

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF JANUARY 27, 2026**

COMMISSION PRESENT:

Chairman Pete Vakakes, Commissioner Frank Malone, Commissioner Phillip Harris, Commissioner Fallon Young, Commissioner Richard Lamar, Commissioner Grant Brown, Commissioner Jason Holt, Commissioner Dr. Mary Edwards Long, Commissioner Ray Moore

COMMISSION ABSENT: None

STAFF PRESENT:

Planning Director Scott Stephens; Zoning Administrator Andy Bauer; Fire Marshal George Surry; City Planner Jennifer Watkins; Commission Secretary Mell Davis.

CALL TO ORDER:

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

ROLL CALL:

Secretary, Mell Davis, called the roll.

APPROVAL OF MINUTES: Regular Meeting of December 16, 2025

Commissioner Young made a motion to approve the minutes from December 16, 2025. Commissioner Harris seconded; the motion was approved 9-0.

ITEMS FOR DEFERRAL:

A. ZA25-000062: Colonial Traditions Phase 3A Preliminary Plat

Commissioner Young made the motion to defer ZA25-000062, Colonial Traditions Phase 3A Preliminary Plat to the February 2026 Planning Commission meeting. Commissioner Malone seconded, the motion was approved 9-0.

PUBLIC HEARINGS:

A. ZA26-000001: Riviera Plaza Property Prezone & Annexation

Request: The applicant requests to pre-zone and annex 36 acres of property R-1-3 Residential Single-family and 3.6 acres of property BG General Business. This property is located north side of County Road 8 West between State Highway 59 and Grund Lane.

Commissioner Malone recused himself and left the dais.

Chairman Vakakes opened the Public Hearing.

Nicole Good, resident, asked if a tree buffer is required for subdivisions.

Chairman Vakakes closed the Public Hearing.

Commissioner Young made the motion to approve, ZA26-000001: Riviera Plaza Property Prezone & Annexation. Commissioner Long seconded the motion; it was approved 8-0 with Commissioner Malone recusing.

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B. ZTA25-10: Walking District Overlay Zoning Text Amendment

Request: City staff proposes to amend the boundaries of the Walking Area Overlay District on the “Official Zoning Map” and modify the definition of the Walking Area Overlay District in the Zoning Ordinance.

Chairman Vakakes opened the Public Hearing.

Kevin Corcoran told Commissioners he is in support of the amendment.

Chairman Vakakes closed the Public Hearing.

Commissioner Moore made the motion to approve, ZTA25-10: Walking District Overlay Zoning Text Amendment including a savings clause for existing single-family, and duplex dwellings to allow them to be rebuilt if destroyed. Commissioner Long seconded the motion; it was approved 8-0 with Commissioner Malone recusing.

Commissioner Malone took his seat again on the dais.

OTHER BUSINESS:

- A. Sportsplex Additions - Planning Director Scott Stephens and representatives from the Gulf Shores City School System briefed the Commissioners on proposed new additions to the baseball, softball, and soccer facilities at the Gulf Shores Sportsplex.

COMMUNICATIONS FROM STAFF:

- A. Planning Director Scott Stephens, discussed the process for the re-write of Subdivision Regulations and the development of a Comprehensive Plan that will occur in 2026.

HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:

- A. SE Civil briefed the Commissioners on a proposed residential development at the Ellenburg property development along the east side of the new Foley Beach Express connector road.

ADJOURN: Chairman Vakakes adjourned the meeting at 5:15 p.m.

Chairman, Pete Vakakes

Secretary, Mell Davis

Date