



**Baldwin County Planning and Zoning
Board of Adjustment Number 1
Regular Meeting Minutes
Tuesday, January 20, 2026**

I. Call To Order

The Board of Adjustment Number One met in a regular session on January 20, 2026, at 4:00 p.m., in the Baldwin County Central Annex Auditorium.

II. Roll Call

The meeting was called to order by Vice- Chairwoman Mary Shannon Hope. Members present included: Norman Bragg, Leslie Stejskal, Thomas Kiel, Marla Barnes, Doug Ward, Melissa Hadley, and James Guffy. Staff members present were Crystal Bates, Planning Technician II, and Calla Shields, Planning Technician II.

III. Approval of Minutes

Mr. Leslie Stejskal made a motion to approve December 16, 2025, meeting minutes. Mr. Thomas Kiel second the motion. All members voted aye. Motion to approve December 16, 2025, minutes carried anonymously.

IV. Election of Officers

Mr. Leslie Stejskal made recommendation to elect Mrs. Mary Shannon Hope as Chairwoman and Mr. Norman Bragg as Vice Chairman, Marla Barnes second the motion. All members voted aye.

VI. Announcements/Registration to Address the Board of Adjustment

VII. Consideration of Applications and Request

a.) ZVA25- 68 Vallee Property, 13095 County Road 1

Mrs. Crystal Bates presented the applicant's request for variance ZVA25-68 from Section 13.1.2 (a) of the Baldwin County Zoning Ordinance as it pertains to the required setbacks in order to allow accessory structure to be closer to the side yard property line. The Chairwoman invited Joe Vallee the applicant to the podium he spoke about the project and stated the reason for the variance and history of the current garage in place. Following this, there was a discussion between board members and staff on the proposal. The Chairwoman asked if any further questions or anyone wanted to speak on the behalf of the project. With no further discussion, the Chairwoman closed the public hearing.

Board members Melissa Hadley made a motion to follow staff's recommendation to DENY the variance case ZVA25-68 seconded by Leslie Steskal. The motion passed to DENY the variance case with a 4 to 4 vote.

b.) ZVA25- 70, Charvim Property, 8986 Tapis Ln

Mrs. Calla Shields presented the applicant's request for variance ZVA25-70 from Section 2.3.37 (e) Local Provisions of the Baldwin County Zoning Ordinance as they pertain to the required sidewalks to be installed. The Chairwoman kindly invited the applicant, Chad Breaux, to the podium to share the reasons for their request for the variance. Afterward, there was a discussion among the board members and staff. The Chairwoman asked if any further questions or anyone wanted to speak on the behalf project. With no further questions, the Chairwoman closed the public hearing.

Board member Leslie Stejskal made a motion to DENY the variance case ZVA25-70 seconded by Norman Bragg. The motion passed to DENY the variance case with a 5 to 3 vote.

c.) ZVA25- 71, Lieb Property, 0 County Road 34

Mrs. Crystal Bates presented the applicant's request for variance ZVA25-70 from Section 2.3.37 (e) Local Provisions of the Baldwin County Zoning Ordinance as it pertains to the required landscape buffers for subdivisions and Section 17.3.2 Purpose and Intent of the Landscaping Buffers in order to allow for a different design of the landscaping. Following this, there was much discussion between board members and staff. The Chairwoman invited Chris Lieb to the podium to share their insights about the project and its objectives. Next, she invited Blake Lockhart to discuss the project's design and the aesthetic they aim to maintain. The Chairwoman then called Niko Bruer to join Blake Lockhart at the podium to provide additional input on the project. Finally, she asked Barbara Allgood to speak, during which she addressed some drainage concerns and other issues related to the property but overall was ok as long as a buffer was put in place. The Chairwoman asked if there were any further questions or if anyone wished to speak on behalf of the project. When there were no additional comments, the Chairwoman respectfully closed the public hearing.

Board member Norman Bragg made a motion to follow staff's recommendation to DENY the variance case ZVA25-71 seconded by Leslie Stejskal. The motion passed to DENY the variance case with a 7 to 1 vote.

V. Old Business

VI. New Business

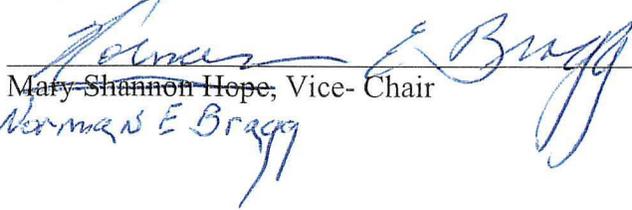
VII. Adjournment

The meeting adjourned at 5:37 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician

I hereby certify that the above minutes are true, correct, and approved this 24 day of February, 2026.



Mary-Shannon Hope, Vice-Chair

Norman E Bragg