

SPANISH FORT PLANNING COMMISSION

Work Session

September 30, 2024

Monday, September 30, 2024, 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
 - August 26, 2024 – Work Session
 - September 9, 2024 – Work Session
 - September 9 – Regular Session
- VI. OLD BUSINESS
 - **Agenda Item 240903 – Application for Planned Unit Development (PH)**
DESCRIPTION: Moss Ridge
LOCATION: State Hwy 225, north of Spanish Fort Elementary School
APPLICANT: Dewberry on behalf of Mark Lockard
 - **Agenda Item 240904 – Application for Zoning Change (PH)**
DESCRIPTION: PIN No. 43471 B-2 to B-3 & PIN No. 43474 R-1 to B-3
LOCATION: NW Corner of AL 225 and Spanish Fort Blvd
APPLICANT: Southeast Acquisitions, LLC on behalf of PMB, LLC
 - **Agenda Item 240905 – Application for Zoning Change (PH)**
DESCRIPTION: B-2 to B-3
LOCATION: 6625 Spanish Fort Blvd
APPLICANT: Southeast Acquisitions, LLC on behalf of Platt Investments, LLC
- VII. NEW 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.
 - **Agenda Item 241002 – Application for Land Use**
DESCRIPTION: Temporary Use – Seasonal Pumpkin Sales
LOCATION: 10810 US Hwy 31
APPLICANT: Chase Smith on behalf of Island Pumpkins, LLC

- **Agenda Item 241003 – Application for Zoning Change (PH)**

DESCRIPTION: R-1 to R-3B
LOCATION: Wayside Dr, south of Christian Fellowship Tabernacle
APPLICANT: The Woodlands Group
on behalf of Christin Fellowship Tabernacle

VIII. DISCUSSION ITEMS

- Roseland Estates Minor Subdivision
- Regulation Review – Reversionary Clause
- Regulation Review – Storage Building Sales
- Staging/laydown areas along the causeway related to the upcoming bridge project

IX. ANNOUNCEMENTS

- The next regular meeting of the Planning Commission will be held Monday, October 14, 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, October 28, 2024, at 6:00 p.m.
- The submission deadline for the November 2024 regular meeting agenda is Tuesday, October 15, 2024, at 12:00 noon.