

SPANISH FORT PLANNING COMMISSION

Regular Session Agenda

December 12, 2022

Monday, December 12, 2022, 6:30 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
 - November 1, 2022 – Work Session
 - November 1, 2022 – Special Session
 - November 14, 2022 – Work Session
 - November 14, 2022 – Regular Session
- VII. OLD BUSINESS
 - **Agenda Item 221102 – Application for Master Plan (PH)**
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 221105 – Application for Zoning Change (PH)**
DESCRIPTION: B-3 to B-4
LOCATION: 20000 Bass Pro Drive
APPLICANT: Cypress Spanish Fort III, LLC

VIII. NEW 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
- **Agenda Item 221202 – Application for Zoning Change (PH)**
DESCRIPTION: R-1 to B-3
LOCATION: 32055 Broken Branch Circle
APPLICANT: Terry & Samantha Duncan
- **Agenda Item 221203 – Application for Zoning Change (PH)**
DESCRIPTION: R-1 to B-3
LOCATION: 31060 Cometti Lane
APPLICANT: Ailey Cometti on behalf of Carrel E Cometti Jr. and Kimberly Cometti Manly
- **Agenda Item 221204 – Application for Zoning Change (PH)**
DESCRIPTION: R-1 to B-3
LOCATION: 30362 Hwy 181 (Starbucks, Verizon, Charles Schwab)
APPLICANT: Sundial/Eastern Shore LLC
- **Agenda Item 221205 – Application for Pre-Zoning for Annexation (PH)**
DESCRIPTION: Requesting B-3 – 6 Parcels Along “Cometti Lane”
LOCATION: U.S. Highway 31 north of 31060 Cometti Lane
APPLICANT: Ailey Cometti on behalf of Carrel E Cometti Jr. and Kimberly Cometti Manly

IX. PUBLIC PARTICIPATION

X. ANNOUNCEMENTS

- The next regular meeting of the Planning Commission will be held Monday, January 9, 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 Tuesday, December 27, 2022, at 6:00 p.m.
- The submission deadline for the January 2023 regular meeting agenda is Tuesday, December 13, 2022, at 12:00 noon.