

BALDWIN COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING 10/04/2018

1 the motion. Then it's a motion to recommend to the
2 County Commission to approve this application.

3 CHAIRMAN SAM DAVIS: Is there a second?

4 COMMISSION MEMBER BRANDON BIAS: Second.

5 CHAIRMAN SAM DAVIS: Okay. Let's have a
6 rollcall vote.

7 MR. VINCE JACKSON: Mr. Oken?

8 COMMISSION MEMBER ARTHUR OKEN: Yes.

9 MR. VINCE JACKSON: Mr. Monroe?

10 COMMISSION MEMBER SPENCE MONROE: No.

11 MR. VINCE JACKSON: Mr. Nance?

12 Yes. COMMISSION MEMBER DANIEL NANCE: Yes.

13 MR. VINCE JACKSON: And Mr. Bias?

14 Yes. COMMISSION MEMBER BRANDON BIAS: Yes.

15 MR. VINCE JACKSON: So that motion carries on a
16 vote of three-to-one. And we will take that
17 recommendation to the County Commission.

18 CHAIRMAN SAM DAVIS: All right. Thank you.

19

20 **SD - CASE Z-18046 THE RESERVE AT DAPHNE PROPERTY**

21 CHAIRMAN SAM DAVIS: Our final case is Z-18046
22 the Research at Daphne. Could we have a staff report?

23 MR. VINCE JACKSON: Yes, sir. This is a
24 request for PRD site plan approval. The applicant is
25 requesting site plan approval of a proposed development
26 to be known as the Reserve at Daphne consisting of six
27 hundred nine (609) lots on approximately four hundred and
28 sixty-nine (469) acres.

1 The subject property is located north of the Reserve
2 at Daphne Phase I, south of Plantation Hills and east of
3 County Road 54 in Planning District 7, 15 and 28.
4 Planning Districts 15 and 28 are zoned. Planning
5 District 7 is un-zoned.

6 If this seems familiar to you, you have seen this
7 before. This is the third time that you've looked at the
8 Reserve at Daphne -- most of you.

9 When this first came before the Planning Commission,
10 May of 2018, the PRD at that time consisted of six
11 hundred and twelve (612) lots. Subsequent to Planning
12 Commission action, the plans for the PRD were revised to
13 include an additional six (6) lots. And as a result, it
14 was felt that further review by the Planning Commission
15 was necessary, so it came back to the Planning
16 Commission. And that revised site plan was again
17 recommended for approval this time on July 12, 2018.

18 Having said that, the application was withdrawn
19 prior to any action by the County Commission because
20 there was some issues that came up relative to the
21 property. And also, at the time, it was expressed that
22 they might add some additional lots.

23 What we've ended up now is a new application that
24 actually has fewer lots than the original approval.
25 We're down to six hundred nine (609) lots now.

26 I would mention -- And I'm just gonna go through the
27 maps. This is the locator map, area photography, this is
28 a survey, and then this is the proposed site plan.

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1 And if you'll notice, at the west side of the
2 development, there is some property that has been set
3 aside for a school site with frontage on County Road 54.

4 The staff recommends approval of the PRD site plan
5 to the County Commission. A PRD site plan approval works
6 the same way as a re-zoning where you are recommending
7 body to the County Commission.

8 And I would point out that you have already
9 recommended approval on this twice. So we are asking
10 again for a recommendation to approve.

11 CHAIRMAN SAM DAVIS: All right. Thank you,
12 Vince.

13 Any questions for Vince?

14 (No response.)

15 CHAIRMAN SAM DAVIS: All right. There's three
16 people signed up to speak for and only one in opposition.

17 Casey Hill?

18 MS. CASEY HILL: Good evening. My name is
19 Casey Hill. I work with Dewberry, and I'm representing
20 the developer for this application for the modification.
21 I'm more than happy to answer any questions that you may
22 have. And I appreciate your time.

23 CHAIRMAN SAM DAVIS: Any questions for
24 Ms. Hill?

25 COMMISSION MEMBER SPENCE MONROE: Which lots
26 did you eliminate?

27 MS. CASEY HILL: Well, we eliminated -- Let's
28 see. We eliminated nine (9) overall. I don't exactly

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1 remember where they are in terms of the entire
2 development. It's six hundred-ish lots, so it would be
3 kind of hard for me to remember.

