

**MINUTES OF THE PLANNING COMMISSION  
CITY OF GULF SHORES, ALABAMA  
REGULAR MEETING OF MAY 25, 2021**

**COMMISSION PRESENT:**

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

**COMMISSION ABSENT:** Commissioner Steiskal, Commissioner Eubank, Commissioner Long

**STAFF PRESENT:**

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

**CALL TO ORDER:**

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

**ROLL CALL:**

Mell Davis called the roll.

**APPROVAL OF MINUTES: Regular Meeting of April 27, 2021.**

Commissioner Harris made a motion to approve the minutes from April 27, 2021, the motion was seconded by Commissioner F. Young. The motion was approved 6-0.

**ITEMS FOR DEFFERAL OR WITHDRAWAL:**

None

**PUBLIC HEARINGS:**

**A. ZA21-000014 Callaway North Conservation Subdivision- Preliminary Plat**

The applicant requests Preliminary Subdivision Plat approval for a 37 lot single family subdivision. The property is located in the 17000 block of State Highway 180.

Vice Chairman Vakakes opened the public hearing.

Elise Callaway, a resident next to the proposed development, asked about drainage, wetlands and fencing.

Vice Chairman Vakakes closed the public hearing.

Commissioner F. Young made the motion to approve ZA21-000014, Callaway North Preliminary Subdivision Plat with the following conditions:

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1. Approval of the modification to Section 6-3.B.11 requiring minimum 6ft wide sidewalks. The applicant is allowed to construct 5ft sidewalks.
2. Approval of the modification to Section 6-4.D.2 Drainage Easement requiring rear yard drainage easements at least 20ft wide. The applicant may provide 10ft rear yard drainage easements for the individual lots.
3. Existing trees shall remain on individual lots, open space areas, and in common areas until a Tree Removal Permit, Land Disturbing Permit, or Building Permit has been approved and issued for the lot, open space area, or common area.
4. Tree protection fencing must be installed prior to the issuance of any city permit.
5. The applicant will be required to provide conduit for telecom/broadband utilities prior to final plat approval.
6. A copy of the approved ALDOT Turnout Permit shall be provided prior to the approval of the final plat.
7. The applicant shall provide a copy of the covenants, conditions, and restrictions

Commissioner Guthrie seconded the motion; it was approved 6-0.

**B. ZTA20-000002 Site Plan Expiration- Zoning Text Amendment**

The City of Gulf Shores proposes to amend Article 3-3 E., *Building Permit and Expiration of Site Plan*, of the Zoning Ordinance to establish updates timelines for the expiration of the site plans and provide a clear process for the reauthorization of site plans.

Vice Chairman Vakakes opened the public hearing.

There were no comments.

Vice Chairman Vakakes closed the public hearing.

Commissioner Malone made the motion to approve ZTA21-000002, Site Plan Expiration Zoning Text Amendment. Commissioner F. Young seconded and the motion was passed 6-0.

**SITE PLANS:**

**A. ZA21-000019 Dollar General**

The applicant seeks Site Plan approval to construct a 10,640sf building at the corner of William Street and Gulf Shores Parkway.

Commissioner M. Young made the motion to approve ZA21-000019, Dollar General Site Plan; Commissioner F. Young seconded, the motion passed 6-0 with the following conditions:

1. Planning Commission approve the applicant's modification request to reduce the required 10ft Street Frontage Landscape Standards along William Street to an average width of 7ft.
2. The rooftop mounted mechanical equipment proposed shall be completely screened from the public right-of-ways and adjacent properties. Updated plans shall be submitted prior to the issuance of a building permit.

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3. The applicant shall submit the proposed street infrastructure improvement plans for Gulf Shores Parkway to the Engineering Department for review prior to the issuance of a building permit.
4. The applicant shall submit the Alabama Department of Transportation approved plans and Turnout Permit for the required improvements before the issuance of a building permit.
5. The approved administrative final plat for the subject property shall be recorded prior to the issuance of any city permit for the development.
6. The Future Land Use Plan shall be reviewed and revised to update the planned uses within this area of the city.

**B. ZA21-000026 Lost Dunes Cottages**

The applicant requests to construct a 23-lot Cottage Subdivision on 1.58 acres. The property is located at the corner of West 10<sup>th</sup> Street and West Beach Boulevard.

Commissioners had questions regarding Right of Way landscaping, beach access and drainage.

Commissioner F. Young made the motion to approve ZA21-000026 Lost Dunes Cottages Site Plan with the following conditions:

1. No trash containers will be allowed to be placed along West Lagoon Avenue, West 10th Street, or West Beach Boulevard for servicing.
2. Approve a deviation to Article 11-11J to allow the applicant to obtain building permits prior to the completion of common area infrastructure and recordation of the plat.
3. Approve a waiver to Article 12-1F1 to allow the applicant to reduce the minimum 5ft wide landscape strip to 0ft, allowing the driveway entrance from West Lagoon Avenue to be placed on the property line.
4. Approve a waiver to Article 12-1A to allow the applicant to install landscape within the West 10th Street right-of-way. The developer/Home Owner's Association shall be responsible for the maintenance of the landscape planted within the right-of-way as part of this development. The developer/Home Owner's Association accepts the risk that landscape may be required to be removed as part of improvements within the West 10th Street right-of-way.

Commissioner Malone seconded the motion. The motion passed 5-0 with Commissioner Harris recusing.

**C. ZA21-000027 East Eleven Cottages**

The applicant requests to construct an 11 lot Cottage Subdivision on 1.01 acres located in the 500 block of East Beach Boulevard.

Commissioner F. Young made the motion to approve ZA21-000026, East Eleven Cottages with the following conditions:

1. No trash containers will be allowed to be placed along East Beach Boulevard or East

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- 1<sup>st</sup> Avenue for servicing.
2. Deviation to Article 11-11J to allow the applicant to obtain building permits prior to the completion of common area infrastructure and recordation of the plat.
  3. The applicant shall pay a sidewalk fee in an amount of \$14,760 prior to the issuance of a Building Permit.
  4. A complete copy of the Covenants and Restrictions including the explanation of the ownership and management of common open spaces, facilities, and improvements shall be submitted for review and approval prior to the issuance of a Building Permit.

Commissioner Harris seconded the motion, it passed 5-0 with Commissioner Malone recusing.

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

None

**OTHER BUSINESS:**

None

**COMMUNICATIONS FROM STAFF:**

The South Baldwin Regional Medical Center Free Standing Emergency Room is now open and operational. Walking District 1<sup>st</sup> phase improvements are completed.

**COMMUNICATIONS FROM COMMISSION:**

None

**ADJOURN:**

There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 5:05 p.m.

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**Chairman, Bob Steiskal**

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**Secretary, Mell Davis**

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**Date**