



**Baldwin County Planning and Zoning
Board of Adjustment Number 2
Work Session Minutes
Thursday, April 10, 2025**

I. OPENING

Chairwoman Gambill opened the Baldwin County Planning and Zoning Commission Board of Adjustment Number 2 Work Session at 2:00 p.m. on April 10, 2025, at the Foley Satellite Courthouse Large Meeting Room located at 201 East Section Avenue, Foley, Alabama.

II. ATTENDANCE

The following board members were present: Chairwoman Tracey Gambill, Clark Strong, Samuel Swindle, Wade Mitchell and Mackie Ray.

Staff present included: Crystal Bates, Celena Boykin and Ashley Campbell.

III. DISCUSSION ITEMS

Staff opened the floor to questions regarding the following cases:

- ZVA25-16
- ZVA25-18

IV. ADJOURNMENT

As there were no further questions, the work session adjourned at 2:28 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician II

I hereby certify that the above minutes are true, correct and approved this 8th day of May 2025.

Tracey Gambill, Chairman

Tracey Gambill, Chairman



**Baldwin County Planning and Zoning
Board of Adjustment Number 2
Regular Meeting Minutes
Thursday April 10, 2025**

I. Call To Order

Chairwoman Tracey Gambill opened the Baldwin County Board of Adjustment Number 2 meeting at 3:00 p.m. on April 10, 2025, at the Foley Satellite Courthouse Large Meeting Room located at 201 East Section Avenue in Foley, Alabama.

II. Opening

Chairwoman Tracey Gambill opened the meeting with the pledge of allegiance. Celena Boykin presented the meeting Preamble.

III. Roll Call

The following Board members were present during roll call: Chairwoman Tracey Gambill, Clark Strong, Mackie Ray, Wade Mitchell and Samuel Swindle.

Staff present included Crystal Bates, Celena Boykin, Calla McKenzie and Ashley Campbell

IV. Approval of Minutes

Mr. Mackie Ray made a motion to approve February 13, 2025, meeting minutes. Mr. Samuel Swindle seconded the motion. All members voted aye. **Motion to approve February 13, 2025, minutes carried.**

Consideration of Applications and Requests

1) ZVA25-16 Marlaw Investments Property, 916 Surfside Dr

Mrs. Crystal Bates presented the applicant's request for the variance from Section 10.4.4 of the Baldwin County Zoning Ordinance as it pertains to the 30' non-disturbed wetland setback and Section 5.2.5 Area and dimensional ordinances as it pertains to the building setbacks in order to allow for future ice cream/coffee shop.

The board had discussion then chairwoman called Joe Marques to the podium to speak on his project and the different avenues that could take place if this development doesn't get final approval. Then the Chairwoman called Fred Ludvigson to the podium to speak he was there to represent Fort Morgan Advisory Committee and spoke about how the committee felt about the project and environment. The Chairwoman called Anothly Metz up to the podium to speak he spoke about the Surfside Shores development, golf cart and vehicle congestion issues and questioned the boardwalk location.

Board member Clark Strong made the motion to approve variance with staff recommendations and was seconded by Samuel Swindle. The motion passed to Approve with staff conditions 5-0.

2) ZVA25-18, Labaugh Property,

Mrs. Calla McKenzie presented the applicant's request for the variance from Section 4.2.5 of the Baldwin County Zoning Ordinance as it pertains to the building setbacks in order to allow for a new single-family dwelling.

Chairwoman called Karrie Maurin with the Maurin Architecture group to the podium to speak she spoke about the change she had proposed in the beginning of the meeting to staff and the reason why she needed the extra 4 foot. There was a discussion between board members and Ms. Karrie Maurin. Chairwoman called Fred Ludvigson to the podium, and he stated Fort Morgan Advisory Committee was fine with what was original proposed but then stated with this proposed changed he couldn't say how they would feel about the extra 4' being given.

The board members had a discussion, and Clark Strong made a statement about the change and if they needed the change then it needs to be tabled and/or if they would like to proceed with the original request. Ms. Karrie Maurin came back to the podium to discuss the technical issues that may occur and why they wanted the extra 4'. She then stated if she had to table to ask for the additional 4' then she would rather stay on with the current setback variance on the table.

Clark Strong made the motion to approve the variance with staff conditions and was seconded by Samuel Swindle. The motion passed to Approve case ZVA25-18, 5-1.

V. Old Business

We discussed having a training presentation at our next BOA meeting for the changes in Local Provisions for Planning District 25.

VI. New Business

VII. Adjournment

As there were no further items to discuss, the meeting adjourned at 3:45 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician II

I hereby certify that the above minutes are true, correct, and approved on this 8th day of May 2025.

Tracey Gambill, Chairman

Tracey Gambill, Chairman