

SPANISH FORT PLANNING COMMISSION

Regular Session Agenda

March 13, 2023

Monday, March 13, 2023, 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
 - January 30, 2023 – Work Session
 - February 13, 2023 – Work Session
 - February 13, 2023 – Regular Session
- VII. OLD BUSINESS
 - **Agenda Item 221201 – Application for Site Plan**
 - DESCRIPTION: Baldwin Bone & Joint – Doctor’s Office
 - LOCATION: 10701 Eastern Shore Blvd (Lot 1, Baldwin Bone & Joint Subdivision)
 - APPLICANT: Overstreet & Associates on behalf of Baldwin Bone & Joint
- VIII. NEW BUSINESS
 - **Agenda Item 230301 – Application for Site Plan**
 - DESCRIPTION: Wolfe Funeral Home
 - LOCATION: 6470-B Spanish Fort Boulevard
 - APPLICANT: Barton & Shumer Engineering, LLC on behalf of Spanish Fort Plaza LLC
 - **Agenda Item 230302 – Application for Zoning Change (PH)**
 - DESCRIPTION: R-1 to B-3
 - LOCATION: 0 Old Mobile Road
 - APPLICANT: Tony Seth Williams
 - **Agenda Item 230303 – Application for Zoning Change (PH)**
 - DESCRIPTION: R-1 to B-1
 - LOCATION: 10284 U.S. Highway 31
 - APPLICANT: Zarzour Companies, LLC on behalf of HT Real Estate, LLC

- **Agenda Item 230304 – Application for Site Plan**
DESCRIPTION: Longleaf Recovery
LOCATION: 1000 Town Center Avenue
APPLICANT: Sain Associates on behalf of LIV Development
- **Agenda Item 230305 – Application for Land Use**
Request to Postpone by Applicant
DESCRIPTION: Mini Golf & Go-Carts at Eastern Shore Lanes
LOCATION: Eastern Shore Boulevard, Lot 1
APPLICANT: Cole Properties LLC
- **Agenda Item 230306 – Application for Site Plan**
DESCRIPTION: Wells Fargo ATM
LOCATION: 30500 State Highway 181
APPLICANT: Brad Rollins, P.E. on behalf of Southern Bank Equipment & ATMs
- **Agenda Item 230307 – Application for Minor Plat (PH)**
DESCRIPTION: Garrison Ridge, Lots 56 & 57
LOCATION: Garrison Ridge Subdivision
APPLICANT: Sawgrass Consulting, LLC on behalf of JBL Properties, LTD
- **Agenda Item 230308 – Regulation Review (PH)**
DESCRIPTION: Amending Section 6.4, Table of Permitted Uses and Conditions, of Ordinance No. 51-96: Adding uses related to go-kart tracks in the B-3, General Business and B-4, Major Business Districts
- **Agenda Item 230309 – Regulation Review (PH)**
DESCRIPTION: Amending Section 7.6, Parking Requirements for All Districts: Adding parking requirements for City of Spanish Fort Government/Service Facilities

IX. PUBLIC PARTICIPATION

X. ANNOUNCEMENTS

- The next regular meeting of the Planning Commission will be held Monday, April 10, 2023. 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, March 27, 2023, at 6:00 p.m.
- The submission deadline for the April 2023 regular meeting agenda is Tuesday, March 14, 2023, at 12:00 noon.