
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:

William "BJ" Eringman, Deputy Public Works Director
Ed Kirby
James "Bo" White
Marybeth Bergin, Chairman
Ron Scott
Andrew Prescott, Vice Chairman

Staff Present:

Adrienne Jones, Director of Community Development
Jan Vallecillo, Planning Coordinator
Patrick Dungan, Attorney
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 May 28, 2020. There being none, minutes are approved as submitted.*

The next order of business is final plat review and street acceptance for Diamante Subdivision, Phase 2.

An introductory presentation was given by Al Finley, representative of Dewberry, requesting final review of Diamante Subdivision, Phase 2 located on the east side of County Road 13, northeast of the intersection of Amethyst Drive and Red Eagle Drive. He stated that the issues have been resolved; therefore, we are asking for your consideration of final plat review and street acceptance.

Chairman asked for Commission questions or comments and stated the subdivision final plat was held over from the previous month relative to drainage issues abutting the property to the south. She advised that restrictive covenant modifications presented address those concerns. She stated staff is confident they can address the issues at lot level when plans are presented for site development.

Chairman asked for Commission questions or comments.

Mr. Scott asked about a councilmember's concern about inspection of sidewalks prior to acceptance. Ms. Jones deferred the question to the Deputy Public Works Director.

Mr. Eringman concurred and expressed concern about the location of sidewalks in subdivisions relative to roadways and storm drain.

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

A Motion was made by Mr. Prescott and **Seconded** by Mr. Eringman **to approve Diamante Subdivision, Phase 2 final plat. There was no discussion on the motion. The Motion carried unanimously.**

A Motion was made by Mr. Prescott and **Seconded** by Mr. Eringman **to set forth a favorable recommendation to City Council to accept the streets in Diamante Subdivision, Phases 2, contingent upon submitting the recorded subdivision plat to Community Development. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is an administrative presentation of a modification to the PUD General Plan and master plan revision of Jubilee Farms Subdivision and rezoning request for Forestar "USA" Real Estate Group, Inc.

An introductory presentation was given by Al Finley, representative of Dewberry, requesting a modification to the PUD General Plan and boundary survey associated with Ordinance 2017-39 to separate a thirteen-point six acre parcel from the PUD boundary and standards. He stated that the developer has also submitted a master plan revision to remove Jubilee Farms Subdivision, Phase 16 associated with this modification and to rezone from PUD, Planned Unit Development, to R-1, Low Density Single Family Residential.

Chairman asked for Commission questions or comments and a motion.

Mr. Scott stated these are two estate lots with access to County Road 54.

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

A Motion was made by Mr. Prescott and **Seconded** by Mr. Scott **to modify Phase One of Jubilee Farms to set forth a favorable recommendation to amend the Jubilee Farms PUD General Plan. There was no discussion on the motion. The Motion carried unanimously.**

A Motion was made by Mr. Scott and **Seconded** by Mr. Prescott **to set forth a favorable recommendation to rezone the subject property from PUD, Planned Unit Development, to R-1, Low Density Single Family Residential. There was no discussion on the motion. The Motion carried unanimously.**

A Motion was made by Mr. Prescott and **Seconded** by Mr. Scott **to approve the Jubilee Farms Subdivision master plan modification, contingent upon City Council modifying the Jubilee Farms PUD General Plan. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is preliminary/final plat review for Belforest K-6 Water Well Subdivision.

An introductory presentation was given by Stuart Smith, representative of Goodwyn, Mills & Cawood, requesting preliminary/final plat review of a two-lot subdivision proposed with the construction of a Belforest Water Authority for the school site at the southwest corner of County Road 54 East and County Road 64. He stated the subdivision plat was presented to Baldwin County to request rezoning of Lot 2 to RSF-4, Single Family District.

Chairman asked for Commission questions or comments and the status of the rezoning with Baldwin County. Mr. Smith stated that the Planning Commission meeting is next week.

Chairman noted although Lot 2 does not meet Baldwin County's zoning requirements, they will not sign the plat until the rezoning occurs. Ms. Jones concurred.

Mr. Eringman asked about the access to Lot 2. Mr. Smith responded County Road 64.

Chairman asked who owns the right-of-way. Mr. Eringman stated Baldwin County. Ms. Jones responded the site plan for the well site would be reviewed by Baldwin County.

Mr. Scott stated that the City of Daphne has sent a letter to the Baldwin County Board of Education to request annexation of the school site to support schools in the feeder pattern to provide resource officers.

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. Eringman **to approve Belforest K-6 Water Well Subdivision preliminary/final plat. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is master plan review, preliminary/final plat and site plan for Seagrass Village.

