

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MARCH 26, 2026 Draft 03/17/2026
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 February 26, 2026.

4. **PUBLIC PARTICIPATION**

5. **OLD BUSINESS:**

A. **SABAL AT FISH RIVER MASTER PLAN REVIEW, EAST FISH RIVER PUD MODIFICATION, AND PLANNING COMMISSION APPROVAL OF A HYBRID SANITARY SEWER SYSTEM:**

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 April 23, 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. **THE RETREAT AT DAPHNE SITE PLAN REVIEW (ROWAN OAK PUD, FORMERLY REFERRED TO AS THE SANCTUARY):**

1. **File SP26-04:**

Site: **The Retreat at Daphne Multi-Family Apartments**

Zoning: *PUD, Planned Unit Development*

Location: Northwest of the intersection of County Road 13 and Milton Jones Road Extension

Area: 17.96 ± Acres

Developer: East Wind, LLC and Berkley Hall Construction, LLC

Owner: Red Hill Creek, LLC - James Atchison

Engineer: Hagen Engineering - Nolan Franz

B. DAPHNE GARDENS, A PARK AT BELROSE AND 6TH STREET PLANNING COMMISSION APPROVAL AND SITE PLAN REVIEW:

1. File AP26-06: Planning Commission approval of a park in a R-2 zone. **(PUBLIC HEARING)**

2. File SP26-05:

Site: Daphne Gardens, A Park at Belrose and 6th Street

Zoning: *R-2, Medium Density Single Family Residential*

Location: Southwest of the intersection of Belrose Avenue and 6th Street

Area: 0.27 ± Acres

Developer: 68 Ventures, LLC - Nathan Cox

Owner: The City of Daphne - Robin LeJeune

Engineer: Jade Consulting - Paul Marcinko

C. STEPHANIE NELSON CORTE PRE-ZONING AMENDMENT AND ANNEXATION PETITION:

1. File PZA26-02: **(PUBLIC HEARING)**

Applicant: Stephanie Nelson Corte

Present Zoning: *B-2, Neighborhood Business*

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

Area: 3.65 Acres ±

Location: Northeast of Milton Jones Road and Alabama Highway 181

Owner: Stephanie Nelson Corte

Agent: Dewberry - Cathy Barnette

2. ANX26-01:

A presentation to be given by Cathy Barnette, Dewberry, requesting annexation of a three-point six five-acre parcel owned by Stephanie Nelson Corte located northwest of County Road northeast of Milton Jones Road and Alabama Highway 181. The subject property is currently zoned B-2, Neighborhood Business, Baldwin County District 15.

D. JERRY AND LOUISE VOLOVECKY, SR., FAMILY LIMITED PARTNERSHIP COMPREHENSIVE PLAN AMENDMENT, PRE-ZONING AMENDMENT AND ANNEXATION PETITION:

1. File AP26-05:

Presentation to be given by Charlie Trotman, The Trotman Company, requesting an amendment to the Italian Village at Daphne PUD Narrative.

2. CPA26-01: **(PUBLIC HEARING)**

Presentation to be given by Charlie Trotman, The Trotman Company, requesting that the Planning Commission consider an amendment to the Envision Daphne 2042 Comprehensive Plan:

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

Present Placetype: Traditional Neighborhood Development

Proposed Placetype: Mixed Use Corridor

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3. File PZA26-03: **(PUBLIC HEARING)**

Applicant: Jerry and Louise Volovecky, Sr., Family Limited Partnership

Present Zoning: RA, Rural Agricultural, Baldwin County District 15

Proposed Zoning: PUD, Planned Unit Development

Area: 2.78 Acres ±

Location: Northwest of County Road 64 and Alabama Highway 181

Owner: Jerry and Louise Volovecky, Sr., Family Limited Partnership

Agent: The Trotman Company - Charlie Trotman

4. ANX26-02:

A presentation to be given by Charlie Trotman, The Trotman Company, requesting annexation of a two-point seven eight-acre parcel owned by Jerry and Louise Volovecky, Sr., Family Limited Partnership located northeast of County Road 64 and Alabama Highway 181. The subject property is currently zoned RA, Rural Agricultural, Baldwin County District 15.

E. **ADMINISTRATIVE PRESENTATION:**

1. **PROPOSED AMENDMENTS TO THE LAND USE AND DEVELOPMENT ORDINANCE:**

File AP26-04:

Presentation to be given by Cathy Barnette, Dewberry, regarding a proposed amendment to Article XVI, Parking Requirements for All Districts, Section 16-2, (d-1) Parking Schedule for Business; Section 16-2 (e -3) and Section 16 -2 (g-3).

7. **ATTORNEY'S REPORT**

8. **COMMISSIONER'S COMMENTS**

9. **DIRECTOR'S COMMENTS**

10. **ADJOURNMENT**