

**MINUTES OF THE PLANNING COMMISSION  
CITY OF GULF SHORES, ALABAMA  
REGULAR MEETING OF SEPTEMBER 26, 2023**

**COMMISSION PRESENT:**

Commissioner Vakakes, Commissioner Malone, Commissioner Franklin, Commissioner Eubank, Commissioner Young, Commissioner Guthrie, Commissioner Rease

**COMMISSION ABSENT:**

Commissioner Harris

**STAFF PRESENT:**

Director of Planning & Community Development Lee Jones; Planning Manager Jay Dickson; Zoning Administrator Andy Bauer; Planner Jennifer Watkins; Secretary Mell Davis, City Engineer, Clint Colvin; Fire Marshal, George Surry.

**CALL TO ORDER:**

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

**ROLL CALL:**

Zoning Administrator, Andy Bauer, called the roll.

**APPROVAL OF MINUTES: Regular Meeting of July 25, 2023.**

Commissioner Malone made a motion to approve the minutes from July 25, 2023; the motion was seconded by Commissioner Rease. The motion was approved 6-0 with Commissioners Guthrie abstaining.

**ITEMS FOR DEFERRAL OR WITHDRAWAL:**

**A. ZA23-000039: Cotton Creek Farms- Conditional Use Permit (CUP)**

Commissioner Young made the motion to approve deferral of ZA23-000039, Cotton Creek Farms Conditional Use Permit to the October 24<sup>th</sup> Planning Commission meeting; the motion was seconded by Commissioner Franklin. The motion was approved 7-0.

**PUBLIC HEARINGS:**

**A. ZA23-000038: Fort Morgan Oaks – Final Subdivision Plat**

Request: Applicant seeks Final Subdivision Plat approval to subdivide 1 lot into 2 lots. The property is zoned R-1-4 Residential/Medium-Density Single-family District.

Applicant asked about moving the ingress/egress to the Alabama Department of Conservation and Natural Resources property in order to protect large live oaks on property.

Chairman Vakakes opened the Public Hearing

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There were no public comments.

Chairman Vakakes closed the Public Hearing.

Commissioner Young made the motion to approve ZA23-000039, Fort Morgan Oaks Final Subdivision Plat, Commissioner Rease seconded. Motion approved 7-0.

**SITE PLANS:**

**A. ZA23-000030: KAW Warehouse**

Request: Applicant seeks Site Plan Approval for a 3,000 square foot office/warehouse.

Commissioner Malone made the motion to approve ZA23-000030 Kaw Warehouse Site Plan, Commissioner Rease seconded; the motion passed 7-0 with the following conditions:

1. Prior to the issuance of a Building Permit, the applicant shall pay a \$6,750.00 fee in lieu of constructing the required sidewalk within the right-of-way of Northshore Circle.
2. Prior to the issuance of a Building Permit, the plans shall indicate that all open landscaped areas are sodded with grass, as opposed to seeded with grass.
3. In accordance with Article 14, *Off-Street Parking & Loading*, of the Zoning Ordinance the driveway area to the rear of the building shall be paved. The plans shall be revised to address this requirement prior to the issuance of a Building Permit.

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

None

**PUBLIC PROJECTS:**

None

**OTHER BUSINESS:**

None

**COMMUNICATIONS FROM STAFF:**

Lee Jones updated the Commission members that City Council had recently approved 24 Canal Place PUD and the Mixed Use Condominium Zoning Text Amendment.

Anna Franklin updated the Commission members on the future City beach renourishment project.


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**COMMUNICATIONS FROM COMMISSION:**

Chairman Vakakes mentioned the recent training event from the South Alabama Regional Planning Commission that many of the Commissioners attended. Chairman also discussed the idea of a workshop to discuss comprehensive planning and Commissioner Guthrie's parking presentation.

**ADJOURN:**

There being no further business to come before the Commission, Chairman Vakakes adjourned the meeting at 4:35 p.m.

  
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Secretary, Mell Davis  
10.26.23  
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Date

  
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Chairman, Pete Vakakes