4 But the reason that happened was because they
5 changed certain lot dimensions from sixty (60) foot wide
6 to sixty-two (62) foot wide. So, in essence, it took
7 away nine (9) lots overall.

8 CHAIRMAN SAM DAVIS: I don't remember if I said
9 that the public hearing was open or not, but it is open.

10 Okay. Well, thank you.

11 Ms. Toler and Mr. Bolar, y'all were signed up in
12 favor. Have y'all got anything to add at this point?

13 MS. LOUISA TOLER: Yes. I am Louisa Toler.

14 And I'm not speaking against the development.

15 At the County Commission meeting on June the 19th, I
16 did voice my concerns about the situation where you have
17 to drive so far to the north border of this property and
18 voiced my concerns about the need for the people at the
19 far north extremities to have some access for exit area
20 to Highway 90.

21 Because there are almost four hundred (400) houses
22 that have no way out except across a bridge there to the
23 south with where the road gives you a choice of going to
24 Highway 64 or Highway 54.

25 So at the County Commission meeting on June the
26 19th, I asked that consideration be given to looking into
27 the matter of finding an outlet to give these people
28 another way out of this property to the north.

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1 So I'm asking for a progress report. Because the
2 County Commission did view that situation favorably in
3 terms of safety and emergency situations.

4 And so I want to know has the developer made any
5 progress in finding an access route to Highway 90.

6 CHAIRMAN SAM DAVIS: All right. We'll get them
7 to come back and answer that question after we hear from
8 anyone else that's here.

9 MS. LOUISA TOLER: Okay.

10 CHAIRMAN SAM DAVIS: Mr. Bolar, have you got
11 anything?

12 MR. FRED BOLAR: No.

13 CHAIRMAN SAM DAVIS: Carol McKnight signed up
14 in opposition.

15 MS. CAROL MCKNIGHT: Good evening. I have to
16 acknowledge that Ms. Toler is my sister. And I'm not
17 totally opposed to this program, but I am still concerned
18 about the infrastructure. The traffic and the situation
19 is horrible. It's only gonna get worse.

20 On 54 east at 64, there's a plan for a school that
21 according to a school board member told me this week that
22 they anticipate seven hundred (700) children going to
23 that school, which should open in 2020.

24 On this map, you also have a potential school
25 location. Although the rumor is going around the
26 community that there's to be a middle school there,
27 Mr. Tyler's office could not confirm that for me nor
28 could a school board member. I have not received a

1 response from somebody else. But there is that
2 potential.

3 In addition, we have Patolla Farms that has nine
4 hundred (900) units that's well underway. They're just
5 tearing up ground all over the place. And some of that
6 property also accesses -- ingress/egress on 54 west.

7 South of 64, we had a commercial corner that was
8 just approved by the County Commission recently. The
9 traffic backs up tremendously in the mornings.

10 At the intersection where I live, which is 64 in
11 Rigsby on the northeast corner, there's currently a
12 single caution light. I understand that there have been
13 at least four deaths at that intersection, traumatic
14 brain injuries, a few minor things like that, some very
15 recently.

16 There's also a church that rents part of their
17 property to a school, so you have a school there. You
18 have a double caution light at the 54 west property, but
19 you still -- There's no control of traffic flow in that
20 area.

21 The speed limit from Loxley all the way to --
22 shortly before you get to 181 is 55. They did install
23 recently a flashing light for that school zone, but
24 that's only during school hours.

25 So we need to do something about traffic. We need
26 to do something about speed limits, because congestion is
27 only getting worse. It's very difficult to get onto 64
28 if you're coming from the north or from the south. It's

1 really a problem.

2 At the County Commission meeting the other week when
3 I addressed this issue relating to the re-zoning to
4 commercial on that 54 west corner, the County Engineer
5 said that they are looking at a roundabout to put at the
6 Rigsby off 64 intersection.

7 That first came up at -- I first heard about it at a
8 political forum back in June, I think, at the civic
9 center when Mr. Dorsey said that they were looking at
10 that.

11 A slightly different version is that I had heard
12 that there is already money allocated for a traffic light
13 at that intersection. It would seem to me that it would
14 be very appropriate to look seriously at doing two things
15 to help relieve some of this issue, and that's putting a
16 couple of traffic lights and see what happens before they
17 start spending two million dollars or so to do a
18 roundabout at an intersection that is just a wash with
19 drainage that goes down to Fish River, waterlines, all
20 kinds of utilities and stuff in there.

