



**Baldwin County Planning and Zoning
Board of Adjustment Number 1
Regular Meeting Minutes
Tuesday May 16, 2023**

I. Call To Order

The Board of Adjustment Number one met in a regular session on May 16, 2023, at 4:00 p.m., in the Baldwin County Central Annex Auditorium.

II. Roll Call

The meeting was called to order by Jamal Allen. Members present included: James Guffy, Jamal Allen, Norman Bragg, Mary Shannon Hope, Leslie Stejskal, Clarice Hall Black, Elizabeth Wilson. Staff members present were Crystal Bates, Planning Technician II, Fabia Waters, Planning Technician II, Corey Rhodes, Planner and Buford King, Deputy Planning Director

III. Approval of Minutes

A motion to approve the previous meeting minutes was made by Leslie Stejskal with a second by Norman Bragg and carried unanimously.

IV. Consideration of Applications and Request

1) AAD23-01 Dr Horton Property

Mr. Robert Brown presented the applicant's request for appeal AAD23-01 Dr Horton Property to apply Section 21.3.8 of the Baldwin County Zoning Ordinance as it pertains to the double permit fee as a reduced fine.

Chairman called the applicant Billy Michalopnons to the podium to speak on project he stated his situation and what happened. Chairman asked if anyone else is present that would like to speak.

Board member Clarice Hall Black made a motion to approve staff's recommendation of Denial of case AAD23-01 and seconded by Leslie Stejskal the motion passed to a 7 to 0 vote.

2.) ZVA23-18 Coastal Sports Academy Property

Ms. Cory Rhodes presented the applicants request for variance ZVA23-18 from Section 15.2.5 (a) of the Baldwin County Zoning Ordinance as it relates to the Parking schedule.

Chairman called to Tom Granger to the podium to speak, and he spoke about project and the reason the variance is needed. Chairman called Matt Pockros to podium to speak, he spoke about the proposed use and why the variance was needed.

Board member Leslie Stejskal made a motion to approve staff's recommendation of Denial of case ZVA23-018 and second by Clarence Black the motion passed to a 4 to 3 vote.

3.) ZVA23-19 Dawson Property

Mrs. Fabia Waters presented the applicants request for variance ZVA23-19 from Section 12.5.2 (d) of the Baldwin County Zoning Ordinance as it pertains to the to corner lot setback requirement.

Chairman called the applicant Gay Dawson and spoke person Sean Wilson to the podium to speak he spoke on the variance and the request and why it was needed.

Board member Clarice Black made a motion to approve case number ZVA23-19 with staff conditions revised second by James Guffy motion passed to a 7 to 0 vote.

4.) ZVA23-24 Zuercher Property

Mrs. Crystal Bates presented the applicants request for variance from Section 2.3.10.3. J (d) of the Baldwin County Zoning ordinances as it pertains to the Local Provisions for Planning District 10 for the open mesh design.

Chairman called the applicant Daniel Zuercher to the podium to speak he spoke briefly on the overall project and the previous variance hearings.

Board member Mary Shannon Hope made a motion to approve case number ZVA23-24 second by Norman Bragg motion passed to a 6 to 1 vote.

V. Old Business

VI. New Business

VII. Adjournment

The meeting adjourned at 5:24 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician

I hereby certify that the above minutes are true, correct and approved this 21st day of
June, 2023.

Jamal Allen

Jamal Allen, Chairman