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Call to Order:

Chairman called the regular meeting of the City of Daphne Planning Commission to order at 5:08 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

William "BJ" Eringman, Deputy Public Works Director  
Marybeth Bergin, Chairman  
Ron Scott  
Hudson Sandefur  
Andrew Prescott, Vice Chairman

Staff Present:

Adrienne Jones, Director of Community Development  
Jan Vallecillo, Planning Coordinator  
Patrick Dungan, Attorney  
Troy Strunk, Executive Director, City Development  
Jeremy Sasser, Public Works Director  
Ashley Campbell, 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 26, 2020. There being none, minutes are approved as submitted.*

The next order of business is site plan review for River Bank & Trust.

An introductory presentation was given by Tim Lawley, representative of Goodwyn, Mills & Cawood, requesting site plan review of a bank with associated parking, drainage, and landscaping located southwest of U.S. Highway 98 and Van Avenue.

Chairman asked for Commission questions or comments and about staff deficiencies.

Mr. Lawley stated that plan revisions presented address public works concerns and comments from the site preview meeting. He advised that he withdrew the sidewalk exemption request and provided correspondence to outline reasons why the requirement of a performance bond for storm water drainage is not warranted. Additionally, Mr. Sasser recommended that he provide a drainage report to support his position with regard to off-site impacts, as well as, a letter to the adjacent property owner notifying him of existing drainage conditions, but he determined that he and his client did not feel comfortable with providing such a letter.

Public Works Director said he was ok, that the drainage calculations checked out, and that the issue was raised and a response was provided by the engineer for the record. He indicated that the burden is on the engineer.

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Environmental Programs Manager advised that staff deficiencies has been addressed.

Mr. Sasser asked the status of the ALDOT permit. Mr. Lawley responded it is currently under review.

With regard to a future access to the adjacent property to the north, Mr. Lawley stated his client reserves the right to make an agreement in the future. There is a possibility of providing access to Van Avenue. He advised that the owner is not opposed to the connection; however, it depends on the proposed use of the property and potential traffic impact to this development.

Chairman asked if the access to the south is in ALDOT's right-of-way. Mr. Lawley confirmed.

Chairman asked for Commission questions or comments and a motion.

**A Motion** was made by Mr. Prescott and **Seconded** by Mr. Sandefur **to approve River Bank & Trust site plan. There was no discussion on the motion. The Motion carried unanimously.**

Chairman stated the next order of business is a request for Planning Commission approval; master plan and site plan review for Down by the Bay, L.L.C. Boat & RV Storage. She explained that the Commission will hold a public hearing because a storage facility is not allowed by right in a B-2 zone.

An introductory presentation was given by Chris Lieb, representative of Lieb Engineering, requesting consideration of a proposed commercial use in a B-2 zone; master plan and site plan review of a multi-phased development of an office and self-storage, boat and RV storage located northeast of County Road 64 and County Road 13, southeast of Rand Avenue and County and 13 with associated drainage, parking and landscaping.

Chairman asked for Commission questions or comments and about staff deficiencies.

Mr. Sasser expressed his concern about the proposed location of access and striping and alignment with the turn lane installed with the construction of Belforest Villas on County Road 13. Mr. Lieb responded that access has been relocated south to align with the radius; also, the sidewalk width was revised to seven feet.

Ms. Campbell stated that this site is located in the Tiawasee Creek Watershed. Mr. Eringman advised the storm water follows the east side of the sidewalk, through a ditch on County Road 13 and directed into an on-site detention pond.

Chairman opened the floor to public participation.

Joyce Lundy, representative of Pine Grove CME Methodist Church, 26154 County Road 13, advised that the church was not opposed to the development, but expressed concerns about potential adverse effects of drainage, parking, or with access to the church.

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Mr. Scott commended Ms. Lundy's efforts to protect the church and advised that her concerns will be taken into consideration.

Chairman closed public participation.

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

A **Motion** was made by Mr. Prescott and **Seconded** by Mr. Sandefur **to grant planning approval for a storage facility as requested.**

During discussion, Mr. Scott commented about the various locations of storage facilities recently approved for construction in the city. Chairman commented on the variations between the types of those facilities.

**There was no further discussion on the motion. The Motion carried unanimously.**

Chairman asked for Commission questions or comments and a motion for master plan review.

