



OLDE TOWNE DAPHNE ASSOCIATION

MARCH 2006

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621-0286

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Annual Dues:

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Family: \$25.00

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Comments are
welcome. Email:
[ContactUs@oldetowne
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COMMUNITY DEVELOPMENTS: CONDO UPDATE

On March 20th, the Council sent the Residential High Rise (RHR) Ordinance back to the Planning Commission with the recommendation to remove the Image Map. The Council also suggested that the Planning Commission include two adjacent parcels to the north boundary of the Village Overlay District for RHR use. This recommendation guarantees that condo development will only be in these two areas! Currently, the height limit remains at 215 feet. The moratorium will need to be extended again at the April 3rd Council meeting to allow time for the Planning Commission to modify the ordinance and send it back to the council for approval. A height survey is still available on the website, fill yours out today.

MARCH 27TH GENERAL MEETING: CONGRESSMAN JO BONNER

U.S. Representative, Jo Bonner will speak about "*Making Lemonade out of Lemons! Challenges and opportunities for Daphne, Alabama and the Eastern Shore in a post-Katrina world.*" The Meeting will be on Monday, March 27th in the Council Chambers of Daphne City Hall at 7 p.m.

Hurricanes Ivan and Katrina left a profound impact on the citizens and communities of Coastal Alabama. The risks and the shortfalls are becoming more clearly identified. What are the lessons to be learned? As the Gulf Coast rebuilds, what are the opportunities for communities like Daphne to emerge better and stronger?

Congressman Bonner, a Mobile resident, is serving his second term representing Alabama's First District which includes, Baldwin, Mobile, Escambia, Monroe, Washington and part of Clarke Counties. He is a member of the Budget, Agriculture and Science committees. His diverse district's economy includes agriculture, timber, chemical plants, aerospace, shipping, tourism, seafood and the beautiful Gulf Coast.

While primarily focusing on issues facing Daphne and the Eastern Shore, Congressman Bonner's insights will be valuable to all residents and businesses in Coastal Alabama. This meeting will be devoted to Congressman Bonner's remarks, followed by a question and answer session.

MAY 2ND GENERAL MEETING: CARL SCHNEIDER ON HURRICANE INSURANCE

Carl Schneider, a Daphne resident, is a member of the Hurricane Task Force for Alabama Independent Insurance Agency Association. Carl will speak about "*Catastrophe and Insurance: Availability and Affordability of Property Insurance.*" He will provide information regarding hurricane zones, potential new construction requirements for the future and the concerns of both coastal residents and the insurance industry.

SEEDS

Even if you didn't participate in the SEEDS fun run, you might have seen www.OldeTowneDaphne.org on the back of 800 T-shirts worn around town. We are proud to help sponsor the event and can report that the second, and now annual, event was a great success. Kudos to SEEDS and their fine work for all the students in Daphne!

OLDE TOWNE NEIGHBORHOOD DEVELOPMENTS

Old County Road Update: Site preparation for a project(s) on the cleared property located on Olde County Road, between Dryer and College Ave remains stopped. The first request for a subdivision into three lots was denied late last year. In February, the Planning Commission reviewed a revised request to reconfigure the property into two parcels. Neither subdivision request conforms to the current land use ordinance. The proposed project is expected to be presented to the Board of Zoning Adjustments in April. Call the Planning Department at 621-3184 for date and time.

Captain O'Neal Drive Update: The Planning Commission approved the Via Dolorosa subdivision on a 6 acre parcel on Captain O'Neal Drive. The original request for 9 lots on a private road was revised, eliminating neighborhood concern that mailboxes, garbage and trash services would be placed on Captain O'Neal Drive. The approved project will include 7 lots, on a cul-de-sac, served by a public road. The project developers will refurbish the Potter's Mill retention pond and construct a new pond adjacent to it. The front setback for the first lot, facing Captain O'Neal, was reconfigured to conform to the setbacks of existing homes on the street and will be screened by a buffer of trees.

