

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF JULY 23, 2026**  
**COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

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1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of June 25, 2026.

4. **PUBLIC PARTICIPATION**

5. **OLD BUSINESS:**

A. **PARADISO PRELIMINARY PLAT REVIEW:**

1. File SDP26-05: **(PUBLIC HEARING)**

Subdivision: **Paradiso**

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

Location: Southwest of Main Street and Jackson Oak Drive

Area: 12.36 Acres  $\pm$ , 12 lots

Owner: C.T. Morgan, LLC - R.S. Morgan

Surveyor: Dewberry - Victor Germain

Agent: Dewberry - Aaron Collins

Engineer: Dewberry - Logan Dunn

6. **NEW BUSINESS:**

A. **THE PEARL AT DAPHNE APARTMENTS SITE PLAN REVIEW:**

1. File SP26-08:

Site: **The Pearl at Daphne Apartments**

*Zoning: R-7(A), Apartments, B-2, General Business and GC, Golf Course*

Location: Southwest of the intersection of County Road 13 and U.S. Highway 90

Area: 29.05 Acres  $\pm$

Owner: Mulberry - Daphne Apartments, LLC - Chad Cottrell

Agent: Aaron & Clements, Inc. - Ryan Clements

Engineer: Wooten Engineering - Jason Wooten

B. 1. **ANX26-04: MOBAMA, LLC ANNEXATION PETITION:**

A presentation to be given requesting annexation of a ninety-two-acre parcel owned by MOBAMA, LLC located southwest of Glover Lane and Friendship Road. The subject property is currently zoned Rural Agricultural, Baldwin County District 15 to be zoned, R-1, Low Density Single-Family Residential.

2. **ANX26-05: BAYSHORE CHRISTIAN SCHOOL FOUNDATION, INC. ANNEXATION PETITION:**

A presentation to be given requesting annexation of a twenty-four-acre parcel owned by Bayshore Christian School Foundation, Inc. located southeast of Glover Lane and Friendship Road. The subject property is currently zoned Rural Agricultural, Baldwin County District 15 to be zoned, R-1, Low Density Single-Family Residential.

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7. **ATTORNEY'S REPORT**
8. **COMMISSIONER'S COMMENTS**
9. **DIRECTOR'S COMMENTS**
10. **ADJOURNMENT**