

**MINUTES OF THE PLANNING COMMISSION  
CITY OF GULF SHORES, ALABAMA  
REGULAR MEETING OF FEBRUARY 22, 2022**

**COMMISSION PRESENT:**

Commissioner Steiskal, Commissioner Vakakes, Commissioner M. Young, Commissioner Malone, Commissioner Eubank, Commissioner Harris, Commissioner F. Young, Commissioner Guthrie

**COMMISSION ABSENT:** Commissioner Long

**STAFF PRESENT:**

Director of Planning & Community Development Lee Jones; Planner Jennifer Watkins; Secretary Mell Davis, City Engineer, Mark Acreman; Fire Marshal, George Surry

**CALL TO ORDER:**

Chairman Steiskal called the meeting to order at 4:00 p.m.

**ROLL CALL:**

Secretary Mell Davis called the roll.

**APPROVAL OF MINUTES: Regular Meeting of January 25, 2022.**

Commissioner Vakakes made a motion to approve the minutes from January 25, 2022; the motion was seconded by Commissioner F. Young. The motion was approved 8-0.

**ITEMS FOR DEFFERAL OR WITHDRAWAL:**

None

**PUBLIC HEARINGS:**

**A. ZA21-000075 The Cottages at Craft Farms Townhomes Subdivision Final Plat**

The applicant seeks Final Subdivision Plat approval for a 52-lot townhouse subdivision on Coastal Gateway Boulevard.

Chairman Steiskal opened the Public Hearing.

There were no public comments.

Chairman Steiskal closed the Public Hearing.

Commissioner F. Young made the motion to approve ZA21-000075 The Cottages at Craft Farms Townhomes Subdivision Final Plat, Commissioner Vakakes seconded the motion with Commissioner Malone recusing himself; the motion was approved 7-0 with the following conditions:

1. Wire-backed, re-inforced silt fence, shall be installed in the areas that abut the existing pond to protect the pond from construction run-off and debris. The City shall

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- perform regular inspections for compliance with Best Management Practices.
2. Amended and restated covenants and/or restrictions for Craft Farms North Phase II, that accommodate the proposed subdivision, governing the use and development of lots shall be submitted prior to a Certificate of Occupancy on the first unit. The covenants and restrictions shall include but not be limited to:
    - a) Address rights of individual property owners to the access easement;
    - b) Indicate the maintenance of private streets shall be adequately and continuously financed by assessments against adjoining properties as established by the covenants and administered through a home owners association;
    - c) Make accommodations for the end cap units to maintain their units from the common areas; and
    - d) Include provisions for the maintenance of all green spaces and common areas.

**B. ZA22-000001 Blackwell Family Property Annexation & Pre-zoning**

The City requests to annex and pre-zone 7.3 acres of property to OS-Open Space District.

Chairman Steiskal opened the Public Hearing.

There were no public comments.

Chairman Steiskal closed the Public Hearing.

Commissioner M. Young made the motion to approve ZA22-000001 Blackwell Family Property Annexation & Pre-Zoning, Commissioner F. Young seconded the motion; it passed 8-0.

**C. ZA22-000003 Raley Farms Phases 3&4 Preliminary Subdivision Plat**

The applicant seeks preliminary plat approval to subdivide 66.71 acres into 200 single family residential lots.

Chairman Steiskal opened the Public Hearing.

Several citizens from the Stonegate neighborhood asked questions about fencing and the natural buffer between Raley Farms and their neighborhood.

Chairman Steiskal closed the Public Hearing.

Commissioners discussed drainage lines, sidewalks, existing trash on the site, open spaces and the future connector road that will be built to along the eastern boundary of the subdivision.

