



**Baldwin County Planning and Zoning
Board of Adjustment Number 1
Regular Meeting Minutes
Tuesday, October 21, 2025**

I. Call To Order

The Board of Adjustment Number One met in a regular session on October 21, 2025, at 4:00 p.m., in the Baldwin County Central Annex Auditorium.

II. Roll Call

The meeting was called to order by Jamal Allen, Chairman. Members present included: Norman Bragg, Leslie Stejskal, Thomas Kiel, and James Guffy. Staff members present were Crystal Bates, Planning Technician II, Calla Shields, Planning Technician II, Celena Boykin, Planning Manager.

III. Approval of Minutes

Mr. Leslie Stejskal made a motion to approve October 21, 2025, meeting minutes. Mr. Thomas Kiel second the motion. All members voted aye. Motion to approve October 21, 2025, minutes carried anonymously.

IV. Consideration of Applications and Request

a.) ZVA25- 25, Perez Property, 27890 Sun Ridge Rd

Mrs. Calla Shields presented the applicant's request for variance ZVA25-25 from Section 2.3.26.1 (b) Local Provisions of the Baldwin County Zoning Ordinance as it pertains to the accessory dwellings not to extend 60 percent of size, in square feet, of the principal residence and Section 13.1.2 (b) as it pertains to the accessory structure and the location in order to allow for a mobile home to remain.

The Chairman invited the applicants, Oscar Perez to the podium to share his reasons for the variance request.

Board member Thomas Kiel made a motion to DENY the variance case ZVA25-25 seconded by Norman Bragg. The motion passed to DENY the variance case with a 4 to 1 vote.

b.) ZVA25- 50, Tanner Property, 13505 County Road 1

Mrs. Crystal Bates presented the applicant's request for variance ZVA25-50 from Section 2.3.26.1 (b) Local Provisions of the Baldwin County Zoning Ordinance as they pertain to the required side yard setbacks in order to construct a single-family dwelling.

The Chairman kindly invited Mr. Chris Achee, the applicant and builder for the Tanners, to the podium to share his reasons for requesting the variance. He explained the circumstances regarding the forced adjustments on both sides due to the 13-foot separation requirement. The Chairman then welcomed Mr. Erick Tanner, the property owner, to provide his perspective on the project. Mr. Tanner discussed his plans to remove the old home and construct a new one, noting the need for a variance on one side of the property. Finally, the Chairman called upon Mr. Frank Hanning, an adjacent neighbor, to express his concerns. Mr. Henning shared his reasons for opposing the granting of the variance for the neighboring property.

Board member Norman Bragg made a motion to DENY the variance case ZVA25-50 seconded by Leslie Steskal. The motion passed to DENY the variance case with a 5 to 0 vote.

c.) ZVA25- 54, UFP Real Estate Property, 22640 County Road 64

Mrs. Crystal Bates presented the applicant's request for variance ZVA25-54 from Section 15.2.6 (b) of the Baldwin County Zoning Ordinance as they pertain to the required parking for two new proposed buildings for warehouse use.

The Chairman kindly invited the applicant, Bruce Smith, to the podium to share his reasons for the variance request. He provided some background information about the property and discussed the proposed addition of the two new warehouses. Additionally, he noted that there may be limited space remaining on the property to accommodate the parking requirements established by the zoning ordinance.

Board member Norman Bragg made a motion to DENY the variance case ZVA25-54 seconded by Leslie Steskal. The motion passed to DENY the variance case with a 3 to 2 vote

V. Old Business

VI. New Business

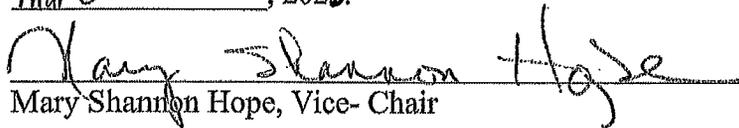
VII. Adjournment

The meeting adjourned at 4:46 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician

I hereby certify that the above minutes are true, correct, and approved this 17 day of March, 202~~0~~.



Mary Shannon Hope, Vice- Chair