

SPANISH FORT PLANNING COMMISSION

Regular Session Agenda

November 14, 2022

Tuesday, November 14, 2022, 6:00 p.m.

Multi-Purpose Room of the Spanish Fort Community Center

7361 Spanish Fort Boulevard, Spanish Fort, Alabama

- I. CALL TO ORDER
- II. ROLL CALL
- III. INVOCATION
- IV. PLEDGE OF ALLEGIANCE
- V. COMMITTEE ANNOUNCEMENTS
- VI. APPROVAL OF MINUTES
 - September 26, 2022 – Work Session
 - October 10, 2022 – Work Session
 - October 10, 2022 – Regular Session
- VII. OLD BUSINESS
 - **Agenda Item 211202 – Application for Site Plan**
DESCRIPTION: Spanish Fort Cactus Cantina
LOCATION: Corner of US Hwy 31 and Stagecoach Road
APPLICANT: Sawgrass Consulting, LLC on behalf of Collins Enterprises, LLC
 - **Agenda Item 221001 – Application for Site Plan Amendment**
DESCRIPTION: Spanish Oaks Commercial Development
LOCATION: 7635 Spanish Fort Boulevard
APPLICANT: Goodwyn Mills & Cawood on behalf of D Holdings, LLC
- VIII. NEW BUSINESS
 - **Agenda Item 221101 – Application for Zoning Change (PH)**
DESCRIPTION: R-1 to B-2
LOCATION: 32128 Broken Branch Cir
APPLICANT: Lambeth Enterprises LLC
 - **Agenda Item 221102 – Application for Master Plan**
DESCRIPTION: Northwoods Subdivision
LOCATION: U.S. Hwy 225 north of Stillwater Subdivision
APPLICANT: Dewberry Engineers, Inc. on behalf of Dilworth Development, Inc.

- **Agenda Item 221103 – Application for Preliminary Plat (PH)**
DESCRIPTION: Northwoods Subdivision, Phase 1
LOCATION: U.S. Hwy 225 north of Stillwater Subdivision
APPLICANT: Dewberry Engineers, Inc. on behalf of Dilworth Development, Inc.
- **Agenda Item 221104 – Application for Preliminary Plat (PH)**
DESCRIPTION: Churchill Subdivision, Phase 5
LOCATION: West of Churchill, Phase 4B at the terminus of Thistledown Loop
APPLICANT: Dewberry Engineers, Inc. on behalf of D.R. Horton Inc - Huntsville
- **Agenda Item 221105 – Application for Zoning Change (PH)**
DESCRIPTION: B-3 to B-4
LOCATION: 20000 Bass Pro Drive
APPLICANT: Cypress Spanish Fort III, LLC
- **Agenda Item 221106 – Regulation Review (PH)**
DESCRIPTION: Amending Section 6.4, Table of Permitted Uses and Conditions, of Ordinance No. 51-96: Adding uses related to the sale of Medical Marijuana.
- **Agenda Item 221107 – Regulation Review (PH)**
DESCRIPTION: Amending Section 6.4, Table of Permitted Uses and Conditions, of Ordinance No. 51-96: Removal of uses related to warehouse, storage and distribution facilities in the B-4, Major Business District.

IX. DISCUSSION ITEMS

X. ANNOUNCEMENTS

- The next regular meeting of the Planning Commission will be held Monday, December 12, 2022. A work session will begin at 6:00 p.m. in the Multi-Purpose Room of the Spanish Fort Community Center, followed by the regular meeting at 6:30 p.m.
- The next informal work session of the Planning Commission will be held Monday, November 28, 2022, at 6:00 p.m.
- The submission deadline for the December 2022 regular meeting agenda is Tuesday, November 15, 2022, at 12:00 noon.