An introductory presentation was given by Larry Smith, representative of S.E. Civil, to request master plan review of Seagrass Village located northeast of U.S. Highway 98 and Dale Road. He presented an overview of master plan for approximately one hundred and seventy units consisting of independent living, dependent living, villas, and single-family units; or, with a mixture of duplexes, triplexes and patio homes. He stated this is a multi-phased development of which the infrastructure will be constructed in the first phase of the development along with the improvement of Dale Road. The phasing will be mainly for acceptance of those improvements. We are carving of Lot 2, the location of the single-family units, patio homes and duplexes. He noted that staff comments have been addressed.

Chairman asked for Commission questions or comments and about the drainage outfall being within twenty-five feet of the property line. Ms. Jones stated that will be a part of the motion for approval of the site plan.

Chairman asked about ALDOT approval of the drainage outfall. Mr. Smith advised that comments are pending.

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

A Motion was made by Mr. Prescott and **Seconded** by Mr. Kirby **to approve the Seagrass Village master plan. There was no discussion on the motion. The Motion carried unanimously.**

A Motion was made by Mr. Prescott and **Seconded** by Mr. Kirby **to approve Seagrass Village Subdivision preliminary/final plat. There was no discussion on the motion. The Motion carried unanimously.**

A Motion was made by Mr. Prescott and **Seconded** by Mr. Eringman **to approve Seagrass Village site plan and allowing the outfall within twenty-five feet of the property line. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is an update to the Official Zoning Map and Official Street Map.

Ms. Jones stated there were three amendments to the street map; the amendments to the official zoning map include: rezoning of Damaris Anderson, Main Street; Rachel Burmeister & James Stocks, Main Street, and Zeolia Dale, c/o Velma Jackson, Dale Road and U.S. Highway 98.

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

A Motion was made by Mr. Scott and **Seconded** by Ms. Bergin **to set forth a favorable recommendation to City Council to amend the Official Zoning Map and Official Street Map. There was no discussion on the motion. The Motion carried unanimously.**

An introductory presentation was given by Al Finley, representative of Dewberry, requesting approval of a one-year extension of the preliminary plat for Saint Augustine Subdivision, Phase Four.

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

A Motion was made by Mr. Scott and **Seconded** by Mr. Prescott **to approve a one-year extension of Saint Augustine Subdivision, Phase Four preliminary plat to expire August 23, 2021. There was no discussion on the motion. The Motion carried unanimously.**

The next order of business is the proposed annexation of Corte Road, a portion of Austin Road, and the right-of-way realignment of Austin Road.

An introductory presentation was given by Ms. Jones, Community Development, requesting annexation of Corte Road right-of-way, a portion of Austin Road right-of-way, and the right-of-way realignment of Austin Road. As a part of an agreement with Baldwin County for the improvements, the City of Daphne agreed to the annexation of the rights-of-way into the corporate limits of the City of Daphne for maintenance.

Chairman asked for Commission questions or comments and a motion for recommendation of acceptance.

A Motion was made by Mr. Scott and **Seconded** by Mr. Prescott *to set forth a favorable recommendation to City Council to annex and to accept for maintenance Corte Road right-of-way.*

During discussion, Mr. Eringman asked if staff recommended acceptance. Ms. Jones concurred and clarified that the Public Works Director recommended acceptance. Mr. Eringman asked about outstanding staff deficiencies. Ms. Jones stated Baldwin County staff said comments have been addressed.

Mr. Scott advised that this is not final acceptance of the rights-of-way; it will require further discussion by the Council and advised that the purpose of the realignment is the installation of a traffic signal at Corte Road to alleviate traffic congestion on Alabama Highway 181.

Ms. Jones noted that the Public Works Director will present the annexation of the right-of-ways to the Public Work Committee and that may be the appropriate time to address outstanding staff deficiencies.

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

A Motion was made by Mr. Scott and **Seconded** by Mr. Prescott *to set forth a favorable recommendation to City Council to annex and to accept for maintenance a portion of Austin Road right-of-way and the right-of-way alignment of Austin Road. 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.

Mr. Eringman commented about the preparation of a presentation of an amendment to the Land Use Ordinance to regulate street lighting in subdivisions.

The next order of business is director's comments.

Director advised that there are no July meetings. She presented the upcoming meeting dates. Site Preview is August 19, and the Regular Meeting is August 27, 2020.

There being no further business, the meeting was adjourned at 5:32 p.m.

Respectfully submitted by:


Jan Vallecillo, Planning Coordinator

Approved: August 27, 2020


Marybeth Bergin, Chairman