

**The City of Daphne
Planning Commission Minutes
Regular Meeting of February 26, 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 5:00 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

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

Staff Present:

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

Approval of Minutes:

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

The Chairman asked for input regarding the January 22, 2026 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 opened the floor for public participation. The floor was closed after no one came forward to speak.

The Chairman called for the next order of business: old business.

Old Business:

The Chairman stated 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 March 26, 2026.

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New Business:

The Chairman called for the next order of business: Lot 6, Daphne Business Park, Unit 3, Site Plan Review.

An introductory presentation was given by the agent, Jason Wooten. He provided a summary of the site plan review as presented on the meeting agenda. He advised that plan revisions were provided with the exception of the location of the top of the creek bank and a stormwater analysis of the detention basin.

Mr. Johnson stated the property to the east is common area and asked staff to explain why a buffer would be required. Mr. Bobe stated the location of the stream bank is significant to ensure that it does not encroach onto the subject property.

Mr. Olen commented that the Environmental Programs Manager provided the following comments: a fifty-foot stream buffer must be shown on the site plan, provide a stormwater facility inspection report, and present a well head protection zone application. Mr. Bobe stated that the owner has provided the application for the well head protection zone, a stormwater inspection report is not necessary for the common detention pond because he has provided onsite detention, and the location of the stream buffer is a minor issue.

Mr. Strunk commented that revisions to the site plan will require re-verification of the landscape plan and asked that landscaping is a part of the conditional approval.

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

A motion was made by Mr. Olen and seconded by Mr. Spriggs to approve the site plan for Lot 6, Daphne Business Park, Unit 3 with conditions as follows: 50-foot stream buffer to be shown on the site plan; storm water facility inspection report to be submitted; and, revised landscape plan to be reviewed and approved by staff. There was no discussion on the motion. The motion carried unanimously.

The Chairman called for the next order of business: Dutch Bros - Daphne Site Plan Review.

An introductory presentation was given by the agent, Evan Geerts. He provided a summary of the site plan review as presented on the meeting agenda. He advised that all staff comments have been addressed, except for a note stating that an ADEM permit must be obtained prior to the issuance of a site disturbance permit.

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

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A motion was made by Mr. Olen and seconded by Mr. Peterson to approve the site plan for Dutch Bros Daphne with conditions as follows: ADEM permit to be obtained. There was no discussion on the motion. The motion carried unanimously.

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.

None presented.

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

The Director stated no report. Troy Strunk, Executive Director, advised that on February 24, 2026, the City of Daphne has legislatively annexed the following: Louisa Marco Toler Revocable Trust, Circle K, The Exchange at Daphne and Coastal Church.

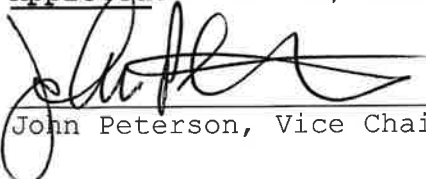
There being no further business, the meeting was adjourned at 5:10 p.m.

Respectfully submitted by:



Jan Allen, Planning Coordinator

Approved: March 26, 2026



John Peterson, Vice Chairman