



**Baldwin County Planning and Zoning
Board of Adjustment Number 2
Work Session Minutes
Thursday, October 10, 2024**

I. OPENING

Chairwoman Gambill opened the Baldwin County Planning and Zoning Commission Board of Adjustment Number 2 Work Session at 2:00 p.m. on October 10, 2024, 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, Clark Strong, Michael Swansburg, and Mackie Ray.

Staff present included Cory Rhodes, Buford King, and Brittany Epling.

III. DISCUSSION ITEMS

Staff presented the following cases in order and opened the floor to any questions regarding the following cases:

- ZVA24-54

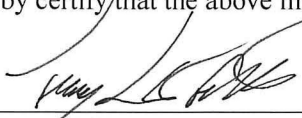
IV. ADJOURNMENT

The work session adjourned at 2:54 p.m.

Respectfully Submitted,

Brittany Epling, Planning Technician II

I hereby certify that the above minutes are true, correct and approved this 14th day of November 2024.



Tracey Gambill, Chairman



**Baldwin County Planning and Zoning
Board of Adjustment Number 2
Regular Meeting Minutes
Thursday, October 10, 2024**

I. Call To Order

Chairwoman Tracey Gambill opened the Baldwin County Board of Adjustment Number 2 meeting at 3:01 p.m. on October 10, 2024, at the Foley Satellite Courthouse Large Meeting Room located at 201 East Section Avenue in Foley, Alabama.

II. Opening

Chairwoman Tracey Gambill open the meeting with the pledge of allegiance. Buford King presented the meeting Preamble.

III. Roll Call

The following Board members were present during roll call: Chairwoman Tracey Gambill, Michael Swansburg, Clark Strong, and Mackie Ray.

Staff present included Cory Rhodes, Buford King, and Brittany Epling.

IV. Approval of Minutes

Mr. Ray made a motion to approve the September 12, 2024, meeting minutes. Mr. Swansburg seconded the motion. All members voted aye. **Motion to approve the September 12, 2024, minutes carried.**

VI. Consideration of Applications and Requests

1) ZVA24-54 Voneberstein Property

Ms. Epling presented the applicant's request for a variance from Section 10.4.4 as it pertains to the 30' wetland setback and Section 12.5.2(f) as it pertains to the 50' setback from the mean high tide or bulkhead in V-zones for the construction of a single-family dwelling.

No one spoke in favor of the request. No one spoke in opposition of the request.

After discussion, Mr. Swansburg made a motion to approve the variance request. Chairwoman Gambill requested a second. No one seconded the motion. Chairwoman Gambill then seconded the motion. Three members voted aye. One member voted no. **Motion to approve case ZVA24-54 variance request passed.**

VII. Old Business

There were no old business items to discuss.

VIII. New Business

There were no new business items to discuss.

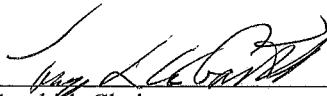
IX. Adjournment

As there were no further items to discuss, the meeting adjourned at 3:26 p.m.

Respectfully Submitted,

Brittany Epling, Planning Technician II

I hereby certify that the above minutes are true, correct, and approved on this 14th day of November, 2024.



Tracey Gambill, Chairman