

The City of Daphne  
Planning Commission Minutes  
Regular Meeting of April 28, 2022  
Council Chamber, City Hall - 5:00 P.M.

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Call to Order:

Chairman called the regular meeting of the City of Daphne Planning Commission to order at 5:05 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Kevin Spriggs  
Adam Manning  
John Peterson was excused @ 6:20 p.m.  
Andrew Prescott, Chairman  
Ronnie Huskey  
Steve Olen

Staff Present:

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

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

Chairman asked for questions, comments or corrections to the minutes **of the regular meeting of March 24, 2022. There being none, minutes are approved as submitted.**

Chairman announced the rearrangement of the agenda to allow items which require a public hearing to precede others so a member of the Commission may be excused early.

The next order of business is preliminary/final plat review for J & B Farms Subdivision.

An introductory presentation was given by Danny Clark, Smith, Clark & Associates, requesting preliminary/final plat review of a three-lot subdivision consisting of six-point five acres located southeast of Randall Avenue and Via Del San Francisco.

Chairman asked for Commission questions or comments. Mr. Olen asked for a staff recommendation. Ms. Jones advised favorable.

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

A Motion was made by Mr. Manning and **Seconded** by Mr. Peterson **to approve J & B Farms Subdivision preliminary/final subdivision plat. There was no discussion on the motion. The Motion carried unanimously.**

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The next order of business is reconsideration of the rezoning request for Great Magnolia Properties, L.L.C. and the Stanard Family Partnership.

An introductory presentation was given by Chad Rome, U-Haul Company of Alabama, of a request to rezone a four point one-three acre parcel from B-1, Local Business, to B-2(a), General Business Alternate, located southeast of Whispering Pines and U.S. Highway 98 for a storage facility and U-Haul rental center.

Chairman asked for Commission questions or comments and opened the floor to public participation.

Marvin Ussery, 6475 War Eagle Drive, and representative of Great Magnolia Properties, L.L.C. and the Stanard Family Partnership, spoke in favor of the rezoning.

Chairman closed public participation and asked for a motion.

**A Motion was made by Mr. Peterson and Seconded by Mr. Manning to set forth a favorable recommendation to City Council to rezone the subject Property from B-1, Local Business, to a B-2(a), General Business Alternate, District. There was no discussion on the motion. The Motion carried unanimously.**

Chairman advised that the applicant requested that the applications for pre-zoning, annexation, and rezoning for KJC Investments, L.L.C. be tabled until the regular meeting of June 23, 2022.

The next order of business is preliminary plat review for Hope Vineyard, Phase One.

An introductory presentation was given by Melissa Currie, Dewberry, requesting preliminary plat review of a one hundred thirty-six lot subdivision consisting of fifty-five point four-five acres located east of County Road 13. She presented an overview of the two hundred and thirty-six lot, phased, mixed lot, one-hundred and eight acre development with access to County Road 13 and Oldfield Subdivision.

Chairman asked for Commission questions or comments and advised of staff deficiencies. Mr. Newman stated his comments have been addressed, except for providing a traffic impact study.

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

Justin Britt, Dewberry, requested that the application be tabled until the regular meeting of May 26, 2022. The Commission consented.

The next order of business is preliminary plat review for the Reserve at Plantation Hills, Phase One.

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An introductory presentation was given by Melissa Currie, Dewberry, requesting preliminary plat review of a six-lot subdivision consisting of approximately fourteen-point nine acres located east and southeast of Robbins Boulevard and Ashbury Hill Road. She stated that the proposed subdivision consists of one-acre lots located south of Plantation Hills Subdivision. The proposed design consists of the construction of two cul-de-sacs to serve as a turnaround for emergency vehicles, but there is no road or infrastructure construction required or wetland impacts.

Chairman asked for Commission questions or comments and advised of staff deficiencies noted by Fire Marshal and Environmental Programs Manager. Brent Anderson, Dewberry, advised that a revised utility plan and phasing plan were provided to address staff comments.

Chairman asked for Commission questions or comments and opened the floor to public participation.

Dwight Williams, 11380 Alpine Court, spoke in opposition and expressed his concerns about the impact of the development of the Reserve of Plantation Hills, Phase Two on Plantation Hills Subdivision.

Gary Reyes, 9182 Ashley Court, spoke in opposition and expressed concerns about development without preserving and farming the land.

Jacque Jackson, 11420 River Birch Street and Vice President of Bay Branch Estates POA, spoke in opposition and expressed her concerns about protecting Plantation Hills Subdivision and Turkey Branch. She advised Bay Branch is protected, but Plantation Hills Subdivision does not have a POA to address their concerns about this subdivision.

Chairman closed public participation.

During rebuttal, Ms. Currie advised this land is not currently farmland and zoned residential, and stated that the proposed development was clustered to protect the wetlands. Mr. Anderson provided an overview of the storm water design and stated that the subdivision meets the requirements of the Daphne Land Use Ordinance.

