

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF FEBRUARY 26, 2026
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of January 22, 2026.

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: (Tabled by the applicant to the regular meeting of March 26, 2026)**

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

2. **File AP25-17: (Tabled by the applicant to the regular meeting of March 26, 2026)**

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: (Tabled by the applicant to the regular meeting of March 26, 2026)**

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 March 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

6. **NEW BUSINESS:**

A. **LOT 6, DAPHNE BUSINESS PARK, UNIT THREE SITE PLAN REVIEW:**

1. **File SP26-02:**

Site: Lot 6, Daphne Business Park, Unit 3

Zoning: *C/I, Commercial/Industrial*

Location: Northeast of Stanton Road and Profit Drive

Area: 0.60 Acres ±

Owner: Thomas Investment Holdings, L.L.C. - Trey Davis

Engineer: Wooten Engineering - Jason Wooten

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B. DUTCH BROS SITE PLAN REVIEW:

1. File SP26-03:

Site: Dutch Bros - Daphne

Zoning: *B-2, General Business*

Location: Southwest of Highway 31 and Alabama Highway 181, Lot 1AC, TimberCreek Village, Phase 2, Resubdivision of Lots 1 & 2

Area: 0.49 ± Acres

Owner: Baldwin AL Development, LLC - Vince Cave

Developer: DPG Single Tenant, LLC - Garrett Baker

Engineer: Duplantis Design Group - Evan Geerts

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT