

**The City of Daphne
Planning Commission Minutes
Regular Meeting of January 22, 2026
Council Chamber, City Hall - 5:00 P.M.**

Call to Order:

The Chairman called the regular meeting of the City of Daphne Planning Commission to order at 5:05 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Kevin Spriggs, Secretary
Bobby Purvis
John Peterson, Vice Chairman
Andrew Prescott, Chairman
Richard Johnson
Steve Olen
Nathan Jones

Staff Present:

Adrienne Jones, AICP, Director of Community Development
Jan Vallecillo, Planning Coordinator
Patrick Dungan, Attorney
Troy Strunk, Executive Director, City Development
Andy Bobe, City Engineer

New Business:

Approval of Minutes:

The Chairman called for the first order of business: approval of minutes.

The Chairman asked for input regarding the December 18, 2025 regular meeting minutes presented by staff. There being none, minutes stand approved as submitted.

Public Participation:

The Chairman called for the next order of business: public participation.

The Chairman stated public participation will be opened shortly. He advised that The Sabal at Fish River, Phase 1 and associated agenda items have been tabled at the request of the applicant to the regular meeting of February 26, 2026.

If a public hearing is required, please hold your comments until that agenda item is heard. Otherwise, please feel free to come forward and speak during public participation.

The Chairman opened the floor for the public participation. The floor was closed after no one came forward to speak.

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Rearranged Agenda Item:

The Chairman called for the next order of business: Patch Place, Phases I and II Street Acceptance.

An introductory presentation was given by the agent, Jackson Berkbigler. He summarized the street acceptance as presented and noted that because Parker Lane, a previously owned Baldwin County right-of-way, was recently annexed, we are ready to move forward with our request to accept the internal rights-of-ways of Patch Place Subdivision, Phases I and II.

Chairman asked for staff comments. Mr. Bobe stated no comment.

Hearing no comments from the commissioners, the chairman called for a motion.

A motion was made by Mr. Olen and seconded by Mr. Jones to set forth a favorable recommendation to the City Council to accept the streets in Patch Place Subdivision, Phase I and II. There was no discussion. The motion carried unanimously.

Old Business:

Approval of Minutes:

The Chairman called for the next order of business: approval of minutes.

The Chairman asked for input regarding the November 20, 2025 regular meeting minutes presented by staff. There being none, minutes stand approved as submitted.

The Chairman stated that The Sable at Fish River, Phase 1 and associated agenda items have been tabled at the request of the applicant to the regular meeting of March 26, 2026.

The Chairman called for the next order of business: 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.

An introductory presentation was given by the agent, Charlie Trotman. He summarized the pre-zoning request as presented on the agenda and noted the following: the proposed PUD development requires an amendment to the Comprehensive Plan changing the placetype from Traditional Neighborhood to Mixed-Use Corridor; the proposed development consists of a retail grocery store, retail and mixed uses, with multi-story buildings designed to provide convenient and safe vehicle access, pedestrian ways, compact development patterns where the buildings are located near the sidewalks to enhance the pedestrian environment.

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Mr. Trotman described the development as a mixed-use planned development for residential, commercial and service oriented uses consisting of approximately thirty-one point seven six acres located at the intersection of Alabama Highway 181 and County Road 64 with a the plan providing for an upscale, village-type environment, with outparcels offset to allow for rear parking with outparcel buildings to be placed in front of the apartment complex for an appealing look and visibility. Sidewalks will allow for a walkable community, green space, greenbelt, parks, and there will be limited access to Alabama Highway 181; an additional right turn lane at the intersection of Alabama Highway 181 and County Road 64; a traffic signal on County Road 64 aligning with Overton Subdivision; roundabout improvements at County Road 13; a grocery store with a pharmacy; a five or more acre detention facility for drainage; a comprehensive landscape plan with walkways and pedestrian crossings; multi-family residential with enhanced architectural designs with amenities such as fountains, dog park, club house and seating areas. He noted that the overall design is that of an Italian village with a blend of commercial uses, a luxury multi-family, anchored by a Walmart neighborhood grocery store with an entrance feature, monument signs and an Italian architectural theme set throughout the development.

Mr. Olen stated that staff is not in favor of the proposed increased size of the fuel sign and questioned whether that would be an issue.

Mr. Trotman stated we can live with that.

Mr. Olen stated that he was opposed to this development, but in consideration of the recent enhancements, it would be in best interest of the citizens to have this property annexed into the city.

Mr. Johnson noted there are three applications including a modification to the Comprehensive Plan, pre-zoning application and a request for annexation. He posed a question to staff asking whether the key points given in the presentation are satisfactorily included in the PUD narrative.

Mrs. Jones deferred to Mr. Strunk and thanked Mr. Trotman for the concession regarding the signage.

Mr. Strunk stated confirmed and commented that he is looking forward to the conceptual plan coming to fruition.

Mr. Johnson asked about an operation and maintenance plan and the improvements at County Road 64 and 13.

