

**The City of Daphne  
Planning Commission Minutes  
Regular Meeting of April 23, 2026  
Council Chamber, City Hall - 5:00 P.M.**

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**Call to Order:**

The Chairman called the regular meeting of the City of Daphne Planning Commission to order at 5:02 p.m. The number of members present constitutes a quorum.

**Call of Roll:**

**Members Present:**

Kevin Spriggs, Secretary  
Bobby Purvis  
Ida Ross Hicks  
Andrew Prescott, Chairman  
Lucy Watkins  
Steve Olen  
Nathan Jones

**Staff Present:**

Adrienne Jones, AICP, Director of Community Development  
Jan Allen, Planning Coordinator  
Patrick Dungan, Attorney  
Troy Strunk, Executive Director, City Development  
Andy Bobe, City Engineer  
Jesi Ward, Environmental Programs Manager

**Approval of Minutes:**

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

**The Chairman asked for input regarding the March 26, 2026 regular meeting minutes presented by staff. There being none, minutes stand approved as submitted.**

**Public Participation:**

The Chairman advised that The Sabal at Fish River, Phase 1 Preliminary Plat Review and The Retreat at Daphne Site Plan Review have been tabled at the request of the applicants to the regular meeting of May 28, 2026.

The Chairman called for the next order of business: public participation.

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.

Glenda Pruitt questioned whether a public hearing will be held for Italian Village of Daphne.

Mr. Dungan clarified when we get to that item on the agenda there will be an opportunity for the public to comment. Public participation is only for any item or topic that does not have a public hearing tonight.

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The Chairman closed public participation after no one came forward to speak.

**New Business:**

Chairman called for the next order of business: Italian Village of Daphne Master Plan Review, Site Plan Review and Preliminary/Final Plat Review.

An introductory presentation was given by the agent, Charlie Trotman. He provided a summary of the master plan as presented on the meeting agenda; he requested to table the Italian Village of Daphne site plan application to allow an opportunity for Baldwin County to review the traffic impact study and provide comments regarding traffic concerns relative to County Road 64.

The Chairman asked for questions and/or comments regarding the master plan.

Mr. Olen questioned whether the master plan should be considered independent of the resolution of the traffic issues. Mrs. Jones responded yes and any changes in that regard would simply require a revision to the master plan.

Mr. Strunk stated staff is confident that the site plan itself is not changing.

Mr. Olen commented that he is a proponent of resolving issues prior to approval and questioned whether there is a compelling reason to move forward.

Mr. Trotman responded that the unresolved issues are due to traffic concerns regarding signalization, deceleration lanes, and the roundabout design. He noted there will be no changes within the confines of the boundary of the subject property, but at County Road 64 and Alabama Highway 181 and requested approval so they could move forward with the closing on June 3, 2026.

Mr. Spriggs stated that is not a reason to hold up and/or delay action on the master plan. He stated the applicant can submit a master plan revision if something changes.

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

**A motion was made by Mr. Spriggs and seconded by Mr. Jones to approve the master plan for Italian Village of Daphne. There was no discussion on the motion. The motion carried unanimously.**

Mr. Trotman said that the subdivision plat was revised to address comments presented by Mr. Johnson at the site preview meeting regarding easements.

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An introductory presentation was given by the engineer, Mark Gonzalez. He summarized the preliminary/final subdivision as presented on the agenda. He stated this is a mixed-use planned development for residential, commercial, and service oriented uses consisting of eleven lots on approximately thirty-one point seven six acres located at the intersection of Alabama Highway 181 and County Road 64. The plan provides for a retail grocery store, future dedicated right-of-way, fueling center, multi-story apartment complex with a six-acre stormwater detention pond and other outparcels available for retail, mixed use and multi-story buildings which will have interior access within the subdivision. He noted that the subdivision plat revisions include: non-exclusive ingress/egress easements, utility easements, highway construction setback, notes regarding lots eleven through fifteen, and finished floor elevations.

The Chairman asked whether staff comments were addressed. Mrs. Jones stated yes.

The Chairman stated this agenda item requires a public hearing and opened the floor for public hearing.

Cindy McCardle, 25998 Argon Drive, spoke in opposition, expressing concerns about traffic, the inability to access County Road 64, the effect on property values, and questioned the notification of property owners.

Glenda Pruitt, 35933 Overton Drive, spoke in opposition, expressing concerns about traffic and about the existing residents and homeowners on County Road 64.

The Chairman closed the floor to the public hearing and offered the agent the opportunity for rebuttal.

The agent's traffic engineer, Ben Adams, stated additional signalization will provide for a safer and more efficient means of ingress/egress and will relieve traffic congestion.

The Chairman closed public participation.

Mrs. Jones stated fifty-six public hearing notices were mailed to the adjacent property owners and to Tealwood Property Owners Association, Overton Place Property Owners Association, and Bailey Place Property Owners Association. She clarified that the property owners who received certified mailings were contiguous or across the street; a sign was also posted on the property so the public who may be interested or have questions could contact the city.

Mr. Spriggs asked about the timing of the signalization at Alabama Highway 181 and County Road 64.

Mr. Bobe stated we will work with ALDOT to ensure that the traffic signals are integrated into their system and communicate with each other.

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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 Italian Village of Daphne preliminary/final subdivision plat. There was no discussion. The motion carried unanimously.**

Mr. Olen questioned the mechanism by which the county can review and comment on this project. Mr. Strunk commented because the traffic signals will be interconnected, Baldwin County wants an opportunity to determine the impact on the eastern portion of County Road 64. He stated we have worked with them on another project similar to this one, in an effort to promote communication and coordination between our staff, planning and zoning, building inspection, and engineering as we expect them to coordinate with us.

The Chairman called for the next order of business: Hope Vineyard, Phase 2 Final Subdivision Plat Review and Street Acceptance.

An introductory presentation was given by the agent, Aaron Collins. He provided a summary of the final subdivision plat and petition for street acceptance as presented on the meeting agenda.

Mr. Collins responded that all outstanding deficiencies have been addressed to include the presentation of a letter outlining the timeline and a performance guarantee for wetland remediation and advised that the developer will continue to collaborate with staff through completion.

The Chairman asked for staff comments; none were provided.

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

**A motion was made by Mr. Purvis and seconded by Mr. Jones to approve Hope Vineyard, Phase 2 final subdivision plat. There was no discussion. The motion carried unanimously.**

**A motion was made by Mr. Jones and seconded by Mr. Prescott to set forth a favorable recommendation to the City Council to accept the streets in Hope Vineyard, Phase 2. There was no discussion. The motion carried unanimously.**

The Chairman called for the next order of business: The Official Zoning Map and Official Street Map Update.

Mrs. Jones commented that amendments are made to the Official Zoning and Official Street Map twice a year. A handout has been provided that includes annexation petitions that have been accepted by the City Council or legislative annexation. She noted that the updates have been incorporated into each map and requested a recommendation to City Council to approve the revisions as presented.

Hearing no 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. Prescott to set forth a favorable recommendation to City Council to approve the proposed map amendments. There was no discussion. 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.

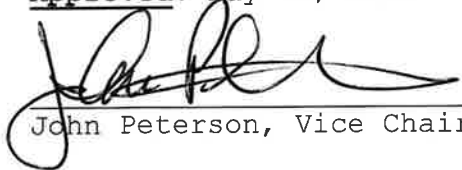
Director welcomed Adam Skeete, GIS Analyst, to Community Development.

There being no further business, the meeting was adjourned at 5:40 p.m.

Respectfully submitted by:

  
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Jan Allen, Planning Coordinator

Approved: May 28, 2026

  
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John Peterson, Vice Chairman