

**MINUTES OF THE SPECIAL CALLED PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF FEBRUARY 8, 2021**

COMMISSION PRESENT:

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

COMMISSION ABSENT:

Commissioner Long

STAFF PRESENT:

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

CALL TO ORDER:

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

ROLL CALL:

Mell Davis called the roll.

PUBLIC HEARINGS:

A. ZA19-000009 The Village at Craft Farms Subdivision- Preliminary Plat

The applicant seeks a revision to the preliminary subdivision plat to add a phase line so the development can be divided into 2 phases.

Commissioners discussed construction entrance requirements, construction entrance enforcement and who's responsible for any damages made to sidewalks or roads from construction traffic.

Chairman Steiskal opened the public hearing.

Several residents had questions and concerns about construction traffic, red clay on streets, gated entrances, retention pond & drainage, clean up of undeveloped property and enforcement of the age requirement of the new subdivision.

Chairman Steiskal closed the public hearing.

Commissioner M. Young made the motion to approve ZA19-000009, The Village at Craft Farms Preliminary Plat, with conditions; Commissioner F. Young seconded the motion and was approved 7-0 with Frank Malone abstaining.

The conditions of approval are as follows:

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1. All conditions of Preliminary Plat approval granted on February 27, 2018 shall apply.
2. Approved covenants and restrictions shall be submitted and recorded at time of final plat approval for both Phase 1 and for Phase 2 to ensure that both Phases will comprise an active adult community with an agreed age restrictive 55-year-old requirement.
3. The Planning Commission shall defer the financial guarantee of performance for Phase 2 until the final plat for that phase is submitted.
4. The Planning Commission shall extend the 90-day final plat submittal period for Phase 2 until the date of preliminary plat expiration (February 27, 2022.)

B. ZA20-000017 The Village at Craft Farms Subdivision- Final Plat

The applicant seeks final subdivision plat for Phase 1 of The Village at Craft Farms Subdivision. Phase 1 consists of 84 lots on 35 acres.

Chairman Steiskal opened the public hearing.

Several residents voiced concern regarding construction traffic not using the construction entrance and asked the Commission to clarify if construction traffic included home construction vehicles.

Chairman Steiskal closed the public hearing.

Commissioner F. Young made the motion to approve ZA20-000017, The Village at Craft Farms Subdivision Final Plat with conditions. Commissioner Vakakes; the motion passed 7-0 with Commissioner Malone abstaining.

The conditions of approval are as follows:

1. Prior to release of the Financial Guarantee of Performance, the City shall inspect and approve the improvements covered by the performance surety.
2. The As-built Engineering Plans shall be revised to reflect the additional 6 ft. of lot depth on lots 1-33 prior to recordation of the final plat.
3. Updated performance sureties in an amount of \$30,975 for street trees, and \$475,500 for landscaping, hardscaping, and entry features shall be submitted to the City prior to recordation of the final plat.
4. After the issuance of a completion certificate for 100% completion of all required improvements for Phase 1 and prior to the release of any Performance Surety, a Maintenance Surety Document shall be submitted and approved. The Maintenance Surety Document shall be in the form of irrevocable letter of credit or cashier's check, and shall meet all requirements of the Subdivision Regulations.
5. The following issues from an inspection of the subdivision shall be addressed prior to recordation of the final plat:
 - a. Five street lights are damaged and shall be replaced.
 - b. Street signs shall be installed at the intersection of Cartgate/Augusta Drives and Cartgate/Montegue Drives.
 - c. Erosion issues shall be repaired behind the house at 4253 Augusta Drive.

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- d. The 3 trees which were damaged by Hurricane Sally shall be removed.

- 6. Construction traffic shall not utilize the existing roadways within Craft Farms North. Construction traffic shall continue to utilize the existing construction entrance from Coastal Gateway Boulevard until the streets in Phase 2 of the subdivision are accepted by the City Council for maintenance.
- 7. As per Preliminary Plat approval, all subdivision amenities shall be completed prior to the issuance of a building permit for the 41st home within Phase 1.
- 8. The approved Covenants and Restrictions governing the use and development of lots within Phase 1 shall be recorded with the final plat in the Office of the Probate Judge of Baldwin County. Equivalent Covenants and Restrictions shall be approved and recorded with the final plat for Phase 2 as a condition for final plat approval.
- 9. The pending lawsuit, 68V Villages at Craft Farms 2018, LLC V. City of Gulf Shores ET AL, shall be dismissed with prejudice.

HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:

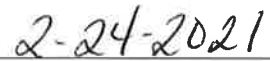
None

ADJOURN:

There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 3:20pm



Secretary, Mell Davis



Date



Chairman, Bob Steiskal