Future Streets/walking trails in Olde Towne

Several important issues surfaced from the discussions regarding the Via Dolorosa project. There is a critical need for the City to create a comprehensive street plan for Olde Towne. The plan will need to address traffic flow and to plan future streets in order to provide access to the last remaining tracts of land available for development.

In order to access a tract of land for the Via Dolorosa project, a new road will be created in Olde Towne on what is currently a residential lot with a structure. The property to the south of the new road is located next to uncut sections of Lovette Lane, Second St and Old County Road. If those roads are cut in the future, to access other parcels of land on the east side of Captain O'Neal, this residential property could become essentially an island bound on all sides by streets. Planning now for future roads is essential.

As sidewalks and a bridge on the S-curve are planned for Captain O'Neal Drive, it would also be a good time to develop plans for walking trails and plan connectivity within the area. How would the neighborhood be best served for pedestrians and cars, as well as, access to the Bay and to Main Street?

CHANGES TO THE SIGN ORDINANCE

Proposed changes to the Daphne City Sign Ordinance were discussed by a recently formed sign committee, sent to the Planning Commission in January and returned to the Sign Committee for further discussion and public input, including a presentation from Lamar, in February. Additional revisions were made and the proposed changes to the Sign Ordinance will be discussed at the Planning Commission meeting, Thursday, March 30th at 6:00 p.m.

A copy of the current Sign Ordinance can be found in the Comprehensive plan in the Library and proposed changes to the sign ordinance are posted on our OTDA web-site: See Sign Ordinance/SB197-Pending billboard legislation.

In a related issue, SB197 passed the State Senate 32-0 and will be under consideration in the House. SB197 provides a method for replacement of billboards or outdoor advertising signs destroyed by a weather event or act of God. The new bill quotes 3 sections of Alabama code, 2 of which refer to "just compensation". It is not clear how just compensation is determined and whether compensation would be an issue in Daphne. Daphne does not allow new billboards and if more than 50% of a sign is destroyed it can not be rebuilt. Would compensation be mandatory? How will this affect our scenic roads? Check our web-site and read SB197.

McMILLAN BLUFF UPDATE



After years of controversy and litigation the lawsuit against the City of Daphne and OTDA was dismissed by the Court. This public beach access will remain a neighborhood treasure and, as if in celebration, it is in full bloom!

There can never be enough thanks to those who helped keep this public asset just that....public. The Olde Towne Daphne Association is proud to have been the advocate for this project; but, it would not have been possible without the help of those who signed our petition, participated in work parties, donated to our legal defense, went to the Court hearings, donated plants or helped plant the site. It would not have been possible without the generous grant from the Mobile Bay National Estuary Program and their belief that this project would succeed. This was a community effort. Thank you all!

Take the time to check our web-site and read about the McMillan project. The plant list has been posted, along with descriptions of natural habitat, size and growth habits. We have been taking photos and are adding them to the site as plants bloom. We continue to work on adding to the history of the project. There is one last opportunity to participate in the project when we refurbish storm damaged plants and complete the planting. Tentative date is March 24th, weather permitting. Call Karen Nady (621-0286) for information or check the web-site. See you on the bluff!

COMMUNITY DEVELOPMENTS: REVISITING THE NEED FOR CAREFUL MANAGEMENT

Using a plan developed by Louis Wynne, the Downtown Re-Development Authority has been working tirelessly to improve Olde Towne. First, an overlay district was established to include Main Street from school to school. Next, the Village Overlay District was developed from Bayfont Park to Jordan Drive. A comprehensive lighting and planting scheme has been developed. Plans are in the design stage to improve and expand City Hall. Olde Towne will be the true center of Daphne.

Will the proposed new construction at Daphne South, to accommodate an increase from 600 to 1,150 students, be appropriate? Will the historic significance of the old office building at Daphne Elementary (North) be preserved? What will be 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 City has discussed filing an injunction against the Baldwin County School Board (BCSB) to stop construction of new and larger facilities on Daphne south campus. 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 information, visit the OTDA web-site and read the SEEDS memo and view the Olde Towne District Overlay Map.