Chairman asked for Commission questions or comments and for a motion.

**A Motion was made by Mr. Spriggs and Seconded by Mr. Huskey to approve the Reserve at Plantation Hills, Phase One, preliminary subdivision plat contingent upon approval of the phasing plan. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is preliminary plat review for the Reserve at Plantation Hills, Phase Two.

An introductory presentation was given by Melissa Currie, Dewberry, requesting preliminary plat review of a fifty-one lot subdivision consisting of approximately two hundred forty-three point four-three acres located east and southeast of Robbins Boulevard and Ashbury Hill Road.

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Chairman asked for Commission questions or comments and advised of staff deficiencies by Environmental Programs Manager and Community Development. Mr. Newman stated his comments have been addressed. Mr. White advised that acceptance is pending review of the phasing plan.

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

**A Motion was made by Mr. Spriggs and Seconded by Mr. Huskey to approve the Reserve at Plantation Hills, Phase Two, preliminary subdivision plat contingent upon approval of the phasing plan and correction of minor landscape deficiencies. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is master plan review for Grindstone.

An introductory presentation was given by Larry Smith, S.E. Civil, of a request for master plan review of Grindstone. He presented an overview of one hundred and fifty-six lot development with access to County Road 13, stub-outs for future development, traffic calming, crosswalks, sidewalks, and lakes located southeast of the intersection of County Road 13 and Pleasant Road.

Chairman asked for Commission questions or comments and for a motion.

**A Motion was made by Mr. Peterson and Seconded by Mr. Spriggs to approve the master plan for Grindstone, subject to the required County Road 13 and Well Road improvements. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is a pre-zoning and annexation request for Ann Berga and Teresa Warner.

An introductory presentation was given by Larry Smith, S.E. Civil, of a request to pre-zone and annex a forty-nine point nine zero acre parcel located southeast of County Road 13 and Pleasant Road to R-6(G), Garden/Patio Home.

Chairman asked for Commission questions or comments.

Mr. Peterson asked about the distance from this development to the roadway north of Well Road and if there is a required offset. Mr. Smith stated approximately one hundred feet. Mr. Newman advised that the access drive should align with Well Road or offset.

Mr. Spriggs asked about the direction stormwater would travel if the detention structure overflows. Mr. Smith advised that the water would go to the drainage easement on the south property line to the ditch and then go north.

Chairman opened the floor to public participation.

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Becky McFall, 9119 Ashley Court, presented a petition with thirty signatures and spoke in opposition to express their concerns about the adverse effect on property values, noise, traffic, quality of life, density, flooding, and preservation of wildlife.

Charlene Reyes, 9182 Ashley Court, spoke in opposition and expressed her concerns about drainage, flooding, traffic, effect on school system, preservation of farmland, and long-term impact on city services.

Gary Reyes, 9182 Ashley Court, spoke in opposition and expressed his concerns about traffic and preservation of farmland.

Daniel Bedford, 9766 Ottawa Drive and President of Ottawa POA, spoke in opposition and expressed his concerns about the effect on the school system, drainage, traffic, and impact on easements and property values.

Meg Kline, 9286 Ottawa Springs, spoke in opposition and expressed her concerns about preservation of the watershed project on Well Road and traffic.

Alan Petersen, 9283 Ashley Court, spoke in opposition and stated that the density is inappropriate for this area and opposed to carbon impact.

Chad Vinson, 9045 Ottawa Springs, spoke in opposition and expressed his concerns about drainage, traffic and erosion.

Mark Biggie, 9224 Ashley Court, spoke in opposition and expressed his concerns about water quality, effect on school system, flooding, traffic, density, property values, smaller houses, water supply, impact of adjacent lake, and buffers.

Michelle Birch, 9777 Ottawa Drive, spoke in opposition and expressed her concerns about density and small lot sizes.

Nicole Gry, 9182 Ashley Court, spoke in opposition and expressed her concerns about the effect of this development on the quality of life in her neighborhood and impact on wildlife.

Ted Kline, 9286 Ottawa Springs, spoke in opposition and expressed his concerns about density, overdevelopment, water quality and potential impact on the bay.

Robyn Andrews, 9252 Berga Lane, spoke in opposition and expressed his concerns about traffic, drainage, and density. He asked about traffic study.

Chairman closed public participation.

During rebuttal, Mr. Smith advised: the buffer zone abutting Ashley Court is reserved for a drainage area; stub-outs have been provided for future development as a point of relief for traffic; plans will be provided to the school board; presently no utility issues; drainage/flooding issues will be addressed in the subdivision design; developer and/or POA will maintain buffer zones and common areas; and, traffic issues will be addressed in the traffic impact study.

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Chairman asked for Commission questions or comments and for a motion.