21 Besides, you have structures on all four of those
22 corners. But I am just asking that as part of looking at
23 this project that some consideration be given to dealing
24 with some of these horrendous traffic issues that are
25 only gonna get worse.

26 And as she spoke, you know, you're dealing with
27 emergency situations and little relief in the way of
28 traffic.

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1 CHAIRMAN SAM DAVIS: Okay. Thank you. Any
2 questions for this lady?

3 (No response.)

4 CHAIRMAN SAM DAVIS: Thank you, ma'am.

5 Casey, would you come back up? The question was the
6 addressing of an easement out onto or an exit out onto
7 Highway 90. Would you address that?

8 MS. CASEY HILL: Absolutely. It's my
9 understanding that the previous two times that we've been
10 here, we discussed it at some point during the
11 conversation. So, we have passed this information along
12 to the developer. And it's something that we are looking
13 into.

14 And we'll have a more definite answer, I believe, by
15 the time that we get to actually filing a development
16 permit application for those areas to the north. But at
17 the moment, it's something that we're still discussing.

18 CHAIRMAN SAM DAVIS: All right. Thank you.

19 Any other questions for Casey?

20 (No response.)

21 CHAIRMAN SAM DAVIS: Okay. Thank you.

22 We'll close the public hearing at this point. Does
23 staff have anything else to add?

24 MR. VINCE JACKSON: I was just gonna say that
25 this is a multi-phase development, seven phases
26 altogether. And so it's gonna take a while before they
27 get up to the north. And that's the area where they
28 could possibly be looking at a connection to Highway 90.

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1 And I think from my understanding it's something
2 they're agreeable to look at. It's just there are some
3 details that would have to be worked out. But it's gonna
4 take a while before they get that far.

5 Also, I wanted to mention that when this first came
6 before you all, there was also a re-zoning application
7 that accompanied the PRD re-zoning from rural
8 agricultural to RSF-2. And that re-zoning has been
9 approved by the County Commission. So the property is --
10 The zoned portions of the property are zoned RSF-2 now.

11 CHAIRMAN SAM DAVIS: All right. Any questions
12 for Vince?

13 (No response.)

14 CHAIRMAN SAM DAVIS: Thank you, Vince.

15 Any other discussion?

16 (No response.)

17 CHAIRMAN SAM DAVIS: As Vince pointed out,
18 we've already recommended this twice before. This is a
19 reduction of, I think he said, nine (9) lots from what we
20 recommended last time.

21 MR. VINCE JACKSON: Yes.

22 CHAIRMAN SAM DAVIS: Is there any other
23 discussion concerning this?

24 (No response.)

25 CHAIRMAN SAM DAVIS: That being the case, is
26 there a motion to approve this request?

27 COMMISSION MEMBER DANIEL NANCE: Motion to
28 approve.

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1 CHAIRMAN SAM DAVIS: Is there a second?

2 COMMISSION MEMBER ARTHUR OKEN: Second,

3 Mr. Chairman.

4 CHAIRMAN SAM DAVIS: There's a second. All in
5 favor, say aye.

6 (Commission Members say "aye" in unison.)

7 CHAIRMAN SAM DAVIS: All opposed?

8 (No response.)

9 CHAIRMAN SAM DAVIS: It carries unanimously.

10 MR. VINCE JACKSON: And that concludes our
11 agenda for tonight.

12

13 10 - OLD BUSINESS

14 CHAIRMAN SAM DAVIS: Any old business?

15 MR. VINCE JACKSON: No old business.

16

17 11 - REPORTS AND ANNOUNCEMENTS

18 CHAIRMAN SAM DAVIS: Any staff reports?

19 MR. VINCE JACKSON: No staff reports.

20 CHAIRMAN SAM DAVIS: Legal counsel report?

21 ATTORNEY DAVID CONNER: No reports.

22 CHAIRMAN SAM DAVIS: Next regular meeting,
23 November 1.

24 12 - ADJOURNMENT

25 CHAIRMAN SAM DAVIS: We are adjourned.

26 MR. VINCE JACKSON: Thank you very much.

27

28