



# OLDE TOWNE DAPHNE ASSOCIATION

DECEMBER 2005

## Officers 2005

### President (interim)

Kären Nady  
621-0286

### Vice President

Franklin Lamb  
626-3993

### Treasurer:

Glenn Robinson  
626-2345

### Committees:

*Membership:*  
Ernest Berger  
*Governmental*

*Affairs:*

Cathy Barnette  
SEEDS:

Fran and Donald  
Terry

*Finance:*

Louie Nady

*Utility Board:*

Lon Johnston

### Mailing Address:

Olde Towne Daphne  
Association, Inc.  
P.O. Box 1022  
Daphne, AL 36526

### Annual Dues:

Business: \$100.00  
Family: \$25.00

Newsletter is Published Quarterly.  
Comments are welcome. Email:  
[ContactUs@oldetowne-daphne.org](mailto:ContactUs@oldetowne-daphne.org)

## COMMUNITY DEVELOPMENTS: RESIDENTIAL HIGH RISE (RHR) ZONE

On November 22<sup>nd</sup>, the Planning Commission held a Public Hearing. The commission approved a revised Vision statement for our community and an Image Map that includes Daphne's first Residential High Rise (RHR) zone. High-rise construction will be allowed in the area north of Van Buren Avenue to I-10 and west of Hwy 98. *Two requests for highrise projects, outside the newly formed RHR zone, were denied.* These projects may be brought for discussion again with formal requests to amend the new image map.

On Thursday, December 8<sup>th</sup>, an additional Public Hearing will be held at 2:00 p.m. in the Council Chamber. At that meeting, the details (including height limit) of the RHR zone will be discussed. Suggestions by the public at the November meeting included requiring: International building standards, good environmental management, beach access or investigating reopening vacated streets with bay access, glass that does will not damage migratory birds, a cohesive lighting or planting scheme, connectivity through walking trails and sidewalks, and limiting height to 100'-140'.

The Planning Commission and City Council have repeatedly commented that Daphne residents are apathetic about coming to meetings and making their opinions known. Now is the time to come forward and speak!

Check the OTDA web-site for details: Citizen's comments from the October Visioning Meeting, the Proposed and Alternate Proposal for the RHR zone, the newly adopted Vision Statement and a list of the types of businesses to be allowed in the RHR zone. Complete details, including the official Image Map and a packet on proposed RHR zone requirements are available in the City Clerk's office and the Planning Department on Hwy 64.

## MAMMA MIA!

OTDA joined 13 other community groups in spirited competition to benefit SEEDS. OTDA's "Team Alloro" (The Laurels) won 1st place in our division thanks to the enthusiasm of members: Cathy Barnette, Bill Kaiser, Kären and Louie Nady, Glenn Robinson, and Don Terry. Thanks to Fred Nation, the team was able to decorate the table with Bay Laurel leaves in honor of Daphne. The winning recipe is posted on our web-site; click SEEDS on the home page.

## DECEMBER 6TH GENERAL MEETING: POSTPONED

U.S. Representative, Jo Bonner, was scheduled to speak about "Making Lemonade out of Lemons! Challenges and opportunities for Daphne, Alabama and the Eastern Shore in a post-Katrina world." Unfortunately, he must remain in Washington for a vote and his staff is working to re-schedule him for sometime in early Spring.

## OLDE TOWNE NEIGHBORHOOD DEVELOPMENTS

### **Captain O'Neal Drive:**

There is a potential development to include 9 houses on approximately 6 acres on Captain O'Neal Drive (between McMillan and the S-curve). The north side of the property adjoins a Potter's Mill retention pond and the east edge abuts an uncut section of Old County Road. The development will require that a new road to be cut from Captain O'Neal Drive. It is currently indicated as a private road and cul-de-sac with a gate. A 3' ditch, the length of the road, will move water into an existing storm drain on Captain O'Neal Drive. Another system will bring water through the development, across the road onto the adjoining property to the south.

Initially, adjoining property owners were notified by the Planning Department of the potential of 6 lots to be developed, to be discussed at the November 22<sup>nd</sup> Planning Commission. The project was not put on the agenda and the plans have changed to indicate 9 lots.

