He said that he is not in favor of the aid to construction that is proposed.

Mr. Olen commented that he will support staff recommendations and questioned whether the project would move forward.

Mr. Snedeker affirmed that the project would move forward.

Mr. Johnson commented that agrees with allowing off-site detention, but would require the improvement of the right-of-way and installation of the sidewalks.

Mr. Spriggs commented about Schiefflin Lane as being a non-compliant publicly maintained right-of-way. Improvements for detention should be required to mitigate the stormwater rather than improving the right-of-way.

Mrs. Jones asked for verification that all lots will access the forty-foot ingress and egress easement rather than Schefflin Lane.

The City of Daphne
Planning Commission Minutes
Regular Meeting of March 27, 2025
Council Chamber, City Hall - 5:00 P.M.

Mr. Lieb confirmed that each lot access is directed to the easement.

Mr. Snedeker stated that an HOA will be created to ensure the future maintenance of the easement.

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

A motion was made by Mr. Johnson and seconded by Mr. Olen to deny the Section 11-6 request to waive the widening of the right-of-way of Schiefflin Lane. There was no discussion on the motion. The motion carried. Mr. Spriggs dissented.

A motion was made by Mr. Johnson and seconded by Mr. Olen to approve the Section 11-11 request for Schiefflin Estates sidewalk exemption a condition that sidewalks are to be built at the time of home construction. There was no discussion on the motion. The motion carried unanimously.

A motion was made by Mr. Johnson and seconded by Mr. Olen to approve the Section 18-4(B)(2)(ix) waiver request and to allow individual lot detention to be approved by the City Engineer. There was no discussion on the motion. The motion carried unanimously.

A motion was made by Mr. Prescott and seconded by Mr. Johnson to approve Schiefflin Estates preliminary subdivision plat. There was no discussion on the motion. The motion carried unanimously.

New Business:

The Chairman called for the next order of business: Chase Bank Site Plan Review.

An introductory presentation was given by the agent, Dillon Goodall. He provided a summary of the site plan as presented on the meeting agenda.

The Chairman asked for staff comments. Staff advised that all comments have been addressed.

The Chairman posed a question to the agent regarding the environmental assessment and the agent confirmed that no further assessments are needed.

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

A motion was made by Mr. Johnson and seconded by Mr. Jones to approve the site plan for Chase Bank. The motion carried unanimously.

The Chairman called for the next order of business: The Hamlet at Rowan Oak, Phase 2 Preliminary Subdivision Plat Review.

**The City of Daphne
Planning Commission Minutes
Regular Meeting of March 27, 2025
Council Chamber, City Hall - 5:00 P.M.**

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 and addressed a comment from site preview regarding architectural guidelines. She stated the PUD must adhere to that provision of the ordinance regarding a front-facing garage. She also stated it shall be recessed and shall constitute no more than forty-two percent of the residential façade.

Mr. Olen questioned whether staff was satisfied that the design complies with that provision. Mr. Strunk stated yes.

The Chairman opened the floor for public hearing regarding the subdivision.

Noel Eagleson, 25604 Friendship Road, asked about the buffer zones associated with this phase of development.

The Chairman closed the floor to the public hearing and offered the agent the opportunity for rebuttal.

Mrs. Kelly replied your property is located on the north side of Milton Jones Road and has an associated buffer in excess of five hundred feet.

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

A motion was made by Mr. Olen and seconded by Mr. Prescott to approve The Hamlet at Rowan Oak, Phase 2 preliminary subdivision plat. There was no discussion on the motion. The motion carried unanimously.

Mrs. Jones referenced the Environmental Program Manager's memorandum and her request for an enhanced BMP plan prior to the issuance of a site disturbance permit.

The Chairman asked for direction on how to proceed. Mr. Dungan stated a commissioner must move to reconsider the motion.

A motion was made by Mr. Olen and seconded by Mr. Prescott to reconsider the motion. There was no discussion on the motion. The motion carried unanimously.

A motion to add an amendment was made by Mr. Olen and seconded by Mr. Spriggs to add that an Enhanced BMP Plan must be submitted to and approved by the city staff prior to issuance of a Site Disturbance Permit. There was no discussion on the motion. The motion carried unanimously.

A motion was made by Mr. Olen and seconded by Mr. Prescott to approve the motion as amended. There was no discussion on the motion. The motion carried unanimously.

The Chairman called for the next order of business: The Hamlet at Rowan Oak, Phase 3 Preliminary Subdivision Plat Review.

**The City of Daphne
Planning Commission Minutes
Regular Meeting of March 27, 2025
Council Chamber, City Hall - 5:00 P.M.**

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 for staff comments. Staff advised that all comments have been addressed.

The Chairman opened the floor for the 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. Olen and seconded by Mr. Johnson to approve The Hamlet at Rowan Oak, Phase 3 preliminary subdivision plat. There was no discussion on the motion. The motion carried unanimously.

The Chairman called for the next order of business: Faulkner's Place at Rowan Oak, Phase 5 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 and noted that this is the townhome portion of the development.

The Chairman asked for staff comments. Staff advised that all comments have been addressed.

The Chairman opened the floor for the 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. Jones and seconded by Mr. Prescott to approve Faulkner's Place at Rowan Oak, Phase 5 preliminary subdivision plat. There was no discussion on the motion. The motion carried unanimously.

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 and requests to table the associated applications for Phases 1 and 2 until the next meeting as direction from the U.S. Army Corps of Engineers on the jurisdictional determination should be received within the next two weeks.

Mrs. Jones stated the public hearing should be held prior to tabling the application in case there are adjacent property owners present who wish to participate.

**The City of Daphne
Planning Commission Minutes
Regular Meeting of March 27, 2025
Council Chamber, City Hall - 5:00 P.M.**

The Chairman opened the floor for the 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. Olen and seconded by Mr. Prescott to postpone the review of The Enclave at Daphne, Phase 1 preliminary subdivision plat until the April 24, 2025 Planning Commission meeting. There was no discussion on the motion. The motion carried unanimously.

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 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. Olen and seconded by Mr. Prescott to postpone the review of The Enclave at Daphne, Phase 2 preliminary subdivision plat until the April 24, 2025 Planning Commission meeting. There was no discussion on the motion. The motion carried unanimously.

The Chairman called for the next order of business: Proposed Amendments to Article 24, Vacation of Easement and/or Right of Way, of the Land Use and Development Ordinance.

Mr. Dungan provided an overview of the proposed amendments to the Land Use and Development Ordinance regarding a vacation of easement and/or right-of-way, noted the modifications made and advised that the revisions were warranted to meet advertisement and statutory requirements.

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

A motion was made by Mr. Olen and seconded by Mr. Johnson to set forth a favorable recommendation to City Council to adopt the proposed amendment to Article XXIV of the Land Use and Development Ordinance. There was no discussion. The motion carried unanimously.

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

None presented.

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

**The City of Daphne
Planning Commission Minutes
Regular Meeting of March 27, 2025
Council Chamber, City Hall - 5:00 P.M.**

Mr. Dungan had no report.

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

The Chairman expressed his concerns about the comments regarding architectural standards.

Mr. Strunk reassured the commission that there is not an issue with compliance.

The Chairman called for the next order of business: Director presented that the upcoming meeting dates. Site Preview is April 16th and the Regular Meeting is April 24, 2025.

There being no further business, the meeting was adjourned at 5:58 p.m.

Respectfully submitted by:



Jan Vallecillo, Planning Coordinator

Approved: April 24, 2025



Andrew Prescott, Chairman