

**The City of Daphne
Planning Commission Minutes
Regular Meeting of June 26, 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 5:00 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Kevin Spriggs, Secretary
Oliver Roberts
John Peterson, Vice Chairman
Andrew Prescott, Chairman
Lucy Watkins
Steve Olen
Nathan Jones

Staff Present:

Adrienne Jones, AICP, Director of Community Development
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 May 22, 2025 regular meeting minutes presented by staff. There being none, minutes stand approved as submitted.

New Business:

The Chairman called for the next order of business: Schlich Substation Expansion, Planning Commission Approval and Site Plan Review.

An introductory presentation was given by the agent, Amanda Thompson. She provided a summary of the site plan as presented on the meeting agenda. She explained this site is approximately two acres, zoned B-2, and abuts residential and commercial properties. The proposed modifications include site and electrical improvements, installation of landscaping, and the construction of an eight-foot privacy fence along with a concrete wall.

Mrs. Thompson stated that the applicant is asking for a sidewalk modification to allow for the installation of a sidewalk along the north and west side of Pollard Road.

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

Mr. Olen asked for staff comment. Mr. Bobe stated that the sidewalk modification is for the safety of the pedestrians.

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There was also discussion among the Commissioners regarding the proposal to place a concrete wall to prevent noise pollution, as well as, a privacy fence.

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 on the associated applications.

A motion was made by Mr. Prescott and seconded by Mr. Spriggs to grant Planning Commission Approval of an expansion of public utility substation as requested. There was no discussion on the motion. The motion carried unanimously.

A motion was made by Mr. Johnson and seconded by Mr. Jones to approve the sidewalk modification request. There was no discussion on the motion. The motion carried unanimously.

A motion was made by Mr. Johnson and seconded by Mr. Jones to approve the site plan for the Schlich Substation Expansion. There was no discussion on the motion. The motion carried unanimously.

The Chairman called for the next order of business: Rich's Car Wash Site Plan Review.

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

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

Mr. Johnson asked about the reclamation program for the carwash and the sewer provider. Mr. Bertolla stated it will be collected, directed into a storage system under the parking lot, and directed into the sanitary sewer system maintained by Baldwin County Sewer.

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

A motion was made by Mr. Spriggs and seconded by Mr. Jones to approve the site plan for Rich's Carwash. There was no discussion on the motion. The motion carried unanimously.

The Chairman stated that ALDI Grocery Store Site Plan Review and Oak Grove Estates Master Plan Amendment have been tabled at the applicant's request until the regular meeting of July 26, 2025.

The Chairman called for the next order of business: Amuzu Request for a Waiver to the Sidewalk Requirement and Preliminary/Final Subdivision Plat Review.

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

Mrs. Barnette stated she is requesting a waiver to the sidewalk requirement based on the following: the topography; there are not sidewalks on the adjacent properties along the north side of Daphne Avenue; and, the inability to match the six-foot sidewalk width of the commercial properties. She noted that sidewalks are available to serve pedestrians on the south side of Daphne Avenue.

Chairman asked for staff comments. Mr. Bobe stated the installation of a sidewalk would be a challenge and expensive, but is required by the ordinance; he deferred to the Commission to determine if the waiver was warranted.

Mr. Spriggs concurred that it would be difficult, but that it is possible to construct a sidewalk on this property. Mrs. Barnette responded that it would be expensive.

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 deny the request for a waiver to the sidewalk requirement. There was no discussion on the motion. The motion carried unanimously.

The Chairman stated that the waiver to the sidewalk requirement has been denied.

Mrs. Barnette requested to withdraw the application for Amuzu Subdivision.

The Chairman called for the next order of business: Belleau Gardens Master Plan Review.

An introductory presentation was given by the agent, Dwayne Smith. He provided a summary of the proposed master plan as presented on the meeting agenda. He stated that the property is currently zoned R-6(G); the proposed development consists of a one-hundred and ninety-one single family residential lots located at southeast of the intersection of County Road 13 and Pleasant Road. The primary concerns expressed at the site preview meeting were with regard to the drainage. This project has an opportunity to address some of the drainage issues in this area.

The Chairman asked the agent to provide a comparison of the previously approved and proposed master plan.

Mr. Smith advised that he was not involved with the previous application, Grindstone, but it consisted of one hundred and fifty-one lots, varied lot sizes and centrally located common detention.

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Mr. Smith stated that the drainage design on this site will have to incorporate all of the on-site and off-site stormwater and attempt to not overcapacitize the culvert on County Road 13 which appears to be inadequate.

The Chairman asked for staff comments. Mr. Bobe stated a drainage study must encompass the effect on downstream and address storm water onsite; he added that he is opposed to the replacement of the culvert on County Road 13.

Mr. Smith stated there is a commitment to resolve the drainage issues in this area.

Mr. Olen commented it is not reflected in this plan. Mr. Smith responded a drainage design is not presented at the time of master plan review.

Mr. Olen read the staff memorandum from engineering dated: June 10, 2025, "That the potential for negatively impacting and potentially creating flooding for the adjacent development is high" and asked has his view on the matter changed. Mr. Bobe commented that it will be very difficult to provide a drainage design that will not have a negative impact on the adjacent properties.

Mr. Smith reiterated that a master plan is simply a development guide and will change. Mr. Olen stated the previously approved master plan had the same drainage issues and asking for an increase in density to assist financially would have an adverse effect on both the city and its citizens.

Mr. Spriggs asked for clarification on what is required by the ordinance. Mr. Bobe stated the drainage system must meet up to a one-hundred-year storm event and not have a negative impact on the adjacent properties or downstream.

Mr. Johnson commented that the previously approved master plan had the same task of designing a drainage system that accommodated this site, offsite, restrictive components, and did not negatively impact developments downstream. With the known issues, potential for adverse effect, a request to increase density by twenty-five percent would not be good planning on our part.

Mr. Strunk stated staff worked with the previous development group to present a design that accommodated the differences between the adjacent developments, blended this development and the adjacent properties, density, varied lot sizes to tie the master plan to the requested zoning designation. This applicant has not communicated with staff to address the issues with regard to the varying lot sizes, traffic calming, connectivity, and drainage.

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

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A motion was made by Mr. Olen and seconded by Mr. Jones to deny the Belleau Gardens master plan. There was no discussion on the motion. The motion carried. Mr. Spriggs dissented.

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 stated 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.

Director presented the upcoming meeting dates. Site Preview is July 16th and the Regular Meeting is July 24, 2025.

There being no further business, the meeting was adjourned at 5:33 p.m.

Respectfully submitted by:



Jan Vallecillo, Planning Coordinator

Approved: July 24, 2025



Andrew Prescott, Chairman