

CITY OF DAPHNE
BOARD OF ZONING ADJUSTMENT MINUTES
REGULAR MEETING OF FEBRUARY 4, 2021 - 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL

Chairman asked who was representing the appeal.

Pastor Tim Conaway, Restoration Place Church stated that he was honored to be appearing before the Board and proceeded to tell the Board that the church began in 2011 in the Lake Forest Yacht Club then moved to the skating rink, and now their present location is U.S. Highway 98. He stated the church does an annual gas give-a-way before Easter, a food drive and they were seeking approval to build.

The Board questioned if Pastor Conaway was aware of what is required and was he being advised by anyone.

Pastor Conaway stated that he brought with him his Architectural Engineer, Jeff Jordan and perhaps he was better able to answer those questions.

Mr. Jordan stated my name is Jeff Jordan, I am an Architectural Engineer with Forrest, Daniell & Associates. We were not aware that a site plan was required by the LUDO and we request that you postpone until March 4, 2021.

The Board discussed the request and asked the BZA Attorney procedurally if they rendered an unfavorable decision tonight this request could not be entertained by the Board again for 12 calendar months or they could postpone it until next month.

Mr. Alves affirmed that the Board was correct.

The Chairman called for an affirmatively stated motion to postpone the appeal.

A Motion was made by Mr. Mayhand and Seconded by Ms. Courson to table Appeal #2021-01, Restoration Place Church/Redsouth, LLC, request for a special exception to the Daphne Land Use & Development until the regular meeting on March 4, 2021 at 6:00p.m.

The Chairman called for a roll call vote.

Mr. Covert	Aye
Mr. Mayhand	Aye
Ms. Courson	Aye
Mr. Wolstenholme	Aye
Mr. Robison	Aye

Upon roll call vote, **the Motion carried unanimously.**

The Chairman stated you have until February 22nd to submit the required documents to the Community Development office.

There being no other business Chairman called for a **Motion to Adjourn.**

A Motion was made by Ms. Courson and Seconded by Mr. Wolstenholme to adjourn. There was no discussion of the motion.

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Chairman called to order the regular meeting of the Board of Zoning Adjustment at 6:00 p.m. Roll was called thereafter and the number of members present constituted a quorum.

Members Present:

Willie Robison, Chairman
Billy Mayhand
Carolyn Courson, Vice Chair
Clay Covert
Derek Wolstenholme

Members Absent:

Herb Cole

Staff Present:

Adrienne D. Jones, Director of Community Development
Pat Johnson, Recording Secretary
Shawn Alves, BZA Attorney

Chairman called for the **Approval of Minutes** of the January 7, 2021 meeting. There were no corrections, additions or deletions.

The Minutes were approved unanimously.

Chairman called the next item on the agenda, **Appeal #2021-01, Restoration Place Church/Redsouth, LLC**, a request for a special exception to the Daphne Land Use & Development Ordinance has been filed with the City of Daphne Board of Zoning Adjustment. The request, if granted, proposes to allow the operation of a church on PPIN #31245, Lot 7, Daphne Business Park, Unit III, a 14.0 acre undeveloped parcel on Stanton Road. The property is zoned C/I, Commercial/Industrial.

Ms. Jones displayed a Power Point Presentation outlining Lot 7, Unit III, Daphne Business Park located along Stanton Road. She read excerpts from Article 13.1, 13.2, 13.3 of the Land Use & Development Ordinance, and the special exception application regarding a site plan or plot plan as a requirement of the application submittal. She pointed out the applicant chose not to adhere to the application's requirement. Ms. Jones informed the Board that approval was received from the Deputy Public Works Director and a disapproval from the Building Official for this use. She recommended two options for the Board to consider (1) Table until March 4, 2021 to allow the applicant time to submit a site plan as required by the LUDO (Section 13-1(b)) and any other evidence for consideration by February 22, 2021 at 4:30 p.m. or (2) Deny the application because it does not include all of the necessary documentation for the Board's review as required in Article 13.

The Motion carried unanimously.

The meeting adjourned at 6:18 p.m.

Respectfully submitted by:



Pat Johnson, Recording Secretary

APPROVED: March 4, 2021



Willie Robison, Chairman