Commissioner M. Young made the motion to approve ZA22-000003 Raley Farms Phases 3&4 Preliminary Subdivision Plat with Commissioner Vakakes seconding the motion. The motion passed 7-1, Commissioner Guthrie voting no, with the following conditions:

1. Approve the applicant's request to waive the required Traffic Impact Study.

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2. Approve the applicant's request to waive the temporary, emergency turnarounds required at dead end streets.
3. Approve the applicant's request to modify the location of the 6ft sidewalks within the 50ft rights-of-way so that the sidewalks abut the front property lines.
4. Approve the applicant's request to modify the Open Space design requirements to allow the stormwater retention ponds to be counted towards the minimum 10% Open Space requirement. Sidewalks shall be provided around the ponds for Phase 2 and future phases in order to interconnect the Open Spaces and use the stormwater retention ponds as an amenity.
5. Approve the applicant's request to designate the enclosed drainage infrastructure to be placed along common lot lines as drainage easements and not designated as common area.
6. Conduit for telecom/broadband utilities shall be provided prior to final plat approval.
7. Potential wetlands have been indicated within the Open Space areas for Phases 3 and 4. A wetland delineation shall be performed, and based on the location of the wetlands, signage should be placed at the 30ft wetland buffer line and installed prior to final subdivision plat approval.

**SITE PLANS:**

**A. ZA21-000082 Uptown Plaza East**

The applicant requests to construct a 5,400sf building at the southwest corner of East 20<sup>th</sup> Avenue and East 2<sup>nd</sup> Street for retail and drive-through uses. The property is zoned BG-General Business District.

Commissioner Vakakes made the motion to approve ZA21-000082 Site Plan for Uptown Plaza East, Commissioner M. Young seconded and the motion passed 8-0 with the following conditions:

1. The owner shall combine the subject property with the property addressed as 229 East 20<sup>th</sup> Avenue (currently Uptown on 20<sup>th</sup>) in order to meet the requirements for shared parking. A consolidation plat shall be processed and recorded or an updated title policy showing that the title of the properties are vested in the same person/entity shall be provided prior to the issuance of any city permit.
2. The sidewalk fee of \$17,028.00 for an 8ft sidewalk along East 20<sup>th</sup> Avenue and East 2<sup>nd</sup> Street shall be paid prior to the issuance of any city permit.

**B. ZA22-000002 Oyster Bay Townhomes**

The applicant seeks Site Plan approval for a 40-unit townhouse development. The property is located near the intersection of State Highway 180 West and Oyster Bay Lane. The property is zoned BG-General Business District.

Commissioners discussed overflow parking and drainage concerns.

Commissioner F. Young made the motion to approve ZA22-000002 Oyster Bay Townhomes Site Plan, Commissioner M. Young seconded the motion, and it passed 8-0 with the following conditions:

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1. The applicant shall submit documentation to satisfy Section 11-3(C), Land Transfer & Ownership, of the Townhouse Regulations of the Zoning Ordinance. Compliance with this condition shall be demonstrated prior to the issuance of a Building Permit.
2. A Final Subdivision Plat dedicating the portion of Oyster Bay Lane traversing the property as a public right-of-way shall be approved and recorded prior to the issuance of a Building Permit.
3. Prior to the issuance of a Land Disturbance Permit a letter from the Army Corps of Engineers shall be submitted indicating the wetlands are non-jurisdictional. If the Corps determines the wetlands to be jurisdictional, Site Plan approval shall be null and void.
4. The IFC report shall be submitted and approved by the Fire Marshal prior to the issuance of a Building Permit.

**HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:**

Several citizens – Fred Wagoner and Les Rosan, representing Oyster Bay Village, and Perry Hand, representing St. Andrew by the Sea Church – asked questions about Oyster Bay Townhouses. Trey Jinright, the engineer for Oyster Bay Townhouses, and the developer, Scott Shamburger, answered many of the questions.

**OTHER BUSINESS:**

None

**COMMUNICATIONS FROM STAFF:**

None

**COMMUNICATIONS FROM COMMISSION:**

Chairman Steiskal informed the Commission that the City would host Certified Alabama Planning & Zoning Official classes in the near future.

**ADJOURN:**

There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 6:40 p.m.

  
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Secretary, Mell Davis

4-1-22  
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Date

  
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Chairman, Bob Steiskal