Neighborhood concerns include drainage onto an adjoining property as well as across Captain O'Neal Drive and onto Lovette Lane; and damage to the wetlands on the property, which includes a portion of Spring Branch Creek and a number of significant trees.

The property is zoned R-1, which requires a minimum of 20,000 sq. ft. per lot and that structures be set back 40' from the front and back and 15' on each side of the property lines. The proposed 9 lots meet the minimum size requirement, however **the front set backs are indicated as being measured from the center of the private road in the cul-de-sac.** The lots closest to Captain O'Neal Drive indicate **the front setbacks to be measured from the edge of the drainage ditch and to include a 30' r/w (private road), which puts the front of some structures within 10' of the road.** Is this the intent of R-1 zoning?

The same set-backs rules should apply to private roads with multiple dwellings, just as it applies to houses served by public roads. If not, it will set a new standard for set-backs in the area. Also, the USPS can not deliver mail on a private road. Mailboxes would need to be installed on the opposite side of Captain O'Neal Drive. Can the City provide garbage services on a private road? Will garbage and debris, from 9 homes, need to be hauled to Captain O'Neal? How will hurricane and FEMA cleanup be handled?

With only 3 east/west roads serving Captain O'Neal Drive (College, McMillan and Deer) traffic is also a concern. If the new street is constructed as a cul-de-sac, additional traffic will flow onto Captain O'Neal Drive and then up McMillan into Potter's Mill. If Old County Rd. is opened, at the top of the development, should it connect into Potter's Mill or to Beall Lane? What will be in the best interest of the new homeowners, the adjoining property owners and the neighborhood?

Plans are available to view at the Planning Department located on Hwy 64. The site review for this project could be as soon as Wednesday, December 14<sup>th</sup> at 9:00 am followed by the Planning Commission meeting on Thursday, December 22<sup>nd</sup>, at 6:00 p.m. Both meetings will be in the Council Chambers.

**Old County Road Update:** Site preparation for a project(s) on the cleared property located on Olde County Road, between Dryer and College Ave has been stopped. The property has been advertised as a site of two homes; however, to date, no plans conforming to the land use ordinance have been presented to the Planning Commission.

### **2006 BOARD ELECTIONS:**

Nominations for OTDA Board of Directors are being sought. Please submit names to Kären Nady or email to [ContactUs@oldetownedaphne.org](mailto:ContactUs@oldetownedaphne.org).

## McMILLAN BLUFF UPDATE



Damage from Katrina to the stairs at the McMillan public beach access have been repaired thanks to our Public Works department and FEMA funds! Additional plants will be installed in the coming months as weather permits.

Part of our MBNEP grant is to educate and we will be ordering tags to label plants on the site. The plant list has been posted on our web-site, along with descriptions of natural habitat, size and growth habits. Photos will be added as they bloom. Additional information about the project is available on the web and we are working on adding the history of the project. We are proud of this project and want it to be a resource for our area.

A settlement agreement is pending, however our legal fees continue to accrue. This is a tough time to ask anyone on the Gulf Coast for donations, but this is an important neighborhood asset we are striving to protect and preserve. Please send what you can to help and be a part of saving this neighborhood asset. Make your check payable to Olde Towne Daphne Association.

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## THE OLDE TOWNE DISTRICT: THE NEED FOR CAREFUL MANAGEMENT

The Downtown Redevelopment Authority has been working tirelessly to improve Olde Towne. Building on a plan developed by Louis Wynne, the Olde Towne Overlay District was designated to include Main St. from school to school.

Long range goals to unify the district include: Connect the district with sidewalks, Underground utilities, Additional lamp posts (a signature of Olde Towne), and Landscape the area in a unified way. Also, modified parking requirements were developed for the district. In conjunction with the overlay plan, it was suggested that improving the façade of City Hall, with an aesthetic to honor Daphne's Italian heritage, would be desirable. Citizens donated funds for a statue of Daphne which waits in City Hall to be placed in a fountain setting.

The character and style of Olde Towne may be at risk. Plans for the façade, renovation and addition to City Hall have not been made public. OTDA suggests that plans for all buildings in this district be displayed for the public to view and to comment on, before the design process is too far along. Are they appropriate to the Olde Towne District aesthetic?

