

**CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MAY 28, 2026
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

Draft 05/11/2026

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1. **CALL TO ORDER**
 2. **CALL OF ROLL**
 3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of April 23, 2026.
 4. **PUBLIC PARTICIPATION**
 5. **OLD 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. **ITALIAN VILLAGE OF DAPHNE SITE PLAN REVIEW:**
 1. **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
 6. **NEW BUSINESS:**
 - A. **J H WRIGHT REQUEST FOR A WAIVER TO THE SIDEWALK REQUIREMENT AND SITE PLAN REVIEW:**
 1. **File AP26-09:** Request for waiver to the sidewalk requirement.
 2. **File SP26-07:**

Site: J H Wright Warehouse

Zoning: C/I, Commercial/Industrial

Location: 27395 Pollard Road, northwest of the intersection of Whispering Pines and Pollard Roads, northeast of the intersection of World Court and American Way, Lot 25, Daphne Commercial Park, Phase One

Area: 6.47 ± Acres

Owner(s): MEW Properties, L.L.C. - Mark Wright

Engineer: Shumer Consulting - David Shumer

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B. SABAL AT FISH RIVER MASTER PLAN REVISION, FISH RIVER II PRELIMINARY/FINAL PLAT, AND SABAL AT FISH RIVER, PHASE 1A PRELIMINARY PLAT REVIEW:

1. File MPA26-01: (PUBLIC HEARING)

Presentation to be given by Austin Lutz, Engineering Design Group, requesting a master plan revision of Sabal at Fish River Subdivision.

2. File SDPF26-01: (PUBLIC HEARING)

Subdivision: East Fish River II

Zoning: *PUD, Planned Unit Development*

Location: Five hundred feet northeast of the intersection of County Road 64 and Dixon Lane
Area: 510.16 Acres ±, (3) lots
Owner: East Fish River, LLC - Richard Inge
Developer: Gaskin Banks - Todd Malphrus
Surveyor: Engineering Design Group - Michael Johnson

3. File SDP26-04: (PUBLIC HEARING)

Subdivision: Sabal at Fish River, Phase 1A

Zoning: *PUD, Planned Unit Development*

Location: Five hundred feet northeast of the intersection of County Road 64 and Dixon Lane
Area: 103 Acres ±, 94 lots
Owner: East Fish River, LLC - Richard Inge
Developer: Gaskin Banks - Todd Malphrus
Surveyor: Engineering Design Group - Craig Johnson
Engineer: Engineering Design Group - Austin Lutz

C. JAMES A. CONAWAY AND BARBARA CONAWAY TRUST DATED JUNE 17, 2010 PRE-ZONING AMENDMENT AND ANNEXATION PETITION:

1. File PZA26-04: (PUBLIC HEARING)

Applicant: James A. Conaway and Barbara Conaway Trust Dated June 17, 2010

Present Zoning: *RSF-2, Residential Single-Family District, Baldwin County District 15*

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

Area: 18.61 Acres ±
Location: Northeast of the intersection of County Road 54 West and Centipede Drive
Owner: James A. Conaway and Barbara Conaway Trust Dated June 17, 2010 - Langdon and Orlando Conaway
Agent: Flowers & White Engineering - Kenneth White

2. ANX26-03:

A presentation to be given by requesting annexation of an eighteen point six-one acre parcel owned by James A. Conaway and Barbara Conaway Trust Dated June 17, 2010 located northeast of the intersection of County Road 54 West and Centipede Drive. The subject property is currently zoned RSF-2, Residential Single-Family District, Baldwin County District 15.

D. DAK INVESTMENTS, LLC ZONING AMENDMENT:

1. File ZA26-04: **(PUBLIC HEARING)**

Applicant: DAK Investments, LLC

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

Proposed Zoning: B-3, Professional Business

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. WATER OAKS MASTER PLAN REVIEW:

1. File MPR26-02: **(PUBLIC HEARING)**

Presentation to be given by Jason Wooten, Wooten Engineering, requesting master plan review of Water Oaks.

F. HAVEN AT DAPHNE MODIFICATON TO THE WETLAND BUFFER REQUIREMENT:

1. File AP26-10:

Presentation to be given by Cathy Barnette, Dewberry, requesting a modification to the wetland buffer requirement.

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT