Gulf Shores Planning Commission Meeting

April 26, 2022

1. Call To Order

2. Roll Call

3. Approval Of Minutes:
   March 22, 2022 Approval of Minutes

   Documents:
   3.22.22 PC Minutes.doc

4. Items For Deferral
   ZA22-000018 Osprey Landing Phase 3 Final Subdivision Plat

5. Public Hearings- 1
   ZA22-000015 Peninsula Sales Center

   Documents:
   Peninsula Sales Center_Report And Resolution.pdf
   S4_Peninsula Sales Center_Plat.pdf

6. Site Plans
   None

7. Hearing Of Persons Not Listed On The Formal Agenda:

8. Other Business

9. Communications From Staff/Planning Communication

10. Adjourn
COMMISSION PRESENT:

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

COMMISSION ABSENT:

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.


   Commissioner Harris made a motion to approve the minutes from February 22, 2022; the motion was seconded by Commissioner Malone. The motion was approved 8-0 with Commissioner Long abstaining.

ITEMS FOR DEFFERAL OR WITHDRAWAL:

   None

PUBLIC HEARINGS:

   A. ZA22-000004 Peleschak Private Parking Lot – Conditional Use Permit

      The applicant seeks Conditional Use Permit approval for a private parking lot.

      Chairman Steiskal opened the Public Hearing.

      One neighbor of the subject property asked if a fence and buffer would be the length of the property.

      Chairman Steiskal closed the Public Hearing.

      Commissioners asked questions regarding the 5 year sunset use of the property and determined that a 10 year sunset would be fairer for the applicant.

      Commissioner Malone made the motion to approve ZA22-000004 Peleschak Private Parking Lot Conditional Use Permit, Commissioner Vakakes seconded the motion; the motion was approved 9-0 with the following conditions:
1. The existing building can remain in its current location.

2. CUP approval shall be active for 10 years and shall expire unless the use is extended by the City Council.

3. The applicant shall pay a $1,520 fee in lieu of constructing the required sidewalk along West 36th Avenue. The fee shall be paid prior to the issuance of any future City permits.

4. The following items need to be addressed or further detailed prior to scheduling this application for the City Council.
   a. Fire Marshal. Additional details shall be provided to the Fire Marshal regarding the gate for the private parking lot.
   b. City Engineering. Revised plans shall be submitted addressing the six comments made by the City Engineering Department.
   c. Planning & Zoning.
      i. A letter shall be submitted from Republic Services indicating roll-out trash containers are acceptable and can be properly serviced.
      ii. The sidewalk shall connect to the right-of-way of West 36th Avenue.

B. ZA22-000009 Stonehaven Final Subdivision Plat

The applicant requests Final Subdivision Plat approval for an 82 lot, single family subdivision. The 41.4 acre property is located north of County Road 8 West, between Viola Road and Grund Lane.

Chairman Steiskal opened the Public Hearing.

Several citizens voiced their concern about drainage, clogged ditches and downed trees on the common area.

Chairman Steiskal closed the Public Hearing.

Commissioner F. Young made the motion to approve ZA22-000009 Stonehaven Final Subdivision Plat, Commissioner Harris seconded the motion; Commissioner Malone recusing himself. The motion passed 8-0 with the following conditions:

1. The developer shall install a 10ft landscape buffer to the rear of lots 1-3 similar to the buffer that is provided along the south side of lot 36 in order to buffer Stonehaven from the existing houses within Granite Cove Subdivision. The buffer shall be placed in an easement and be installed prior to recordation of the plat.
2. Prior to recordation of the plat, a $466,000 letter of credit shall be submitted and accepted by the City of Gulf Shores to assure completion of the unfinished work.
3. Upon site inspection there are several debris piles that shall be removed prior to recordation of the plat.
4. A wire-backed mesh, re-enforced silt fence shall be placed around the large dirt pile prior to recordation of the plat. The dirt pile shall be removed within 24 months of Final Plat approval.
5. All parking stop bars shall be installed prior to recordation of the plat.
6. An engineer’s as-built fire hydrant distribution and functional test report shall be provided and approved by the Fire Marshal prior to recordation of the plat.
7. The Conservation Easement shall be recorded and referenced on the Final Plat.
C. ZA22-000012 Palmetto Ridge Final Subdivision Plat
The applicant seeks Final Plat approval to subdivide 2.87 acres into 2 lots. The property is located at 320 West Ft. Morgan Road.

Chairman Steiskal opened the Public Hearing.

There were no comments.

Chairman Steiskal closed the Public Hearing.

Commissioner Vakakes made the motion to approve ZA22-000012 Palmetto Ridge Final Subdivision Plat with Commissioner Long seconding the motion. The motion passed 7-0 with Commissioners Harris and F. Young recusing themselves.

SITE PLANS:

A. ZA22-000007 Southern Pipe Commercial Site Plan
The applicant requests to construct a 3,000sf building addition to the rear of the existing building at 3745 Gulf Shores Parkway.

Commissioner F. Young made the motion to approve ZA22-000007 Commercial Site Plan for Southern Pipe, Commissioner M. Young seconded and the motion passed 9-0 with the following conditions:

1. The Planning Commission approves the applicant’s waiver request to use all metal façade along the exterior of the proposed addition.
2. The sidewalk fee of $1,848.00 for a 6ft sidewalk along Gulf Shores Parkway shall be paid prior to the issuance of any city permit.

B. ZA22-000008 Palmetto Ridge Townhouses Site Plan
The applicant seeks Site Plan approval for a 17 unit townhouse development located at 320 West Ft. Morgan Road.

Commissioner Guthrie made the motion to approve ZA22-000008 Palmetto Ridge Townhouses Site Plan, Commissioner Vakakes seconded the motion, it passed 7-0 with Commissioners Harris and F. Young recusing. The following conditions are:

1. Prior to the issuance of a Certificate of Occupancy, the applicant shall provide draft condominium documents to satisfy Section 11-3(C), Land Transfer & Ownership, of the Townhouse Regulations of the Zoning Ordinance.
2. A revised Site Plan shall be submitted providing the additional details required by the City Engineering Department on the drainage and utility plans.
3. A stormwater maintenance plan shall be submitted and approved by the City Engineering Department prior to the issuance of a Building Permit.
4. No future City permits shall be issued until the Palmetto Ridge Final Plat is recorded.
HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:
   Jeff Brooks asked several questions about Palmetto Ridge Townhouses.

OTHER BUSINESS:
   None

COMMUNICATIONS FROM STAFF:
   None

COMMUNICATIONS FROM COMMISSION:
   Director Lee Jones gave the Commission an update on the temporary suspension of Site Plan
   review applications for Multi-family & Townhouse Dwellings. He stated City’s growth rate
   and infrastructure concerns were the reasoning for the moratorium. Staff is reviewing the
   design standards for townhomes and multi-family uses and will present recommended
   changes at a future Planning Commission meeting.

   Director Lee Jones also provided an update to the Planning Commission on City Council
   funding arrangements for future City capital improvement projects.

ADJOURN:
   There being no further business to come before the Commission, Chairman Steiskal adjourned
   the meeting at 6:00 p.m.

_________________________________
   Chairman, Bob Steiskal

_________________________________
   Secretary, Mell Davis

_________________________________
   Date
SUMMARY OF REQUEST
The applicant seeks Final Plat approval for Peninsula Sales Center. The subject property is 51.74 acres. The purpose of the proposed subdivision is to subdivide 1 lot into 2 lots.

SURROUNDING CONTEXT
The Peninsula Sales Center is located at 10 Peninsula Boulevard. The following zoning and land uses surround the proposed subdivision:
- North – Planned Unit Development (PUD): Peninsula Club House and golf course
- South – Medium Density Single Family Residential (R-1-4): Single Family Homes along the south side of State Highway 180
- East – Planned Unit Development (PUD): Undeveloped, heavily wooded
- West – Planned Unit Development (PUD): Undeveloped, heavily wooded

BACKGROUND
- November 1994: The Residential Planned Community of The Peninsula Master Plan was approved.
- The subject 51.74 acre parcel, per the Master Plan, contains the Sales Office/Commercial site of 1.5 acres, Wetlands, and Parcel N.
- January 1995: The site plan for the Sales Center was approved by the City Council.

PROPOSED SUBDIVISION
Peninsula Sales Center subdivision is classified as a Minor Plat, because the proposed subdivision fronts on an existing improved private street (Peninsula Boulevard) and does not require the installation of new streets, utilities or other public improvements.

The subdivision proposes 2 lots, with the smaller lot containing 1.5 acres. The proposed lot widths fronting Peninsula Boulevard are 931.1ft for Lot A and 256.95ft for Lot B. Lot A is composed of wetlands with a small portion of uplands located along the new lot line. Lot B contains the existing Sales Center, parking lot, and pond. The applicant stated there are no plans to develop Lot A, and the Sales Center will continue to operate as the sales office. The proposed property line allows the existing improvements to conform to the setbacks of the Master Plan.

ANALYSIS

Zoning: The subdivision is within The Peninsula Planned Unit Development. The Master Plan designated this portion of the development as the Sales Center. The subdivision will provide the 1.5 acre lot as approved in the Master Plan and therefore, complies with the standards of the approved Master Plan.
- Use – The current use complies with the PUD Master Plan.
- Lot Size – The Minimum Lot Size of 1.5 acres complies with the PUD Master Plan
- Setbacks -- The plat provides the setbacks required for the PUD Master Plan. (0ft front, 0ft rear, 0ft side, 50ft buffer from State Highway 180).
Subdivision Regulations: Peninsula Sales Center subdivision meets the Minor Plat subdivision standards set forth in the Subdivision Regulations.

- Street Frontage -- The proposed lots have frontage on Peninsula Boulevard.
- Existing Improvements – The Subdivision Regulations require the location of existing features such as buildings, water bodies, wetlands, and other improvements. The surveyor has shown the improvements as required on the plat. The plat shows the boundary line of the wetlands on Lot A. The assessment was performed by Wetland Sciences Incorporated as noted in the Surveyor Notes on the plat.
- Access and Circulation – Each lot within the proposed subdivision will have access to Peninsula Boulevard. The roadway system within The Peninsula is private and maintained by the development.
- Covenants and Restrictions – The Subdivision Regulations require the submittal of Covenants and Restrictions for review and approval. The applicant does not propose to have Covenants and Restrictions for this subdivision, as there are no common areas, common easements, nor common amenities shared between the lots. The subdivision is governed by an existing Master Declaration of Covenants, Conditions and Restrictions.

Department and Agency Reviews:
The Fire Marshal and Engineering Department have reviewed and approved the plat.

RECOMMENDATION
Staff recommends approval of the Final Subdivision Plat.

ATTACHMENTS
Subdivision Plat, Draft Resolution

Peninsula Sales Center – Location Map
RESOLUTION ZA22-000015
Peninsula Sales Center
Final Plat

THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF
THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION
ON APRIL 26, 2022, as follows:

By a vote of 0-0, the Gulf Shores Planning Commission approved the Final Plat for Peninsula
Sales Center, located at 10 Peninsula Boulevard, subdividing 1 lot into 2 lots.

This resolution shall become effective upon its adoption.

ADOPTED this 26th day of April, 2022.

________________________________________
Robert Steiskal, Jr.
Chairman, Planning Commission

Attest:

________________________________________
Mell Davis
Secretary, Planning Commission
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CERTIFICATE

I hereby attest that all of the data and surveys have been completed in accordance with the current requirements of the City of Gulf Shores for the parcel in question. This parcel is being offered for sale by the City of Gulf Shores to the best of my knowledge, information, and belief.

Laurence H. Zander

[Signature]

APPENDIX

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