

The City of Daphne
Planning Commission Minutes
Regular Meeting of January 28, 2021
Council Chamber, City Hall - 5:00 P.M.

Call to Order:

Chairman called the regular meeting of the City of Daphne Planning Commission to order at 5:03 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

James "Bo" White
Phillip Hodgson, Secretary
Andrew Prescott, Vice Chairman
Steve Olen
Kevin Spriggs
Marybeth Bergin, Chairman

Staff Present:

Adrienne Jones, AICP, Director of Community Development
Jan Vallecillo, Planning Coordinator
Patrick Dungan, Attorney
Troy Strunk, Executive Director, City Development

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 December 17, 2020. There being none, minutes are approved as submitted.**

The next order of business is preliminary/final plat review for Belforest Subdivision.

An introductory presentation was given by Allan Hurst, representative of Keith McElligott and John & Casey Cook, requesting preliminary/final plat review of a two-lot subdivision consisting of five-point two-nine acres located southwest of County Road 54 West.

Chairman asked for Commission questions or comments.

Chairman opened the floor to public participation. No one came forth. She closed public participation and asked for a motion.

A Motion was made by Mr. Prescott and **Seconded** by Mr. Spriggs **to approve Belforest preliminary/final subdivision plat. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is a master plan revision of French Settlement Subdivision and rezoning request for Destiny Church International, Inc.

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An introductory presentation was given by Melissa Currie, representative of Dewberry, of a request for a modification of the master plan and to rezone a nineteen-acre parcel from R-2, Medium Density Single Family Residential, R-3, High Density Single Family Residential, and R-4, High Density Single Family Residential, to R-3, High Density Single Family Residential, and R-6(G), Garden/Patio Home, located south of and adjacent to French Settlement Subdivision; northwest of Parker Lane and County Road 13.

Ms. Currie presented an overview of modifications made since the previous meeting that consist of larger lots along County Road 13, a divided entrance; traffic calming measures at Rosedown Lane, French Settlement Drive and Asphodel Lane; the Parlange Lane to Rosedown Lane will remain with a turnaround; and, the overall number of lots proposed in development have decreased. She also noted that the quality of the homes will continue into the final phase of French Settlement Subdivision.

Chairman asked for Commission questions or comments.

Mr. Spriggs asked about the representative of French Settlement POA and if they have agreed to accept the common area. Ms. Currie confirmed their acceptance. John Avent, representative of Terracore Development, responded that it is the same owner.

Ms. Jones asked what entity comprises the POA. Mr. Avent responded Truland Homes.

Mr. Olen asked about the common areas and if they are to remain natural or to be developed. Ms. Currie responded the common areas will be landscaped and maintained by the POA.

Chairman asked for Commission questions or comments.

Chairman asked if the median on County Road 13 will be directional. Ms. Currie stated that it will be a right-in, right-out only.

Chairman opened the floor to public participation. No one came forth. She closed public participation.

Ms. Jones advised of correspondence from the citizens of French Settlement Subdivision. Chairman responded that the concerns expressed were specific and addressed the amenities.

Chairman asked for a motion for the associated applications.

A Motion was made by Mr. Hodgson and **Seconded** by Mr. Prescott **to approve French Settlement Subdivision master plan amendment. There was no discussion on the motion. The Motion carried unanimously.**

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A **Motion** was made by Mr. Prescott and **Seconded** by Mr. Spriggs *to set forth a favorable recommendation to City Council to rezone the subject property from R-2, Medium Density Single Family Residential, R-3, High Density Single Family Residential, and R-4, High Density Single Family Residential, to R-3, High Density Single Family Residential, and R-6(G), Garden/Patio Home. There was no discussion on the motion. The Motion carried unanimously.*

The next order of business is a petition for vacation of easement for Southern Shores Homes, L.L.C.

An introductory presentation was given by Blake Cooper, representative for Southern Shores Homes, L.L.C., requesting the vacation of the easements along the common property line to allow to re-plot the lots for the construction of a residential home.

Chairman asked for Commission questions or comments.

Chairman opened the floor to public participation. No one came forth. She closed public participation and asked for a motion.

A **Motion** was made by Mr. Hodgson and **Seconded** by Mr. Olen *to set forth a favorable recommendation to City Council of the vacation of the easements along the common property line of Lots 20 and 21, Lake Forest Subdivision, Unit 28. There was no discussion on the motion. The Motion carried unanimously.*

The next order of business is public participation.

Chairman asked for public participation.

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.

None presented.

The next order of business is director's comments.

Ms. Jones requested that the administrative presentations to be carried over for discussion at regular meeting of February 25, 2021. She presented the upcoming meeting dates. Site Preview is February 17, and the Regular Meeting is February 25, 2021. She also noted that there have been several applications submitted for next month.

There being no further business, the meeting was adjourned at 5:21 p.m.

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Respectfully submitted by:



Jan Vallecillo, Planning Coordinator

Approved: February 25, 2021



Marybeth Bergin, Chairman