

**MINUTES OF THE PLANNING COMMISSION  
CITY OF GULF SHORES, ALABAMA  
REGULAR MEETING OF FEBRUARY 26, 2019**

**COMMISSION PRESENT:**

Chairman Steiskal, Commissioner Vakakes, Commissioner Young, Commissioner Long, Commissioner Guthrie, Commissioner Eubank, Commissioner Harris, Commissioner Eberlein, Commissioner Malone

**COMMISSION ABSENT:**

None

**STAFF PRESENT:**

Planning Director, Andy Bauer; Planner, Jennifer Watkins, Secretary Mell Davis; Public Works Director, Mark Acreman; Fire Marshal, George Surry

**CALL TO ORDER:**

Chairman Steiskal called the meeting to order at 4:03.

**ROLL CALL:**

The secretary called the roll.

**APPROVAL OF MINUTES: Regular Meeting of December 18, 2018**

Commissioner Vakakes made a motion to approve the minutes, seconded by Commissioner Harris. The vote was unanimous in approval, 8-0 with Commissioners Malone abstaining.

**PUBLIC HEARINGS:** None.

**OTHER BUSINESS:**

**A. ZA17-000055- Aviles Multi-Family – Site Plan Re-Activation**

Proposal - Staff received a letter from Mr. Stacey Ryals, representing Aviles multi-family development, requesting a one year Site Plan re-activation. Aviles is proposed to be located at 360 West Ft. Morgan Road. Aviles was approved September 26, 2017 as a 67 unit multi-family development containing 8 separate buildings with units that contain 2 bedrooms. Buildings along west property line meet the required 50ft building setback which was a condition when the property was rezoned to R-3 (limited Density Multi-family). Wetlands cover the northern half of the 10 acre property.

The site plan expired on September 26, 2018. The project was designed and approved in accordance with all applicable zoning regulations.

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Article 3-3 of the Zoning Ordinance allows the Planning Commission to reauthorize expired site plans if it deems the original approved plans are in conformance with the current zoning regulations. Fire Marshal Surry indicated to the Commission that a current IFC report will be required for approval.

Commissioner Eberlein made a motion to approve Aviles Site Plan re-activation that an added condition stating the applicant must submit a current IFC report to the Fire Marshal for review and approval. The motion was seconded by Commissioner Malone. The motion passed unanimously 9-0.

**B. ZA16-000016 Marbella Apartments**

Staff has received a letter from Mr. Stacey Ryals, representing Marbella Apartments, requesting a one year Site Plan re-activation. Marbella Apartments was approved February 21, 2017 as a 96 unit apartment complex at 1901 East 1<sup>st</sup> Street. The site plan expired on February 21, 2018 and previously obtained a one (1) year site plan extension to February 21, 2019. The property is zoned General Business (BG). The project was designed and approved in accordance with all applicable zoning regulations.

Article 3-3 of the Zoning Ordinance allows the Planning Commission to reauthorize expired site plans if it deems the original approved plans are in conformance with the current zoning regulations.

Commissioner Harris asked if the parking shown within the East 19<sup>th</sup> Avenue right of way was part of the required parking for the site plan. Planning Director Andy Bauer stated that the parking provided within the right of way is over and above the minimum required parking required for the apartment development. The Zoning Ordinance requires that all parking spaces for all uses or structures be located on the same lot with the principal use.

Commissioner Vakakes made the motion to approve Marbella Apartments Site Plan re-activation Commissioner Harris seconded; the motion passed unanimously 9-0.

**C. Highway Corridor Overlay District Discussion**

Planning Director Andy Bauer indicated staff seeks Planning Commission input on how to address the zoning issues north of the Intracoastal Waterway. Currently, this area along Highway 59 and Coastal Gateway Boulevard is primarily zoned General Business and Business Arterial and would prohibit the type of planned growth advocated by the city's Land Use Plan. In the first quarter of 2018 staff presented to the Planning Commission a Gateway Corridor Overlay District that only affected the area north and south of Coastal Gateway Boulevard (County Road 8 East). The proposed regulations addressed uses, setbacks, building height, architecture, access management, parking, bicycle/pedestrian facility design, and signage. The issues are not only found along Coastal Gateway Boulevard but in other areas north of the canal and are the manifestations of having multiple dissimilar commercial zoning districts, land annexations, and a lack of common development regulations. Staff stated an option is to analyze the area north of the Intracoastal Waterway

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holistically and develop new zoning regulations to guide the development of this area in a manner consistent with the Landuse Plan and that will distinguish Gulf Shores from the strip commercial development of neighboring communities.

Chairman Bob Steiskal stated that this is a much needed discussion and that this Board needs to be careful as to how they move forward with development guidelines. Land use is an important consideration as well as the location of activity centers and road intersections.

Commissioner Malone asked Planning Director Andy Bauer what his thoughts were regarding development of County Road 8 & State Highway 59, did he envision commercial or residential. Mr. Bauer replied he thought it would be more commercial with a distinct look that separates the City of Gulf Shores from neighboring municipalities.

Commissioner Phil Harris suggested the board could consider taking a group of particular uses and impose a moratorium or require a conditional use permit for the more intense business uses.

Mr. Bauer indicated that he will begin to consider the uses currently allowed by the Zoning Ordinance and provide options on how to move forward with either removing uses or requiring a conditional use permit for those uses that are undesirable.

**D. Subdivision Regulations Discussion**

Planning Director Andy Bauer indicated concerns have been raised about the quality of new residential subdivisions. Concerns have centered on open space and amenity requirements, lot sizes, setbacks, traffic calming, subdivision connections to adjacent land, access management, etc.

The Commissioners were all in favor of pursuing the improvement of the subdivision regulations. Commissioner Young suggested the commission having an open meeting to discuss what they envision and want since it will be this body that will have a huge impact on implementation and management of regulations.

Chairman Steiskal asked about the priorities of the comprehensive plan and suggested a sub-committee be named to work with staff to develop a plan that will come before the Planning Commission; have work sessions to discuss specific topics.

Commissioner Phil Harris stated that the new Community Development Director will bring great value and that it would be incumbent of this commission to share knowledge about the city's history and identity has been and really discuss and plan what we want to be.

**UNFINISHED BUSINESS:**

None

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

None

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**COMMUNICATIONS FROM STAFF:**

**COMMUNICATIONS FROM COMMISSION:**

Chairman Steiskal brought forth a number of concerns for staff to look into: Truck parking behind the Cobb Theater, condition of the property behind the building at 6642 State Highway 59, and the condition of the property at 19782 West 36<sup>th</sup> Avenue. Mr. Bauer indicated the Code Enforcement Officer is currently investigating the truck parking. He will add the other items to the Officers list of properties to inspect.

Commissioner Young inquired as to what the Planning Commission's role will be with the development of the comprehensive plan. Chairman Steiskal stated one of their roles will be to help in the prioritizing of the document and providing assistance to the new director. A sub-committee could be utilized to work with staff along with Commission work sessions.

Commissioner Harris stated that the Commission will provide historical and local knowledge to the new director to aid in the writing of the document.

**ADJOURN:**

There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 5:20 p.m.

  
Chairman, Bob Steiskal

  
Secretary, Mell Davis

3-29-19

Date