



**Baldwin County Planning and Zoning
Board of Adjustment Number 2
Work Session Minutes
Thursday, October 9, 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 October 9, 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 Shields, Celena Boykin

III. DISCUSSION ITEMS

Staff opened the floor to questions regarding the following cases:

- ZVA25-48 Shoenight Property
- ZVA25-49 South Alabama Investment Group Property

IV. ADJOURNMENT

As there were no further questions, the work session adjourned at 2:20 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician II

I hereby certify that the above minutes are true, correct and approved this 13th day of November 2025.

Wade Mitchell, Vice Chairman



**Baldwin County Planning and Zoning
Board of Adjustment Number 2
Regular Meeting Minutes
Thursday October 9, 2025**

I. Call To Order

Chairwoman Tracey Gambill opened the Baldwin County Board of Adjustment Number 2 meeting at 3:00 p.m. on October 9, 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 Shields

IV. Approval of Minutes

Mr. Mackie Ray made a motion to approve September 11, 2025, meeting minutes. Mr. Clark Strong seconded the motion. All members voted aye. **Motion to approve September 11, 2025, minutes carried.**

Consideration of Applications and Requests

1.) ZVA25-48 Shoenight Property, 20524 County Road 12

Mrs. Crystal Bates presented the applicant's request for the variance from Section 13.14.2 (f) of the Baldwin County Zoning Ordinance as it pertains to the 30-foot landscape buffer on the rear in order for boat/rv storage to be built.

The chairwoman invited Mr. Paul Shoenight to the podium, where he shared details about his project and available options. The board members appreciated the presentation and took the opportunity to ask Mr. Shoenight a few questions.

Board member Samuel Swindle made the motion to DENY the variance and was seconded by Clark Strong. The motion to DENY variance case ZVA25-48 with a 5-0 vote.

2.) ZVA25-49 South Alabama Investment Group LLC Property, 8618 Lockridge Rd

Mrs. Calla Shields presented the applicant's request for the variance from Section 4.4.5 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 invited Laura Thomas from the Design Engineer Group to the podium to share her insights on the project. She kindly explained the reasons behind their request for the variance to proceed with the house construction. There were no additional questions or comments at this time.

Board member Mackie Ray made the motion to DENY the variance and was seconded by Clark Strong. The motion passed to DENY with a 5-0 vote.

V. Old Business

VI. New Business

VII. Adjournment

As there were no further items to discuss, the meeting adjourned at 3:30 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.



Wade Mitchell, Vice Chairman