

**The City of Daphne
Planning Commission Minutes
Regular Meeting of April 24, 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:

Bobby Purvis
Oliver Roberts
John Peterson, Vice Chairman
Andrew Prescott, Chairman
Lucy Watkins
Steve Olen
Nathan Jones

Staff Present:

Adrienne Jones, AICP, Director of Community Development
Brittany Epling, Planner
Jan Vallecillo, Planning Coordinator
Patrick Dungan, Attorney
Troy Strunk, Executive Director, City Development
Andy Bobe, City Engineer

The Chairman asked for input regarding the March 27, 2025 regular meeting minutes presented by staff. There being none, minutes stand approved as submitted.

Old Business:

The Chairman called for the next order of business: The Enclave at Irongate, Phase 1 and 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 and requested to table the associated applications until the next regular meeting as direction from the U.S. Army Corps of Engineers on the jurisdictional determination is still pending.

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. Jones to waive the 30-day rule provided in Section 17-3(d) (3) (d) and delayed action on the preliminary plat until May Regular Planning Commission Meeting. There was no discussion on the motion. The motion carried unanimously.

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New Business:

The Chairman called for the next order of business: Patch Place Master Plan Review and Patch Place, Phase 1 Final Plat Review.

An introductory presentation was given by the agent, Price Hightower. He provided a summary of the master plan review and final subdivision plat review of Phase 1 as presented on the meeting agenda. He stated that a financial guarantee has been provided in lieu of the required improvements in coordination with the City Engineer to allow sufficient time for the contractor to address the outstanding deficiencies with regard to stabilization, lift station and the finalization of Parker Lane.

The Chairman asked about staff comments. Mr. Bobe stated that he does not have an issue with moving forward with the project because issues are actively being addressed for engineering and environmental programs, and the final plat will not be signed until such time the subdivision is complete.

The Chairman asked about the comments from the Baldwin County Highway Department and Daphne Utilities. Mr. Hightower stated that Parker Lane was constructed per city regulations for conveyance from Baldwin County to the City of Daphne. The right-of-way construction is acceptable to the City Engineer, but is pending the requested modifications by the county inspector and striping once the pavement has cured. Bobby Riis, representative of Tower Homes, advised that the inspection for the lift station is set for Friday, April 25th, and that the other comments are being addressed.

Mr. Olen asked for a summarization of the remaining issues. Mr. Bobe stated the major issue is the stabilization of the entire site, near the lift station and around the inlets.

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

A motion was made by Mr. Olen and seconded by Mr. Peterson to approved the Patch Place Subdivision Master Plan. There was no discussion. The motion carried unanimously.

A motion was made by Mr. Olen and seconded by Mr. Jones to postpone the review of Patch Place, Phase 1 final subdivision plat until the May 22, 2025 Planning Commission meeting. There was no discussion. The motion carried unanimously.

The Chairman called for the next order of business: Rowan Oak Division on Friendship Road Preliminary/Final Subdivision Plat Review.

An introductory presentation was given by the agent, Chloe Kelly. She provided a summary of the preliminary/final subdivision plat as presented on the meeting agenda. She stated this subdivision is part of the preparation for a closing on a parcel relative to Rowan Oak Subdivision.

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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. Roberts and seconded by Mr. Jones to approve Rowan Oak Division on Friendship preliminary/final subdivision plat. There was no discussion on the motion. The Motion carried unanimously.

The Chairman called for the next order of business: Stanton Highway 98 Preliminary/Final Subdivision Plat Review.

An introductory presentation was given by the agent, Aaron Collins. He provided a summary of the preliminary/final subdivision plat as presented on the meeting agenda.

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. Roberts and seconded by Mr. Jones to approve Stanton Highway 98 preliminary/final 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 6 Preliminary Subdivision Plat Review.

An introductory presentation was given by the agent, Grayson Bertolla. He provided a summary of the preliminary subdivision plat as presented on the meeting agenda.

The Chairman asked for staff comments. Mr. Bobe advised that all comments have been addressed, except for the presentation of the Enhanced BMP Plan as requested by the Environmental Programs Manager.

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. Peterson to approve The Reserve at Daphne, Phase 6 with a condition that the Site Disturbance Permit shall not be issued until after an Enhanced BMP Plan has been submitted to and approved by the Environmental Programs Manager. There was no discussion on the motion. The motion carried unanimously.

The Chairman called for the next order of business: The Estate of Georgianne Simms Pre-Zoning Amendment and Annexation Request.

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An introductory presentation was given by the agent, Aaron Collins. He provided a summary of the pre-zoning and annexation request as presented on the meeting agenda. He advised the applicant has requested annexation into the city for the purpose of the construction of Rich's Carwash.

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. Roberts to set forth a favorable recommendation to the City Council to pre-zone the subject property to B-2, General Business. There was no discussion. The motion carried unanimously.

A motion was made by Mr. Peterson and seconded by Mr. Prescott to set forth a favorable recommendation to the City Council to annex the subject into the Daphne city limits. There was no discussion. The motion carried unanimously.

The Chairman called for the next order of business: The Official Zoning Map and Official Street Map Update.

Mrs. Jones provided a list of amendments within the Planning Commission Report Packet to codify the Official Zoning Map and Official Street Map from November 1, 2024 through April 30, 2025. Mrs. Epling placed the maps on the screen and requested approval of the amended Official Zoning Map and Official Street Map.

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

A motion was made by Mr. Peterson and seconded by Mr. Jones to set forth a favorable recommendation to City Council to amend the Official Zoning Map and Official Street Map. 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.

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.

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Troy Strunk, Executive Director, City Development provided an update on the absence of Richard Johnson and the progression of his recovery. The Chairman presented the upcoming meeting dates. Site Preview is May 14th and the Regular Meeting is May 22, 2025.

There being no further business, the meeting was adjourned at 5:25 p.m.

Respectfully submitted by:



Jan Vallecillo, Planning Coordinator

Approved: May 22, 2025



Andrew Prescott, Chairman