

SPANISH FORT PLANNING COMMISSION

Work Session

July 31, 2023

Monday, July 31, 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. REVIEW OF MINUTES
 - June 26, 2023 – Work Session
 - July 10, 2023 – Work Session
 - July 10, 2023 – Regular Session
- VI. OLD BUSINESS
 - **Agenda Item 230702 – Application for Site Plan**
 - DESCRIPTION: Papa John’s C-Store Canopy Addition
 - LOCATION: 8148 Spanish Fort Boulevard
 - APPLICANT: Element 3 Engineering LLC on behalf of Arihant, Inc.
- VII. NEW BUSINESS
 - **Agenda Item 230801 – Application for Master Plan Approval (PH)**
 - DESCRIPTION: Darby Ridge Subdivision
 - LOCATION: D’Olive Road
 - APPLICANT: Anchor Engineering on behalf of George M. Petty, Jr.
 - **Agenda Item 230802 – Request for Waiver from Certain Requirements of ORD 543-2019, as Amended ORD 600-2022**
 - DESCRIPTION: Greenbelt requirement along US Hwy 31
 - LOCATION: 101 Marcella Avenue
 - APPLICANT: Bethel Engineering on behalf of Steve Tan
 - **Agenda Item 230803 – Application for Zoning Change (PH)**
 - DESCRIPTION: R-1 to B-2
 - LOCATION: Lot 1, Woodside Business Park
 - APPLICANT: TerraCore Development Services, LLC on behalf of GXM, LLC
 - **Agenda Item 230804 – Request for Preliminary Plat Extension (PH)**
 - DESCRIPTION: Brentwood, Phase 2
 - LOCATION: Brentwood Subdivision
 - APPLICANT: Sawgrass Consulting on behalf of E & T Enterprises, LLC

- **Agenda Item 230805 – Regulation Review (PH)**
DESCRIPTION: Tattoo Parlors
- **Agenda Item 230806 – Regulation Review (PH)**
DESCRIPTION: Establishment of Drive Through Standards

VIII. DISCUSSION ITEMS

IX. ANNOUNCEMENTS

- The next regular meeting of the Planning Commission will be held Monday, August 14, 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, August 28, 2023, at 6:00 p.m.
- The submission deadline for the September 2023 regular meeting agenda is Tuesday, August 15, 2023, at 12:00 noon.