



**Baldwin County Planning and Zoning  
Board of Adjustment Number 1  
Regular Meeting Minutes  
Tuesday, June 16, 2026**

**I. Call To Order**

The Board of Adjustment Number One met in a regular session on June 16, 2026, at 4:00 p.m., in the Baldwin County Central Annex Auditorium.

**II. Roll Call**

The meeting was called to order by Chairwoman Mary Shannon Hope. Members present included: Vice Chairman Norman Bragg, Leslie Stejskal, Marla Barnes, James Guffy, Thomas Kiel, and Greg Benjamin. Staff members present were Crystal Bates, Planning Technician II, and Celena Boykin Senior Planner.

**III. Approval of Minutes**

Mr. Leslie Stejskal made a motion to approve May 19, 2026, meeting minutes. Mr. Norman Bragg second the motion. All members voted aye. Motion to approve May 19, 2026, minutes carried anonymously.

**IV. Announcements/Registration to Address the Board of Adjustment**

**V. Consideration of Applications and Request**

**a.) ZVA26-13 Claremont Property, 12013 Co Rd 1**

Mrs. Crystal Bates presented the applicant's request for variance ZVA26-13 from Section 4.3.4 Area and Dimensional ordinance as it pertains to the setbacks to build a single-family dwelling.

The Chairwoman invited Mr. Thomas Chastain approached the podium to speak on behalf of the applicant. He discussed the project, and explained the reasons for the variance Following this, there was a discussion between board members and staff on the proposal. Chairwoman asked if

any further questions or if anyone else wanted to speak on the behalf of the project. With no further discussion, the Chairwoman closed the public hearing.

Board member James Guffy made a motion to follow staff recommendations to APPROVE case ZVA26-13 with staff conditions and seconded by Mr. Greg Benjamin. The motion passed to APPROVE the variance case ZVA26-13 with a 5-2 vote.

**b.) ZVA26-14 Claremont Property, 12019 Co Rd 1**

Mrs. Crystal Bates presented the applicant's request for variance ZVA26-14 from Section 4.3.4 Area and Dimensional ordinance as it pertains to the setbacks to build a single-family dwelling.

The Chairwoman invited Mr. Thomas Chastain approached the podium to speak on behalf of the applicant. He discussed the project and explained the reasons for the variance and it will be the same size and same style home as previous variance case. Chairwoman asked if any further questions or if anyone else wanted to speak on the behalf of the project. With no further discussion, the Chairwoman closed the public hearing.

Board member James Guffy made a motion to follow staff recommendations to APPROVE case ZVA26-14 with staff conditions and seconded by Mr. Greg Benjamin. The motion passed to APPROVE the variance case ZVA26-14 with a 5-2 vote.

**VI. Old Business**

**VII. New Business**

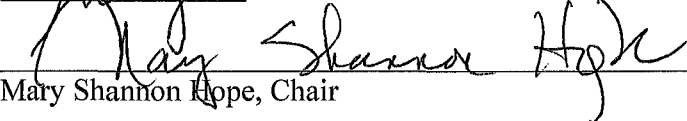
**VIII. Adjournment**

The meeting adjourned at 4:18 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician

I hereby certify that the above minutes are true, correct, and approved this 21 day of July, 2026.

  
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Mary Shannon Hope, Chair