



**Baldwin County Planning and Zoning
Board of Adjustment Number 2
Work Session Minutes
Thursday, September 11, 2025**

I. OPENING

Tracey Gambill opened the Baldwin County Planning and Zoning Board of Adjustment Number 2 Work Session at 2:00 p.m. on September 11, 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, Vice Chairman Wade Mitchell, Samuel Swindle, Clark Strong, Mackie Ray.

Staff present included: Crystal Bates, Calla McKenzie, Celena Boykin

III. DISCUSSION ITEMS

Staff opened the floor to questions regarding the following cases:

- ZVA25-38 Stewart Property
- ZVA25-39 Kruger Property
- ZVA25-45 Kanaha Developers LLC Property

IV. ADJOURNMENT

As there were no further questions, the work session adjourned at 2:33p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician II

I hereby certify that the above minutes are true, correct and approved this 9th day of October 2025.

Tracey Gambill, Chairwoman

Tracey Gambill, Chairman



**Baldwin County Planning and Zoning
Board of Adjustment Number 2
Regular Meeting Minutes
Thursday September 11, 2025**

I. Call To Order

Chairwoman Tracey Gambill opened the Baldwin County Board of Adjustment Number 2 meeting at 3:00 p.m. on September 11, 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. Crystal Bates presented the meeting Preamble.

III. Roll Call

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

Staff present included Crystal Bates, Celena Boykin and Calla McKenzie

IV. Approval of Minutes

Mr. Mackie Ray made a motion to approve August 14, 2025, meeting minutes. Mr. Clark Strong seconded the motion. All members voted aye. **Motion to approve August 14, 2025, minutes carried.**

Consideration of Applications and Requests

1.) ZVA25-38 Stewart Property, 28078 Freshwater Ln

Mrs. Calla McKenzie presented the applicant's request for the variance from Section 15.2.4 (a) of the Baldwin County Zoning Ordinance as it pertains to the parking schedule for commercial establishments to allow for a reduced number of parking spaces to be built.

The board engaged in a discussion, after which the chairman respectfully invited to share her thoughts on the project. She kindly mentioned that he did not feel the need to speak unless there were any questions. No questions were raised by the board at that time.

Board member Clark Strong made the motion to approve variance but if more asphalt is to be poured it would require County review and was seconded by Mackie Ray. The motion passed to Approve with staff conditions 3-2.

2.) ZVA25-39 Kruger Property, 0 Baudin Lane

Mrs. Crystal Bates presented the applicant's request for the variance from Section 3.3.5 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance as it pertains to the building setbacks in order to construct a single-family dwelling.

The Board called Aimee Krueger to the podium to speak on the project she stated she didn't need to speak unless there were any questions. There were no questions from board.

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

3.) ZVA25-45 Kanaha Developers LLC Property, 28068 US Hwy 98

Mrs. Crystal Bates presented the applicant's request for the variance from Section 17.3.2 (c) of the Baldwin County Zoning Ordinance as it pertains to the 25' landscape buffer setbacks in order to construct convenience store/gas station.

The board engaged in a discussion, after which the chairman kindly invited Mr. Joe Harper to the podium to share his insights regarding the project. Mr. Harper explained the reasons for the requested variance and the conditions pertaining to the parcel. Following this, the board invited Mr. Jon Archer to the podium, who similarly reiterated the reasons for the variance and discussed the possibility of adding a buffer to the rear property line. The board inquired if a 7.5-foot landscape buffer could be considered, and Mr. Archer graciously concurred.

Board member Samuel Swindle made the motion to approve variance with staff recommendations and was seconded by Wade Mitchell. The motion passed to Approve with staff conditions 4-1.

V. Old Business -We discussed the possibility of changing the time for the Work Session, but we have decided to proceed as originally scheduled.

VI. New Business

VII. Adjournment

As there were no further items to discuss, the meeting adjourned at 3:42 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician II

I hereby certify that the above minutes are true, correct, and approved on this 9th day of October 2025.

Tracey Gambill, Chairwoman

Tracey Gambill, Chairwoman