Will the proposed new construction at Daphne South, to accommodate an increase from 600 to 1,000 students, be appropriate? Will the historic significance of the old office building at Daphne Elementary be preserved? What will the effect on the Olde Towne District be? SEEDS has taken a significant role in bringing this discussion to the table. They have helped express the community desire for smaller and more neighborhood-oriented schools to promote a village concept, encourage walking and reduce traffic.

The Downtown Redevelopment Authority has set a new goal of bringing the style of this district north along Main St. to Bayfront Park. Another good step is the traffic study being conducted by the City and Baldwin County School Board (BCSB). It is vital that the City, the BCSB and the Downtown Redevelopment Authority work together to insure that the small town character of Olde Towne is respected and anchored with appropriate architecture and educational facilities.

For more on these ideas, visit the OTDA web-site and read the SEEDS memo and view the Olde Towne District Overlay Map.

**NEW WEB-SITE!**

OTDA strives to serve our community and our new web-site: **www.OldetowneDaphne.org** is a valuable tool toward that goal. Board members are always ready to provide information, and the phone tree will be used on occasion, but the two most powerful and efficient tools we have are the web and e-mail. We post information regularly to keep you informed. Periodic surveys will be included. Please take the time to visit our site and check it regularly. Encourage friends interested in Daphne issues to visit our web-site.

**FROM THE PRESIDENT**

Daphne is a unique community of distinct districts, each with its own identity: Olde Towne, Lake Forest, the new "Condo" zone, TimberCreek, established neighborhoods tucked away near Montrose and new areas being annexed to the east. There is the potential of a high rise zone for business on Hwy 90 and new businesses are scheduled for Hwy 181. Our community is re-defining itself and perhaps it is time to celebrate our differences.

We retain some of our rural setting, pockets of woods, bay access and relaxed lifestyle, but we have lost a lot as well. Community spirit and careful planning will be needed throughout our community to retain and enhance the best aspects of each of our neighborhoods. This year is coming to an end, but the tasks we face are not. **Take the time to become involved with sharing your passion for our community...schools, traffic, recreation, walking trails, planning, the library, your neighborhood history, whatever your interest is...our community needs you!** One way OTDA would like to help is to host an evening with local developers, to hear their ideas and learn about their vision for our community. Let's take the time to learn from each other.

Kären

**6<sup>TH</sup> ANNUAL COMMUNITY SPIRIT AWARD!**

This year we are delighted to honor all of the citizens of Daphne who took on the challenge of helping Hurricane Katrina victims. Our citizens helped set up and volunteer in shelters, our churches provided food and clothes, residents help clean mold and remove debris, and others took displaced families into their homes. Businesses helped, our city employees worked extra hours...even our city equipment was drafted into service. We will never know the depth of the caring or the details of the thousands of ways our citizens helped, but Daphne rose to the challenge and we can be proud.

**DAPHNE CARES-OUR KATRINA CONNECTION**

Two days after Hurricane Katrina hit Pass Christian, the Daphne Fire and Public Works Departments arrived with help from Belforest and Robertsedale volunteer firefighters. They brought a truck, equipment, and supplies. When Jim Bradley, with the Pass Christian Fire Department, was interviewed for Good Morning America, he stood in front of a Daphne fire truck. Jim and Jeanne Bradley relocated temporarily to the Eastern Shore and enrolled their son in Christ the King School. This family seemed destined to have a Daphne connection. OTDA serves as a liaison, collecting funds and distributing checks to the Bradleys. Visit the OTDA website for more on this family and the compassion of our community.

**MEMBERSHIP: 2005 - 2006**

If you haven't paid your membership dues this year, please consider doing so today! Dues paid now will include your membership through 2006! A form is provided on page 5. You may add a donation to OTDA McMillan Public Beach Access legal expense fund with your check. It will be greatly appreciated! **ALSO, an e-mail contact will help us keep you informed about important issues or rally the troops when needed.** Of course, our membership information is never shared.

**ACTIVE (dues paid)**

**E-mail (have address)**

**INACTIVE (dues not paid)**

**E-mail (need address)**

## THE MISSION OF OTDA

We recognize that our community, Daphne, is the largest city in Baldwin County and among the fastest growing in the State of Alabama. Our Mission is to support our community and local & county government in the intelligent and balanced planning and management of its growth. Our focus is on preserving our unique quality of life while enhancing both public safety, residential & commercial property values and city services.

**WHO WE ARE:** Olde Towne Daphne Association is a non-profit corporation. Our members include residents, businesses, private schools and non-profit organizations who primarily reside in Olde Towne Daphne. Membership is open to anyone residing in Daphne, Alabama. The leadership and staff of OTDA are volunteers supporting our community.....our home.

**OTDA IN ACTION:** Volunteer staff is actively involved in the local governmental process. Here's what we do...

- ◆ We attend meetings of the Daphne City Council, Planning Commission, Board of Zoning & Adjustments, Utility Board, Finance Committee, SEEDS and Village Point Foundation.
- ◆ We alert our membership to Daphne government meetings that involve important focus issues such as requests for zoning variances, traffic & safety, public land, etc. You will receive advanced notice of meetings that warrant your time and participation.
- ◆ OTDA conducts its own telephone polls and circulates citizen petitions on pressing issues to be acted on by our city council.

**OTDA LEADS IN ISSUE RESOLUTION:** OTDA believes in issue resolution through fact gathering, thoughtful analysis, proactive planning, member involvement and public communications. OTDA supports mediation as a successful method of issue resolution, however, OTDA will support legal action to address an issue as a final option.

**OTDA SUPPORTS DAPHNE:** We support Daphne in other ways beyond public safety, intelligent land usage and managed growth.

- ◆ OTDA sponsors special forums inviting our county, state and federal representatives to address issues impacting our members.
- ◆ OTDA cooperates with other community organizations in supporting special cultural and community events.

**OTDA IS VITAL, CURRENT AND GROWING...JUST LIKE OUR HOMETOWN, DAPHNE:**

- ◆ OTDA publishes member newsletters and also utilizes Email to distribute them to our members in a timely and cost efficient manner.

**If you haven't taken the time to renew your membership, please do it now! Mail your check to the Treasurer. OTDA does not share its membership list.**

## I CARE ABOUT DAPHNE'S FUTURE! SIGN ME UP AS A MEMBER.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Phone #: \_\_\_\_\_ Email \_\_\_\_\_

Enclosed is my check for \_\_\_\$100.00 Business \_\_\_\$25.00 Family \_\_\_\$10.00 Student \_\_\_\$50.00 Non-Profit \_\_\_\$250.00 Sponsor

Mail to: Glenn Robinson, OTDA, P.O. Box 1022 Daphne, AL 36526

- I want to help out! Give me a call.
- I have enclosed a note about something I think is important to Daphne.
- I have enclosed the name and address of someone to contact for membership.

## 2005/2006 CALENDAR OF MEETINGS AND EVENTS

**December 4<sup>th</sup>**—(Sunday) **Daphne Christmas Parade:** Parade date has been changed due to the Daphne High School football team making the Playoffs! Go Trojans! Main Street at 3:00. Contact the Recreation Department at 621-3704 for more information.

**December 6<sup>th</sup>**—(POSTPONED) **General Membership Meeting:** Representative Jo Bonner, US House of Representatives will speak regarding Katrina and the Gulf Coast. Council Chambers, 6:30 p.m.

**December 8<sup>th</sup>**- (Thursday) **Special Meeting, Planning Commission:** Residential High Rise (RHR) land use ordinance to discuss condo height, green-space, sidewalks, international building codes, beach access, etc. Council Chambers, 2:00 p.m.

**Board Meetings:** January 10<sup>th</sup> , February 7<sup>th</sup> and April 4<sup>th</sup>.

**General Membership Meetings:** March 7<sup>th</sup> and May 2<sup>nd</sup> Speakers to be announced.

OTDA meets the 1<sup>st</sup> Tuesday of the month, excluding July

Daphne City Council Meetings are held the first and third Mondays of the month at 6:30 p.m. in the City Council Chamber. The council agenda, comprehensive plan and Land Use Ordinance are posted on the city website at [www.daphneal.com](http://www.daphneal.com). Just click on legislative news. Official council minutes must be viewed in the City Clerk's office. Copies of the 2004 Daphne City budget and the Comprehensive plan from 2000 to 2020 are available in the Library.

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