Mr. Trotman advised there will be an architectural review board to regulate, manage and/or oversee maintenance of the development; the traffic engineer and staff are designing the improvements to that intersection. He noted County Road 64 will have turn lanes and signalization at the intersection of Highway 181.

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Mr. Spriggs asked about the adjacent property located to the north and the city's stance on a future connection to the subject property.

Mr. Strunk referred to the Comprehensive Plan's goals regarding connectivity however at this time there is no requirement for a connection because that property is in the county and subject to county regulations.

Mrs. Jones cited the city's recent requirement for interconnectivity within recently approved Planned Unit Developments located on Highway 181 and on County Road 13.

Hearing no further comments from the commissioners, the Chairman called for a motion for the associated applications.

A motion was made by Mr. Johnson and seconded by Mr. Prescott to approve an amendment to the Comprehensive Plan and Resolution Number 2025-01. There was no discussion on the motion. The Motion carried unanimously.

A motion was made by Mr. Olen and seconded by Mr. Peterson to set forth a favorable recommendation to the City Council to pre-zone the subject property for Joseph A. Allegri Jr Properties II, LLC, Jerry Volovecky Sr, Louise Volovecky, and SE Family Limited Partnership to a PUD, contingent upon modifications to the proposed PUD narrative as follows: modify section 6.1 to Roadway Improvements bullet point 5 to state, "Modifications to improve the CR-64/Highway 13 roundabout, as approved by staff; and, to strike section 10.5. There was no discussion on the motion. The Motion carried unanimously.

A motion was made by Mr. Johnson and seconded by Mr. Peterson to set forth a favorable recommendation to the City Council to annex the subject property into the Daphne city limits. There was no discussion on the motion. The Motion carried unanimously.

New Business:

The Chairman called for the next order of business: The Church of the Highlands Belforest Water Tank #4 Planning Commission Approval and Site Plan Review.

An introductory presentation was given by the agent, John Byrd. He provided a summary of the site plan as presented on the meeting agenda and stated the placement of a water storage tank in a B-2(a) zoning district requires Planning Commission Approval.

The Chairman commented that Planning Commission Approval requires a public hearing and noted that the proposed water tower is an improvement to the entire Belforest Water System.

The Chairman for staff comments. Mr. Strunk commented that revisions to the plans require remediation and replacements of the trees located within utility easement and staff would like conditional approval.

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The Chairman opened the floor for the public hearing. The floor was closed after no one came forward to speak.

Hearing no further comments from the commissioners, the Chairman called for a motion.

A motion was made by Mr. Spriggs and seconded by Mr. Jones to grant Planning Commission Approval to The Church of the Highlands Belforest Water Tank #4. There was no discussion. The motion carried unanimously.

A motion was made by Mr. Jones and seconded by Mr. Prescott to approve the site plan for The Church of the Highlands Belforest Water Tank #4 landscape revisions, to include tree removal and replacement within the easement, must be submitted and approved by staff. There was no discussion. The motion carried unanimously.

The Chairman called for the next order of business: Faulkner's Place at Rowan Oak, Phase Four Preliminary Subdivision Plat Review.

An introductory presentation was given by the agent, Chloe Kelly. She provided a summary of the preliminary subdivision plat review as presented on the meeting agenda and noted this is a part of the single-family portion of Rowan Oak PUD that was modified for the development of fee simple detached townhomes.

The Chairman asked for staff comments. Staff advised that comments have been addressed.

The Chairman opened the floor for the public hearing. The floor was closed after no one came forward to speak.

Hearing no further comments from the commissioners, the Chairman called for a motion.

A motion was made by Mr. Johnson and seconded by Mr. Jones to approve the preliminary subdivision plat for Faulkner's Place at Rowan Oak, Phase Four. There was no discussion on the motion. The Motion carried unanimously.

The Chairman called for the next order of business: Faulkner's Place at Rowan Oak, Phase Five Preliminary Subdivision Plat Review.

An introductory presentation was given by the agent, Chloe Kelly. She provided a summary of the preliminary subdivision plat review as presented on the meeting agenda and noted this is a part of the single-family portion of Rowan Oak PUD that was modified for the development of fee simple detached townhomes.

The Chairman asked for staff comments. Staff advised that comments have been addressed.

The Chairman opened the floor for the public hearing. The floor was closed after no one came forward to speak.

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Hearing no further comments from the commissioners, the Chairman called for a motion.

A motion was made by Mr. Peterson and seconded by Mr. Jones to approve the preliminary subdivision plat for Faulkner's Place at Rowan Oak, Phase Five. There was no discussion on the motion. The Motion carried unanimously.

Chairman called for the next order of business: Louisa Marco Toler Revocable Trust Dated: July 24, 2024 Pre-Zoning Amendment.

An introductory presentation was given by the agent, Cathy Barnette. She summarized the pre-zoning request as presented on the agenda and noted that the zoning requested is consistent with the comprehensive plan and that the petition for annexation was not presented to the legislature in 2025 and that the associated pre-zoning application, previously approved by City Council, expired.

