

**The City of Daphne  
Planning Commission Minutes  
Regular Meeting of March 26, 2026  
Council Chamber, City Hall - 5:00 P.M.**

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**Call to Order:**

John Peterson, The Acting 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 - The Acting Chairman  
Ida Ross Hicks  
Richard Johnson  
Steve Olen  
Nathan Jones

**Staff Present:**

Adrienne Jones, AICP, Director of Community Development  
Shelley Smith, Planner  
Jan Allen, 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 February 26, 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 stated public participation will be opened shortly. He advised that The Sabal at Fish River, Phase 1 Preliminary Plat application has been tabled at the request of the applicant to the regular meeting of April 23, 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.

Judy Naef, 12480 Daya Lane, spoke in opposition and expressed her concerns about the statement there will not be any more changes, but the developer is requesting changes, deeply concerned about flooding, wildlife, pollution, environmental damage, and Fish River.

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Susan Brackin, 12351 High Plains Drive, commended the Commission on the handling of the pre-zoning of this subdivision; and spoke in opposition and expressed her concerns about the proposed amendment to the PUD narrative to allow a hybrid sewer system by Baldwin County Sewer rather than the gravity sanitary sewer system served by the Town of Loxley.

Dawn Marquis, 12391 High Plains Drive, spoke in opposition and expressed her concerns about the preservation of Fish River and lack of due diligence regarding the cost to provide gravity sanitary sewer; and she noted that an amendment to the PUD narrative should require the developer to start over.

Margie Suhs, 24050 Trowbridge Court, spoke in opposition and expressed concerns about the negative impact on the environment, watershed and Fish River downstream of where the build-out occurs.

The Chairman closed the floor to the public hearing.

**Old Business:**

The Chairman called for the next order of business: The Sabal at Fish Master Plan Review, East Fish River, East Fish River PUD Modification, and Planning Commission Approval of a hybrid sanitary sewer system.

An introductory presentation was given by the agent, Austin Lutz. He summarized the master plan review, PUD narrative and the request for Planning Commission approval of a hybrid sanitary sewer system as presented on the meeting agenda and addressed comments presented at the site preview meeting.

Mr. Olen questioned whether the City Engineer had reviewed the proposed changes and asked the developer to confirm that no other changes will be presented. Mr. Bobe stated there are minor comments remaining from Baldwin County and the City of Daphne.

Todd Malphrus, representative of Gaskin Banks, advised that there will be no other changes other than the ones proposed tonight by Engineering Development Services.

Mr. Johnson asked for confirmation that the subdivision will be served by both Riviera Utilities and Baldwin EMC. Mr. Lutz confirmed that the subdivision will have two utility providers for power.

Mr. Dungan commented that the City of Daphne is currently working on the franchise agreements.

Mr. Lutz stated that the change to a hybrid system would require an amendment to the PUD narrative.

Mr. Peterson asked about the design of the hybrid system.

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Donnie Stovall, representative of Engineering Design Group, stated that some of the subdivision lots will go to a Baldwin County lift station and some will go to an internal lift station.

Mr. Johnson noted that he is in favor of the hybrid system, but is not in favor of the amendment to the PUD narrative because public utility has an appeal process and accountability for their rate system, and the fact, that the Town of Loxley did not say that they did not have the ability to provide sanitary sewer.

Mr. Spriggs presented the pros and cons of the services provided and costs associated with each utility company.

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 for the associated applications.

**A motion was made by Mr. Spriggs and seconded by Mr. Peterson to approve the master plan revision for The Sabal at Fish River. There was no discussion. The motion carried. Mr. Johnson dissented.**

**A motion was made by Mr. Spriggs and seconded by Mr. Jones to set forth a favorable recommendation to the City Council to approve the proposed amendment to East Fish River PUD narrative. There was no discussion. The motion carried. Mr. Johnson dissented.**

**A motion was made by Mr. Johnson and seconded by Mrs. Hicks to grant Planning Commission Approval of a hybrid sanitary sewer system in lieu of the approved gravity sewer system. There was no discussion. The motion carried unanimously.**

**New Business:**

The Chairman called for the next order of business: The Retreat at Daphne Site Plan Review PUD, formerly referred to as the Sanctuary.

An introductory presentation was given by the agent, Nolan Franz. He provided a summary of the site plan review as presented on the meeting agenda and requested to table the application to provide adequate time to address engineering concerns.

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

**A motion was made by Mrs. Hicks and seconded by Mr. Spriggs to table The Retreat at Daphne Site Plan Review PUD, formerly referred to as the Sanctuary until the regular meeting of April 23, 2026. There was no discussion on the motion. The motion carried unanimously.**

The Chairman called for the next order of business: Daphne Gardens, A Park at Belrose and 6<sup>th</sup> Street Planning Commission Approval and Site Plan Review.

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An introductory presentation was given by the agent, Paul Marcinko. He provided a summary of the site plan review as presented on the meeting agenda and stated that the placement of a park in an R-2 zoning district requires Planning Commission Approval.

The Chairman commented that Planning Commission Approval requires a public hearing. He opened the floor for the public participation. The floor was closed after no one came forward to speak.

Mr. Johnson questioned whether the parking lot on 6<sup>th</sup> Street will be a part of the bond. Mr. Strunk stated that it is not a part of phase one. Hearing no further comments from the commissioners, the Chairman called for a motion.

**A motion was made by Mr. Spriggs and seconded by Mr. Johnson to grant Planning Commission Approval of a park in an R-2 Zoning District and approve the site plan for Daphne Gardens, A Park at Belrose and 6<sup>th</sup> Street. There was no discussion. The motion carried unanimously.**

The Chairman called for the next order of business: Jerry Volovecky and Louise Volovecky, Sr., Family Limited Partnership Amendment to the Italian Village at Daphne PUD Narrative, Comprehensive Plan Amendment, Pre-Zoning Amendment and Annexation Petition.

An introductory presentation was given on behalf of the developer by Charlie Trotman. He summarized the pre-zoning amendment and annexation petition requests as presented on the meeting agenda and stated that an amendment to the proposed PUD development requires an amendment to the Comprehensive Plan changing the placetype from Traditional Neighborhood to Mixed-Use Corridor. He noted that the proposed amendment to the PUD narrative is for the addition of two-point seven eight acres to accommodate the construction of the apartment complex development.

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 for the associated applications.

**A motion was made by Mr. Johnson and seconded by Mr. Jones to set forth a favorable recommendation to the City Council to approve the proposed amendment to the Italian Village PUD Narrative and project boundary.**

**A motion was made by Mr. Johnson and seconded by Mr. Jones to approve an amendment to the Comprehensive Plan and Resolution Number 2026-01. There was no discussion on the motion. The Motion carried unanimously.**

**A motion was made by Mr. Johnson and seconded by Mr. Jones to set forth a favorable recommendation to the City Council to pre-zone the subject property for Jerry Volovecky and Louise Volovecky, Sr., Family Limited Partnership to a PUD. There was no discussion on the motion. The Motion carried unanimously.**

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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.

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.


Thank you for a job well done.

**There being no further business, the meeting was adjourned at 5:50 p.m.**

**Respectfully submitted by:**

  
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Jan Allen, Planning Coordinator

**Approved:** April 23, 2026

  
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Andrew Prescott, Chairman