

**The City of Daphne
Planning Commission Minutes
Regular Meeting of May 22, 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
Steve Olen

Staff Present:

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

The Chairman asked for input regarding the April 24, 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, Phases 1 and 2 Preliminary Subdivision Plat Review.

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

Mr. Spriggs asked about the requirement of a jurisdictional determination with no evidence there are wetlands on the property. Mr. Prescott stated staff recommends approval. Mr. Olen commented the City cannot exercise authority regarding wetlands as that is the sole responsibility of the Corps of Engineers.

Mr. McGehee read the following statement, "the applicant submits this request with the understanding that, should the Planning Commission take action to approve the proposed preliminary plat at this meeting, the previously approved preliminary plats and construction plans for Irongate Enclave Phase 1 and Phase 2 shall remain valid and in full effect, and such approval shall not be construed as superseding or invalidating any prior approvals granted for those phases."

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Mrs. Jones concurred. She displayed the plats and conditions of approval and stated once the information is received, the applicant will advise which design will move forward to permitting.

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 Enclave at Irongate, Phase 1 preliminary subdivision plat with conditions 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 and 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 (U.S. Army Corps of Engineers). 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 Enclave at Irongate, Phase 2 preliminary subdivision plat with conditions 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 and 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 (U.S. Army Corps of Engineers). There was no discussion on the motion. The motion carried unanimously.

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

An introductory presentation was given by the agent, Price Hightower. He provided a summary of the final subdivision plat review of Phase 1 as presented on the meeting agenda. He stated that the application was tabled to allow sufficient time for the contractor to address the outstanding deficiencies with regard to permanent stabilization, lift station startup, finalization of Parker Lane and acceptance by Baldwin County.

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

A motion was made by Mr. Olen and seconded by Mr. Spriggs to approve Patch Place, Phase 1 final subdivision plat. There was no discussion. The motion carried unanimously.

New Business:

The Chairman called for the next order of business: The Church of the Highlands Site Plan Review.

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

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Mr. Smith advised that another fire flow test was conducted by Belforest Water System, it met the fire code requirements, and was accepted by the Fire Marshal.

Mr. Olen asked for staff comments. Staff advised that all comments have been addressed.

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

A motion was made by Mr. Olen and seconded by Mr. Spriggs to approve the site plan for The Church of the Highlands. The motion carried unanimously.

The Chairman called for the next order of business: (Disc Master Plan Amendment), Prospect Park Master Plan Review and Site Plan Review:

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

The Chairman commented that a landscaping plan was provided to the members for review.

Mrs. Jones asked Mr. Marcinko, Jade Consulting, to provide an overview of the master plan for the audience.

Mr. Marcinko stated the overall proposed master plan is for a staged development which consists of single family, multi-family, commercial uses and other aspects; the site plan for phase one is for the improvement of the infrastructure (streets) and landscaping and includes the addition of a landscaped median with raised curbing to be constructed when the turn lanes are installed on Champions Way.

Mr. Olen asked about the comment regarding the installation of sidewalks along the right-of-way. Mr. Bobe stated that has been addressed.

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

Mr. Olen questioned whether we are approving the master plan amendment and/or the review. Mrs. Jones commented upon approval of the Prospect Park Master Plan, DISC Master Plan will be null and void; that should be a part of the discussion and motion.

A motion was made by Mr. Olen and seconded by Mr. Prescott to approve the Prospect Park Master Plan and supersedes any previously approved master plan. The motion carried unanimously.

A motion was made by Mr. Olen and seconded by Mr. Peterson to approve the site plan for Prospect Park with conditions that the Site Disturbance Permit shall not be issued until after a Cooperative Maintenance Agreement has been submitted to and approved by City Development, and resolving minor landscape and irrigation plan comments identified by staff. The motion carried unanimously.

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The Chairman called for the next order of business: Water Oaks Office Site Plan Review.

An introductory presentation was given by the agent, Jason. He provided a summary of the site plan as presented on the meeting agenda for an office/warehouse facility in Daphne Business Park, Unit Three. He noted the outstanding deficiencies are to address the centralized detention, retaining wall and tree issue.

Mr. Olen asked about staff comments. Mr. Bobe stated all comments have been addressed, except for the geotechnical report.

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 site plan for Water Oaks Office with a condition that the applicant shall provide a geotechnical report to the City Engineer for review and approval. The motion carried unanimously.

The Chairman stated that Amuzu Preliminary/Final Plat Review and Oak Grove Estates Master Plan Amendment have been tabled by the applicants until the regular meeting of June 26, 2025.

The Chairman called for the next order of business: a request for a second extension for Small's Smokehouse.

An introductory presentation was given by the agent, Fred Small. 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.

Hearing no 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 requested extension. 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 apologized for his tardiness and stated no report.

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

Mr. Spriggs reiterated that Alabama Code Title 32 does not directly give the Corps of Engineers the authority to determine and mitigate wetlands.

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

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Director presented the upcoming meeting dates. Site Preview is June 18th and the Regular Meeting is June 26, 2025 and commented about the distribution of a survey regarding the Land Use Ordinance. Enjoy your holiday!

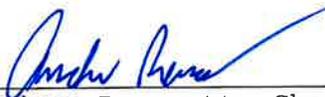
There being no further business, the meeting was adjourned at 5:28 p.m.

Respectfully submitted by:



Jan Vallecillo, Planning Coordinator

Approved: June 26, 2025



Andrew Prescott, Chairman