MEMBERSHIP: 2006

If you haven't paid your membership dues this year, please consider doing so today! A form is provided on page 5. ALSO, an e-mail contact will help us keep you informed about important issues or rally the troops when needed. We have noted your membership/e-mail status below!

ACTIVE (dues paid)
 INACTIVE (dues not paid)

E-mail (have address)
 E-mail (need address)

USE THE WEB-SITE!

OTDA strives to serve our community and our web-site: www.OldetowneDaphne.org is a valuable tool toward that goal. Our newsletter is quarterly, but our web-site changes constantly and we include information that just won't fit on the printed page. Visit the site often and stay informed!

FROM THE PRESIDENT

OTDA has encouraged a strong focus on the planning process in Daphne. A key item, in this regard, is the need to move to stronger building codes as a way of maintaining a vibrant hometown.

In May 2005, OTDA hosted a meeting with Senator Bradley Bryne who spoke regarding the Hurricane Task Force and future of wind insurance in Alabama. He concluded his comments with two key points: There is a need for local communities to adopt stronger building codes, such as the International Building Codes (IBC), and it is essential to create a healthy business climate for large insurance companies to continue to offer affordable wind insurance to both homeowners and businesses in Alabama. Four months later Katrina struck the Gulf Coast, making all of us more acutely aware of the impact of a severe hurricane.

Join us with Congressman Jo Bonner on March 27th and Carl Schneider on May 2nd, as we continue the discussion about the economics and the impact of hurricanes on our communities and our pocketbooks and what options are available. The 2006 hurricane season is just two months away! Kären

PLANNING ISSUES AND IDEAS

As Daphne continues to grow rapidly, there has been an increased awareness and interest in the planning process. OTDA has received a number of suggestions by residents. They include:

Improve the notification process: The process for notifying adjoining property owners regarding building, planning and zoning requests needs to be reviewed and a process designed that will be both consistent and accurate. Suggestions include: Posting signs notifying of a zoning change requests, providing information to all appropriate property owners, providing timely and accurate updated follow-up letters to adjoining property owners when additional planning discussions are required and making public the requirements currently used to notify adjacent, or impacted, residents.

Retention pond monitoring: Retention ponds have been part of the design solution for storm water management as property is developed, but a method for monitoring the long term maintenance of ponds is not in place. It has been suggested that the City develop a plan to monitor the maintenance of retention ponds through a routine inspection process. Suggestions include a license to have a pond and/or an annual inspection fee.

International Building Codes (IBC): Start the process for adopting IBC codes for new construction in Daphne. As insurance rates for wind coverage escalate, one aspect of a vibrant community will be its insurability for both businesses and homeowners. Take a forward looking approach and set sound standards for the future.

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.

2006 CALENDAR OF MEETINGS AND EVENTS

March 27th- (Monday) **General Meeting:** Congressman Jo Bonner, US House of Representatives, will speak regarding challenges and opportunities for Daphne and the Eastern Shore in a post-Katrina world. Council Chambers, 7:00 p.m.

April 4th- (Tuesday) **OTDA Board Meeting:** Daphne Library at 7:00 p.m.

April 23rd (Sunday) **Bay Area Earth Day:** Mobile and Baldwin County residents can celebrate Earth Day at the Fairhope Pier. Noon to 5:00. **This event includes an electronics amnesty program!**

May 2nd- (Tuesday) **General Meeting:** Carl Schneider: "*Catastrophe and Insurance: Availability and Affordability of Property Insurance.*" Information about hurricane zones, construction requirements of the future and insurance industry concerns. He will take questions at the conclusion of the presentation. Check the OTDA website for details. Council Chambers, 7:00 p.m.

May 19th to 21st **Gulf Coast Zydeco Music Festival:** Live music, crawfish and dancing at the Civic Center. For details: www.gulfcoastzydecomusicfestival.com.

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. 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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