

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF SEPTEMBER 24, 2026
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Draft 09/10/2026

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of August 27, 2026.

4. **PUBLIC PARTICIPATION**

5. **NEW BUSINESS:**

A. **MALBIS PLANTATION, INC. COMPREHENSIVE PLAN AMENDMENTS, MASTER PLAN REVIEW, PRE-ZONING AMENDMENTS AND ANNEXATION PETITIONS:**

1. CPA26-02: (PUBLIC HEARING)

Presentation to be given by Ercil Godwin, Sawgrass Consulting, requesting that the Planning Commission consider an amendment to the Envision Daphne 2042 Comprehensive Plan:

Land located east of the intersection of Merritt Lane and County Road 13 from:

Present Placetype: Traditional Neighborhood Development

Proposed Placetype: Neighborhood Center

2. CPA26-03: (PUBLIC HEARING)

Presentation to be given by Ercil Godwin, Sawgrass Consulting, requesting that the Planning Commission consider an amendment to the Envision Daphne 2042 Comprehensive Plan:

Land located northeast of the intersection of Merritt Lane and County Road 13, and northeast of the intersection of Champions Way and County Road 13 from:

Present Placetype: Traditional Neighborhood Development

Proposed Placetype: Suburban Residential

3. File MPR26-03:

Presentation to be given by Ercil Godwin, Sawgrass Consulting, requesting master plan review of Malbis Subdivision.

4. File PZA26-05: (PUBLIC HEARING)

Applicant: Malbis Plantation, Inc.

Present Zoning: B-1, Professional Business, and RSF-1, Residential Single Family, Baldwin County District 15

Proposed Zoning: B-2(a), General Business Alternate

Area: 4.2 Acres $\pm$

Location: East of the intersection of Merritt Lane and County Road 13

Owner: Malbis Plantation, Inc. - Lewis Sterling

Agent: Sawgrass Consulting - Ercil Godwin

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(PUBLIC HEARING)

Present Zoning: *B-1, Professional Business, and RSF-1, Residential Single Family, Baldwin County District 15*

Area: 86.61 Acres $\pm$
 Location: Northeast of the intersection of Merritt Lane and County Road 13, and northeast of the intersection of Champions Way and County Road 13
 Owner: Malbis Plantation, Inc. - Lewis Sterling
 Agent: Sawgrass Consulting - Ercil Godwin

A presentation to be given by Ercil Godwin, Sawgrass Consulting, requesting annexation of a four-point two-acre parcel owned by Malbis Plantation, Inc. located east of the intersection of Merritt Lane and County Road 13. The subject property is currently zoned B-1, Professional Business, and RSF-1, Residential Single Family, Baldwin County District 15.

A presentation to be given by Ercil Godwin, Sawgrass Consulting, requesting annexation of an eighty-six point six one-acre parcel owned by Malbis Plantation, Inc. located northeast of the intersection of Merritt Lane and County Road 13, and northeast of the intersection of Champions Way and County Road 13. The subject property is currently zoned B-1, Professional Business, and RSF-1, Residential Single Family, Baldwin County District 15.

1. File SDF26-02:

Zoning: *R-2, Medium Density Single Family Residential, and R-6(G), Garden or Patio Home*

Location: North of the intersection Montelucia Way and Evensong Drive
Area: 42.43 Acres $\pm$, (82) lots
Owner: 68V Reserve at Daphne 2025, L.L.C. - Caldwell Cunningham
Surveyor: SE Civil - David Diehl
Engineer: SE Civil - Larry Smith

Presentation to be given by Larry Smith, SE Civil, requesting acceptance of all rights-of-way contained within The Reserve at Daphne, Phase Four. Said rights-of-way being Boothill Court (170 linear feet), Willowbend Run (1,124 linear feet), Sweetgum Holler Drive (1,450 linear feet) and Montelucia Way (1,301 linear feet).

1. File AP26-12: (PUBLIC HEARING)

Planning Commission Approval of a tattoo parlor in a B-1, Local Business, zone located at 28740 U.S. Highway 98, Suite 7. Business owner/operator: William Scott, Grace's Tattoo Company.

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- D. ELECTION OF 2026-2027 OFFICERS.**
6. **ATTORNEY’S REPORT**
7. **COMMISSIONER’S COMMENTS**
8. **DIRECTOR’S COMMENTS**
9. **ADJOURNMENT**