



**Baldwin County Planning and Zoning
Board of Adjustment Number 1
Regular Meeting Minutes
Tuesday, September 17, 2024**

I. Call To Order

The Board of Adjustment Number One met in a regular session on September 17, 2024, at 4:00 p.m., in the Baldwin County Central Annex Auditorium.

II. Roll Call

The meeting was called to order by Brandon Bias the appointed Chair for the meeting. Members present included: Brandon Bias, Doug Ward, Norman Bragg, Charmein Moser, Angela Cooper, Leslie Stejskal, Haley Moore Gregorious, and Thomas Kiel. Staff members present were Crystal Bates, Planning Technician II, Calla McKenzie, Planning Technician II.

III. Approval of Minutes

IV. Consideration of Applications and Request

a.) ZVA24-52 Maye Property, 9816 Milton Jones Rd

Mrs. Crystal Bates presented the applicant's request for variance ZVA24-52 from Section 2.3.15.3 (f) of the Baldwin County Zoning Ordinance as it pertains to the accessory dwellings and the size in order to allow for a Single-family dwelling.

The board asked the staff questions, and acting chair called the applicant Brittany Franas to the podium to speak on the project. She explained why the variance was needed. Acting Chair Brandon Bias called Nathan Oieda-Pesa to the podium to speak on the project and delivery of the new mobile home. Chair called Shirley Maye to the podium, and she spoke on the process and what all she went through to get it to the point it was currently at. Chair asked if anyone else was present who wanted to speak.

Board member Thomas Kiel made a motion to approve the variance with the following site plan submitted for ZVA24-52 seconded by Haley Moore Gregorious. The motion passed to approve the variance with a 6 to 2 vote.

b.) ZVA24-55 Loftin Property, 12201 County Road 1

Ms. Calla McKenzie presented the applicant’s request for variance ZVA24-55 from Section 4.3.4 Area and dimensional ordinance as it pertains to the front yard requirement to allow for a covered porch.

The acting Chair called Michael Loftin to the podium to speak. He stated why they would like the variance. Chair asked if anyone else was present who wanted to speak.

Board member Leslie Stejskal made a motion to follow staff recommendation to Deny the variance case ZVA24-55 and seconded, by Thomas Kiel. The motion to Deny was passed with a 5-3 vote.

c.) ZVA24-56 D & D Mini Storage LLC Property, 25895-B Friendship Rd

Mrs. Crystal Bates presented the applicant’s request for variance ZVA24-56 from Section 5.3.4 Area and dimensional ordinance as it pertains to the Minimum width at the street line in order to allow for further division of the property.

The acting Chair called Patsy Defilippi to the podium to speak. She stated Hunter Smith was there to represent the family. Huner Smith came to the podium and spoke on the project what needed to happen and why they needed the variance to further divide the property. Chair asked if anyone else was present who wanted to speak.

Board member Doug Ward made a motion to Approve the variance case ZVA24-56 and seconded by Norman Bragg. The motion to Approve was passed with a 8-0 vote.

V. Old Business

VI. New Business

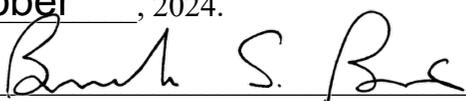
VII. Adjournment

The meeting adjourned at 4:51 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician

I hereby certify that the above minutes are true, correct, and approved this 17 day of October, 2024.



Brandon Bias, Acting Chairman