

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF JANUARY 22, 2026**      Draft 01/07/2026  
**COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

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1. **CALL TO ORDER**
2. **CALL OF ROLL**
3. **APPROVAL OF MINUTES**: Review of minutes of the regular meeting of November 20<sup>th</sup> and December 18, 2025.
4. **PUBLIC PARTICIPATION**
5. **OLD BUSINESS**:

A. **SABAL AT FISH RIVER MASTER PLAN REVIEW, EAST FISH RIVER PUD MODIFICATION, PLANNING COMMISSION APPROVAL AND SABAL AT FISH RIVER, PHASE 1 PRELIMINARY SUBDIVISION PLAT REVIEW:**

1. File MPR25-04:

Presentation to be given by Austin Lutz, Engineering Design Group, requesting master plan review of Sabal at Fish River Subdivision.

2. File AP25-17:

Presentation to be given by Austin Lutz, representative of Engineering Design Group, requesting an amendment to the East Fish River PUD Narrative.

3. File AP25-16:

Presentation to be given by Austin Lutz, Engineering Design Group, to request Planning Commission approval of a hybrid sewer system in lieu of the approved gravity sewer system. Reference LUDO Section 11-13(a) (2).

4. File SDP25-12: **(Tabled by the applicant to the regular meeting of February 26, 2026)**

Subdivision: Sabal at Fish River, Phase 1

Zoning: *PUD, Planned Unit Development*

Location: Five hundred feet northeast of the intersection of County Road 64 and Dixon Lane  
Area: 190.78 Acres ±, 215 lots  
Owner: East Fish River, LLC - Richard Inge  
Surveyor: Engineering Design Group - Craig Johnson  
Engineer: Engineering Design Group - Austin Lutz

B. **JOSEPH A. ALLEGRI JR PROPERTIES II, LLC, JERRY VOLOVECKY SR, LOUISE VOLOVECKY, AND SE FAMILY LIMITED PARTNERSHIP COMPREHENSIVE PLAN AMENDMENT, PRE-ZONING AMENDMENT AND ANNEXATION PETITION:**

1. CPA25-01: Presentation to be given by Mark Gonzalez or Kirk Eaton, Gonzalez-Strength, requesting that the Planning Commission consider an amendment to the Envision Daphne 2042 Comprehensive Plan:

Land located northwest of the intersection of County Road 64 and Alabama Highway 181 (PPIN#44044, 307152, and 393) from:

Present Placetype: Traditional Neighborhood Development

Proposed Placetype: Mixed Use Corridor

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2. File PZA25-03:

**Applicant:** Joseph A. Allegri Jr Properties II, LLC, Jerry Volovecky Sr, Louise Volovecky and SE Family Limited Partnership

**Present Zoning:** *B-3, General Business, and RA, Rural Agricultural, Baldwin County District 15*

**Proposed Zoning:** *PUD, Planned Unit Development*

**Area:** 31.76 Acres ±

**Location:** Northwest of County Road 64 and Alabama Highway 181

**Owner:** Joseph A. Allegri Jr Properties II, LLC, Jerry Volovecky Sr, Louise Volovecky, and SE Family Limited Partnership

**Agent:** Gonzalez-Strength - Mark Gonzalez or Kirk Eaton

3. ANX25-03:

A presentation to be given by Mark Gonzalez or Kirk Eaton, Gonzalez-Strength, requesting annexation of a thirty-one point seven-six acre parcel owned by Joseph A. Allegri Jr Properties II, LLC, Jerry Volovecky Sr, Louise Volovecky, and SE Family Limited Partnership located northeast of County Road 64 and Alabama Highway 181. The subject property is currently zoned B-3, General Business, and RA, Rural Agricultural, Baldwin County District 15.

