

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF APRIL 23, 2026 Draft 04/14/2026
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 March 26, 2026.

4. **PUBLIC PARTICIPATION**

5. **OLD BUSINESS:**

A. **SABAL AT FISH RIVER PRELIMINARY PLAT REVIEW:**

1. **File SDP25-12: (Tabled by the applicant to the regular meeting of May 28, 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. **THE RETREAT AT DAPHNE SITE PLAN REVIEW (ROWAN OAK PUD, FORMERLY REFERRED TO AS THE SANCTUARY):**

1. **File SP26-04: (Tabled by the applicant to the regular meeting of May 28, 2026)**

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

6. **NEW BUSINESS:**

A. **ITALIAN VILLAGE OF DAPHNE MASTER PLAN AND SITE PLAN REVIEW:**

1. **File MPR26-01:**

Presentation to be given by Charlie Trotman, The Trotman Company, requesting master plan review of the Italian Village of Daphne.

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF APRIL 23, 2026 Draft 04/14/2026
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

2. File SP26-06:

Site: Italian Village of Daphne

Zoning(s): *PUD, Planned Unit Development*

Area: 34.55 Acres ±

Location: Northwest of the intersection of County Road 64 and Alabama Highway 181

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

Agent: The Trotman Company - Charlie Trotman

Engineer: Gonzalez-Strength - Mark Gonzalez

3. File SDPF26-01:

(PUBLIC HEARING)

Subdivision: Italian Village of Daphne

Zoning: *PUD, Planned Unit Development*

Location: Northwest of the intersection of County Road 64 and Alabama Highway 181

Area: 34.55 Acres ±, (11) lots

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

Agent: The Trotman Company - Charlie Trotman

Surveyor: Gonzalez-Strength - Derek Meadows

B. HOPE VINEYARD, PHASE 2 FINAL SUBDIVISION PLAT REVIEW AND STREET ACCEPTANCE:

1. File SDF26-01:

Subdivision: Hope Vineyard, Phase 2

Zoning: *R-6(G), Garden or Patio Home*

Location: East of County Road 13

Area: 44.11 Acres ±, (73) lots

Owner: Hope Vineyard Partners, L.L.C.

Surveyor: Dewberry - Victor Germain

Agent: Dewberry - Aaron Collins

Engineer: Dewberry - Jason Estes

2. File AP26-07:

Presentation to be given by Aaron Collins, Dewberry, requesting acceptance of all rights-of-way contained within Hope Vineyard, Phase 2. Said rights-of-way being Shadowridge Drive (2508 linear feet), Rothchild Avenue (1087 linear feet) and Petrus Court (216 linear feet).

C. DAK INVESTMENTS, LLC ZONING AMENDMENT:

1. File ZA26-03:

(PUBLIC HEARING)

Applicant: DAK Investments, LLC

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

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

Location: 805 Randall Avenue, northeast of the intersection of Main Street and
Randall Avenue

Area: 0.38 Acres ±

Owner: DAK Investments, LLC - David Kahalley

E. OFFICIAL ZONING AND STREET MAP UPDATE:

1. File AP26-08 - Maps:

Presentation to be given by Community Development staff of proposed amendments to the Official Zoning Map and the Official Street Map.

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT