

**SPANISH FORT PLANNING COMMISSION**  
**Regular Session**  
**November 12, 2024**

Tuesday, November 12, 2024, 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. ADMINISTRATIVE ITEMS
  - Election of Officers
    - i. Chairman
    - ii. Vice Chairman
  - Approval of the 2025 Submission Deadline and Meeting Schedule
- VII. APPROVAL OF MINUTES
  - September 30, 2024 – Work Session
  - October 14, 2024 – Work Session
  - October 14, 2024 – Regular Session
- VIII. OLD BUSINESS
  - **Agenda Item 241001 – Application for Site Plan Approval**  
DESCRIPTION: New Convenience Store  
LOCATION: Stagecoach Rd and Spanish Fort Blvd  
APPLICANT: Sun Engineering & Construction Management Corp.  
on behalf of Bay Shore Oil, Inc.
- IX. NEW BUSINESS
  - **Agenda Item 241101 – Application for Zoning Change (PH)**  
DESCRIPTION: R-1 to B-3  
LOCATION: 10880 US Hwy 31  
APPLICANT: JJAJ, LLC
  - ~~**Agenda Item 241102 – Application for Land Use**~~  
**WITHDRAWN BY APPLICANT**  
DESCRIPTION: EV Charging Stations  
LOCATION: 30500 AL 181  
APPLICANT: Selective Site Consultants on behalf of Rivian
  - **Agenda Item 241103 – Application for Minor Subdivision Plat Approval (PH)**  
DESCRIPTION: Malbis Triangle Subdivision  
LOCATION: Rockwell School Rd & US Hwy 31  
APPLICANT: Sawgrass Consulting, LLC on behalf of Malbis Plantation

- **Agenda Item 241104 – Regulation Review (PH)**  
DESCRIPTION: Amending Ordinance No. 51-96, Article XI, section 11.11:  
Reversionary Clause
- **Agenda Item 241105 – Regulation Review (PH)**  
DESCRIPTION: Amending Section 6.4, Table of Permitted Uses and Conditions,  
of Ordinance No. 51-96: Adding uses related to storage shed  
sales and display in the B-3, B-4 and M-1 zoning districts and  
amending Ordinance No. 51-96, adding section 7.13:  
Restrictions on Storage Shed Sales and Display of Storage  
Sheds, establishing standards and regulations pertaining to the  
sale and display of storage sheds.
- **Agenda Item 241106 – Request for Extension - Preliminary Subdivision Plat (PH)**  
DESCRIPTION: Churchill Phase 5  
LOCATION: Churchill Subdivision  
APPLICANT: Dewberry on behalf of DR Horton Inc-Huntsville

X. PUBLIC PARTICIPATION

XI. ANNOUNCEMENTS

- The next regular meeting of the Planning Commission will be held Monday, December 9, 2024. 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, December 30, 2024, at 6:00 p.m.
- The submission deadline for the December 2024 regular meeting agenda is Wednesday, November 13, 2024, at 12:00 noon.