Mr. Strunk stated that Senator Elliott indicated that the bill will be signed and then placed on the Governor's desk the following week.

The Chairman questioned what happens if the legislative annexation occurs prior to the approval of the City Council.

Mr. Strunk stated that the effective date of the legislation is set so that the pre-zoning will occur before the annexation is final.

The Chairman opened the floor for the public hearing. The floor was closed after no one came forward to speak.

Hearing no comments from the commissioners, the Chairman called for a motion.

A motion was made by Mr. Olen and seconded by Mr. Jones to set forth a favorable recommendation to the City Council to pre-zone the subject property to R-6(G), Garden or Patio Home, and B-2(a), General Business Alternate as presented for Louisa Marco Toler Revocable Trust Dated: July 24, 2024. There was no discussion. The motion carried. Mr. Johnson dissented.

The Chairman called for the next order of business: Obama, LLC Zoning Amendment.

An introductory presentation was given by the agent, Chris Lieb. He summarized the rezoning request as presented on the meeting agenda and provided a proposed sketch for consideration.

The Chairman questioned whether the developer proposes to restrict some of the allowable uses in a B-1(a) zone.

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Mr. Lieb stated there are some. Some uses are allowed by right in B-1(a) that are not ones that the residents of Olde Towne or the City of Daphne would want on Main Street next door to Whit's.

Mrs. Jones commented that the restrictions would have to be in writing and recorded to be enforceable.

Mr. Dungan stated the Commission would have to make a favorable recommendation to the City Council subject to the applicant providing acceptable proof of recorded covenants to run with the land in order to restrict certain uses.

Mr. Johnson commented that a PUD document would specify the number of buildings, location, layout, address the concerns, and maximize the use of the property because professional office space may not be the highest and best use of the land.

Mr. Olen asked what uses are allowed in B-3.

Mr. Dungan read from the Land Use ordinance the uses allowed in a B-3 zone by right.

Mr. Johnson questioned whether residential is allowed in a B-3 zone.

Mrs. Jones stated any property zoned commercial can have a residential component.

Mr. Johnson commented if you can have mixed use in a commercial zone, then the best use of the property would be B-3.

Mr. Olen stated to say that some of the uses are wholly inconsistent is not strong enough, are not at all what the residents of Olde Towne Daphne want, the parking situation would be compounded exponentially so the property should remain B-3.

Mr. Spriggs stated we talk about planning and building communities, communities need community businesses. He stated that the marketplace will decide if a business is beneficial or not. He also agreed that the applicant should present a PUD with more details and define the type of development proposed.

The Chairman opened the floor for public hearing.

Jim Ayers, 897 Main Street, spoke in opposition, to express concerns about traffic.

Cathy Barnette, 612 Van Avenue, spoke in opposition, to express concerns about parking and traffic.

The Chairman closed the floor to the public hearing and offered the agent the opportunity for rebuttal.

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Mr. Lieb advised that the applicant understands the concerns that the community and is willing to record covenants that go with the land to restrict the property.

Mr. Olen stated that he would not vote for the rezoning unless the restrictions are provided in writing.

A motion was made by Mr. Spriggs and seconded by Mr. Prescott set forth a favorable recommendation to City Council to rezone Obama, LLC. There was no discussion.

Upon roll call vote,

Mr. Spriggs	Aye
Mr. Purvis	Nay
Mr. Peterson	Nay
Mr. Prescott	Aye
Mr. Johnson	Nay
Mr. Olen	Nay
Mr. Jones	Aye

The motion failed.

A motion was made by Mr. Peterson and seconded by Mr. Olen set forth an unfavorable recommendation to City Council to rezone Obama, LLC. There was no discussion.

Upon roll call vote,

Mr. Spriggs	Nay
Mr. Purvis	Aye
Mr. Peterson	Aye
Mr. Prescott	Nay
Mr. Johnson	Aye
Mr. Olen	Aye
Mr. Jones	Nay

The motion failed.

Mr. Lieb, the agent, requested to withdraw the application.

The Chairman called for the next order of business: attorney's report.

Mr. Dungan stated no report.

The Chairman called for the next order of business: commissioner's comments.

Mr. Spriggs commented about the implementation of planning in the Belforest area through interconnectivity between traditional zoning in Baldwin County, and PUD zoning in the City of Daphne, and advised that the marketplace should determine planning actions.

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Mr. Johnson commented about the Comprehensive Plan's projection of change and growth of local commercial businesses and restaurants in Olde Towne which is defined as a commercial urban core.

The Chairman called for the next order of business: director's comments.

Director presented the upcoming meeting dates. Site Preview is February 18th and the Regular Meeting is February 26, 2026.


There being no further business, the meeting was adjourned at 6:25 p.m.

Respectfully submitted by:



Jan Allen, Planning Coordinator

Approved: February 26, 2026



Andrew Prescott, Chairman