



**Baldwin County Planning and Zoning  
Board of Adjustment Number 2  
Work Session Minutes  
Thursday, April 11, 2024**

**I. OPENING**

Staff opened the Baldwin County Planning and Zoning Commission Board of Adjustment Number 2 at 2:03p.m. on April 11, 2024, at the Foley Satellite Courthouse Large Meeting Room located at 201 East Section Avenue, Foley, Alabama.

**II. ATTENDANCE**

The following board members were present: Chairman Mark Corn, Michael Swansburg, Sammy Swindle, Mackie Ray, Tracey Gambill, Clark Strong, and Wade Mitchell.

Staff present included Celena Boykin, Ashley Campbell, Cory Rhodes, Calla McKenzie, and Brittany Epling.

**III. DISCUSSION ITEMS**

Staff opened the floor to any questions regarding the following cases:

- ZVA23-44
- ZVA24-10
- ZVA24-11
- ZVA24-12

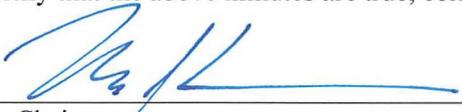
**IV. ADJOURNMENT**

As there were no further items to discuss, the work session adjourned at 2:40p.m.

Respectfully Submitted,

Cory Rhodes, Planner

I hereby certify that the above minutes are true, correct and approved this 9<sup>th</sup> day of May, 2024.

  
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Mark Corn, Chairman



**Baldwin County Planning and Zoning  
Board of Adjustment Number 2  
Regular Meeting Minutes  
Thursday, April 11, 2024**

**I. Call To Order**

Chairman Mark Corn opened the Baldwin County Board of Adjustment Number 2 meeting at 3:00 p.m. on April 11, 2024, at the Foley Satellite Courthouse Large Meeting Room located at 201 East Section Avenue in Foley, Alabama.

**II. Opening**

Chairman Mark Corn open the meeting with the pledge of allegiance.

**III. Roll Call**

The following Board members were present: Michael Swansburg, Chairman Mark Corn, Mackie Ray, Tracey Gambill, Clark Strong, Sammy Swindle, and Wade Mitchell.

Staff present included Celena Boykin, Ashley Campbell, Cory Rhodes, Calla McKenzie, and Brittany Epling.

**IV. Approval of Minutes**

Mr. Ray made a motion to approve the March 14, 2024 meeting minutes. Mr. Strong seconded the motion. All members voted aye. **Motion to approve the March 14, 2024 minutes carried.**

**V. Approval of Revised 2024 Calendar**

Mr. Swindle made a motion to approve the revised 2024 calendar, moving the July 2024 Board of Adjustment #2 meeting from July 11 to July 18. Mr. Ray seconded this motion. All members voted aye.

**VI. Consideration of Applications and Requests**

**1) ZVA23-44 Westwood Property**

Ms. Rhodes presented the applicant's request for a variance from Section 5.1.5 of the Baldwin County Zoning Ordinance as it pertains to the front yard setback for an accessory structure. Staff recommended the variance request be approved.

Mr. David Westwood spoke in favor of the request. No one spoke in opposition.

After discussion Mr. Ray made a motion to approve the variance request with conditions recommended by staff. Mr. Swindle seconded the motion. All members voted aye. **Motion to approve case ZVA23-44 variance request with the conditions listed below carried.**

**Baldwin County Building Department (building permit), Baldwin County Highway Department (driveway or turnout permit), or requirements of other agencies.**

**4) ZVA24-12 Beaver Property**

Ms. Rhodes presented the applicant's request for approval of a variance from Section 4.2.5 and 13.1.2(b) of the Baldwin County Zoning Ordinance as it pertains to an accessory structure remaining in the front yard. Staff recommended the variance request be denied.

Mr. David Beaver spoke in favor of the request. Mr. Clarence Erdman spoke in opposition.

After discussion Ms. Gambill made a motion to deny the variance request. Mr. Mitchell seconded the motion. All members voted aye. **Motion to deny case ZVA24-12 variance request carried.**

**VI. Old Business**

There were no old business items to discuss.

**VII. New Business**

There were no new business items to discuss.

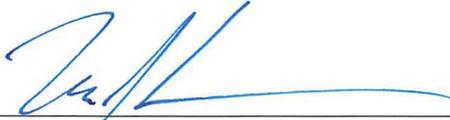
**VIII. Adjournment**

As there were no further items to discuss, the meeting adjourned at 4:07 p.m.

Respectfully Submitted,

Cory Rhodes, Planner

I hereby certify that the above minutes are true, correct and approved this 9<sup>th</sup> day of May, 2024.



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Mark Corn, Chairman