A Motion was made by Mr. Spriggs and Seconded by Mr. Peterson to set forth a favorable recommendation to City Council to pre-zone the subject property to R-6(G), Garden/Patio Homes. The vote was five ayes and one nay. The motion did not carry, as a supermajority vote of the Planning Commission is required for pre-zoning and zoning. There was no discussion on the motion. Mr. Manning dissented.

A Motion was made by Mr. Manning and Seconded by Mr. Huskey 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.

Mr. Peterson was excused at 6:20 p.m.

The next order of business is site plan review for Press & Co.

An introductory presentation was given by Justin Britt, Dewberry, requesting site plan review of mixed use building consisting of a coffee shop on the first floor and an apartment on the second floor with associated parking, drainage, and landscaping located northwest of Main Street and Belrose Avenue.

Chairman asked for Commission questions or comments and advised of staff deficiencies. Mr. Newman stated his comments were about sidewalks and ADA compliance. Mr. Britt asked for a modification of the sidewalk requirement to install a five-foot wide sidewalk rather the required six-foot.

Mr. Olen asked for clarification on the sidewalk width. Mr. Newman advised that Mr. Britt wants to match the width of the existing sidewalk.

Chairman asked for Commission questions or comments and for a motion.

A Motion was made by Mr. Spriggs and Seconded by Mr. Manning to approve Press Co site plan with a five-foot wide sidewalk in lieu of a six-foot wide sidewalk. There was no discussion on the motion. The Motion carried unanimously.

The next order of business is site plan review for Pat Place Addition. An introductory presentation was given by Joe Harper, Element 3 Engineering, requesting site plan review of an office building with associated parking, drainage, and landscaping located southwest of Stanton Road and Stanton Road South.

Chairman asked for Commission questions or comments and advised of staff deficiencies. Mr. Newman stated that his comments were about sidewalks and detention. Mr. Harper requested an exemption to the sidewalk requirement because the distance to be disturbed is approximately one hundred feet.

Chairman asked for Commission questions or comments and for a motion.

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A Motion was made by Mr. Olen and **Seconded** by Mr. Spriggs **to deny the request for a sidewalk exemption. There was no discussion on the motion. The Motion carried unanimously.**

A Motion was made by Mr. Spriggs and **Seconded** by Mr. Olen **to approve Pat Place Addition site plan contingent upon providing a revised site plan that complies with the sidewalk installation provision of the Land Use & Development Ordinance, Article 11 and to address the concerns of the City Engineer. There was no discussion on the motion. The Motion carried unanimously.**

An introductory presentation was given by David Shumer, Barton & Shumer Engineers, requesting site plan review of an urgent care medical clinic with associated parking, drainage, and landscaping located southwest of Alabama Highway 181 and Highway 31. He stated staff comments were about landscaping and were minor.

Chairman asked for Commission questions or comments and a motion.

A Motion was made by Mr. Manning and **Seconded** by Mr. Huskey **to approve Fast Pace Health Urgent Care site plan contingent upon submission of a revised landscape plan that complies with the provisions of Article 19 of the Land Use & Development Ordinance. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is final plat review for Jubilee Farms Subdivision, Phase Eleven.

An introductory presentation was given by Al Finley, representative of Dewberry, requesting final plat review and street acceptance for Jubilee Farms Subdivision, Phase Eleven in the southeast quadrant of the overall development located southeast of Alabama Highway 181 and Austin Road. He advised that the outstanding issues have been addressed.

Chairman asked for Commission questions or comments and advised of staff deficiencies by the City Engineer and Environmental Programs Manager. Staff advised that comments have been addressed.

Chairman asked for Commission questions or comments and a motion for the associated applications.

A Motion was made by Mr. Huskey and **Seconded** by Mr. Manning **to approve Jubilee Farms Subdivision, Phase Eleven final subdivision plat. There was no discussion on the motion. The Motion carried unanimously.**

A Motion was made by Mr. Manning and **Seconded** by Mr. Huskey **to set forth a favorable recommendation to the City Council to accept the streets in Jubilee Farms Subdivision, Phase Eleven conditioned upon receipt of the recorded plat for the subdivision. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is public participation.

Chairman asked for public participation.

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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.

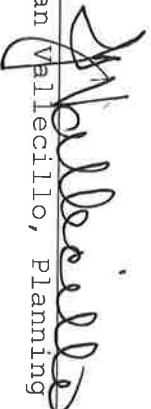
Chairman announced that the site plan review for the Building Addition to Extra Space Storage was tabled by the applicant until the regular meeting of May 26, 2022.

The next order of business is director's comments.

Director presented the upcoming meeting dates. Site Preview is May 18, and the Regular Meeting is May 26, 2022. She congratulated Jan Valleciullo on 29 years of service on April 29, 2022.

**There being no further business, the meeting was adjourned at 6:40 p.m.**

**Respectfully submitted by:**

  
Jan Valleciullo, Planning Coordinator

**Approved:** May 26, 2022



Marybeth Bergin, Chairman