6. NEW BUSINESS:

A. THE CHURCH OF THE HIGHLANDS BELFOREST WATER TANK #4 SITE PLAN REVIEW:

1. File SP26-01:

**Site:** The Church of the Highlands Belforest Water System Tank #4

**Zoning(s):** *B-2(a), General Business Alternate*

**Area:** 0.74 Acres ±

**Location:** Due west of the intersection of Plantation Drive and Alabama Highway 181

**Owner:** The Church of the Highlands, Inc. - Bruce Adams

**Developer:** Belforest Water Systems - Gary McMillan

**Agent:** Southern Engineering Solutions - John Byrd

**Engineer:** Southern Engineering Solutions - Ben White

B. ROWAN OAK PRELIMINARY SUBDIVISION PLATS REVIEW:

1. File SDP26-01:

**(PUBLIC HEARING)**

**Subdivision:** Faulkner's Place at Rowan Oak, Phase 4

**Zoning:** *PUD, Planned Unit Development*

**Location:** Southwest of the intersection of Milton Jones and County Road 13

**Area:** 9.73 Acres ±, (45) lots

**Owner:** Sharon and John Christopher Boni

**Agent:** S. E. Civil - Arthur Johnson

**Developer:** 68 Ventures - Chloe Kelly

**Surveyor:** S.E. Civil - David Diehl

**Engineer:** S.E. Civil - Dave Lavery

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**2. File SDP26-02: (PUBLIC HEARING)**

**Subdivision:** Faulkner's Place at Rowan Oak, Phase 5

**Zoning:** *PUD, Planned Unit Development*

**Location:** Southwest of the intersection of Milton Jones and County Road 13

**Area:** 6.61 Acres ±, 44 single family residential lots

**Owner:** Sharon and John Christopher Boni

**Developer:** 68 Ventures - Chloe Kelly

**Surveyor:** S.E. Civil - David Diehl

**Engineer:** S.E. Civil - Dave Lowery

**C. LOUISA MARCO TOLER REVOCABLE TRUST DATED: JULY 24, 2024 PRE-ZONING AMENDMENT:**

**1. File PZA26-01: (PUBLIC HEARING)**

**Applicant:** Louisa Marco Toler Revocable Trust Dated: July 24, 2024

**Present Zoning:** *RA, Rural Agricultural, Baldwin County*

**Proposed Zoning:** *R-6(G), Garden or Patio Home, and B-2(a), General Business Alternate*

**Location:** At the northwest intersection of County Road 64 and County Road 54 West

**Area:** 144 Acres ±

**Owner:** Louisa Marco Toler Revocable Trust Dated: July 24, 2024 - Hollace Marco

Brayer, personal representative

**Agent:** Dewberry - Cathy Barnette

**D. OBAMA, LLC ZONING AMENDMENT:**

**1. File ZA25-01: (PUBLIC HEARING)**

**Applicant:** Obama, LLC

**Present Zoning:** *B-3, Professional Business*

**Proposed Zoning:** *B-1(a), Limited Local Business*

**Location:** Southeast of Main Street and Van Avenue

**Area:** 1.17 Acres ±

**Agent:** Lieb Engineering - Chris Lieb

**Owner:** Obama, LLC - Michael Andreoli

**E. PATCH PLACE SUBDIVISION, PHASE 1 AND 2 STREET ACCEPTANCE:**

**1. File AP26-01:**

Presentation to be given by Jackson Berkbigler, Rowe Engineering & Surveying, requesting acceptance of all rights-of-way contained within Patch Place, Phase 1. Said rights-of-way being Parker Lane (661) and Patch Place Loop (191).

**2. File AP26-02:**

Presentation to be given by Jackson Berkbigler, Rowe Engineering & Surveying, requesting acceptance of all rights-of-way contained within Patch Place, Phase 2. Said right-of-way being Patch Place Loop (2,234 linear feet).

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7. **ATTORNEY'S REPORT**
8. **COMMISSIONER'S COMMENTS**
9. **DIRECTOR'S COMMENTS**
10. **ADJOURNMENT**