A **Motion** was made by Mr. Sandefur and **Seconded** by Mr. Prescott **to approve the master plan for Down by the Bay, L.L.C. Boat & RV Storage.**

During discussion, Mr. Prescott asked about amending the motion to request review of a revised master plan. Mrs. Jones responded that minor modifications may be approved by staff, if necessary or brought back to the Planning Commission for major modifications.

**There was no further discussion on the motion. The Motion carried unanimously.**

Chairman asked for Commission questions or comments for a motion for site plan review.

A **Motion** was made by Mr. Sandefur and **Seconded** by Mr. Prescott **to approve the site plan for Down by the Bay, L.L.C. Boat & RV Storage, with the following conditions: the final design for the turn lane, entrance and drainage shall be coordinated with city staff. There was no further discussion on the motion. The Motion carried unanimously.**

The next order of business is final plat review and street acceptance for Diamante Subdivision, Phase Two.

An introductory presentation was given by Casey Hill, representative of Dewberry, requesting final plat review and street acceptance for Diamante Subdivision, Phase Two located on the east side of County Road 13, northeast of the intersection of Amethyst Drive and Red Eagle Drive.

Chairman asked for Commission questions or comments and about staff deficiencies.

Public Works Director and Environmental Programs Manager advised that staff deficiencies have been addressed.

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Ms. Campbell advised that the developer has agreed to provide a performance bond for the stabilization of the detention pond and common areas and will be applying a native seed mixture to wetland areas.

Chairman asked for Commission questions or comments and referenced correspondence from an adjacent property owner in Sehay Subdivision expressing to express concern about potential impacts from lots 124 and 125, storm water drainage, and preservation of trees & vegetation.

Mr. Scott asked about consideration of tabling the application until the next meeting.

Ms. Campbell responded that the engineer was aware of the effect of storm water drainage to the lake and common area nine. She stated that the issue could be resolved by installing a swale between the lots to change the lot levels.

Mr. Dungan stated that should not affect approval of the final plat. Ms. Jones responded that the developer could amend the infrastructure section of the restrictive covenants with regard to lots 122, 123, 124 and 125.

The Commissioners and staff discussed potential options.

Ms. Hill, after consulting with her client, requested to table the application to the next meeting.

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

**A Motion** was made by Mr. Scott and **Seconded** by Mr. Sandefur to table **final plat review and street acceptance for Diamante Subdivision; Phase Two until the June 25, 2020 regular Planning Commission meeting. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is site plan review for Eastern Shore Toyota Employee Parking Lot Expansion.

An introductory presentation was given by Doug Bailey, representative of Goodwyn, Mills & Cawood, requesting site plan review of a parking lot expansion for a luxury cars and the site to the west located southeast of the intersection of Frederick Boulevard and Renaissance Boulevard. He advised that plan revisions address public works and environmental concerns and comments made at site preview. He noted that temporary erosion control measures have been installed until such time an ADEM permit is issued and construction begins.

Chairman asked for Commission questions or comments and a motion.

**A Motion** was made by Mr. Scott and **Seconded** by Mr. Eringman **to approve Eastern Shore Toyota Employee Parking Lot Expansion site plan.**

During discussion, Mr. Scott asked should the motion include a sidewalk. Ms. Jones responded that the parking lot addition is not located on the right-of-way.

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A Motion was made by Mr. Scott and **Seconded** by Mr. Eringman *to approve Eastern Shore Toyota Employee Parking Lot Expansion site plan. There was no further 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.

Mr. Scott commented regarding consideration of the inclusion of speed calming devices in the Land Use Ordinance as a part of the development process for subdivisions.

Mrs. Jones explained that staff has been aware and willing since Jubilee Farms Subdivision was annexed in 2017. There is a consultant working with the Council on the subject.

The next order of business is director's comments.

Director presented the upcoming meeting dates. Site Preview is June 17, and the Regular Meeting is June 25, 2020. She advised that there are seven applications submitted for next month. Stay well and be safe.

*There being no further business, the meeting was adjourned at 5:53 p.m.*

*Respectfully submitted by:*

  
Jan Vallecillo, Planning Coordinator

Approved: June 25, 2020

  
Marybeth Bergin, Chairman