

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF APRIL 23, 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, SITE PLAN REVIEW AND PRELIMINARY/FINAL PLAT:**

1. **File MPR26-01:**

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

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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).

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C. DAK INVESTMENTS, LLC ZONING AMENDMENT:

1. File ZA26-03: (Withdrawn at the request of the applicant)

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

D. 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