



**Baldwin County Planning and Zoning
Board of Adjustment Number 2
Work Session Minutes
Thursday, May 8, 2025**

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 May 8, 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, Michael Swansburg, Samuel Swindle, Clark Strong, Mackie Ray

Staff present included: Crystal Bates, Celena Boykin, Calla McKenzie and Ashley Campbell.

III. DISCUSSION ITEMS

Staff opened the floor to questions regarding the following cases:

- ZVA25-20
- Presentation and Discussion of the Local Provision changes in Planning District 25.

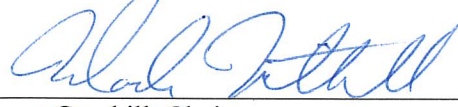
IV. ADJOURNMENT

As there were no further questions, the work session adjourned at 2:53p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician II

I hereby certify that the above minutes are true, correct and approved this 14th day of August 2025.



Tracey Gambill, Chairman
Wade Mitchell Vice-Chairman



**Baldwin County Planning and Zoning
Board of Adjustment Number 2
Regular Meeting Minutes
Thursday May 8, 2025**

I. Call To Order

Chairwoman Tracey Gambill opened the Baldwin County Board of Adjustment Number 2 meeting at 3:00 p.m. on May 8, 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, Michael Swansburg, Samuel Swindle, Clark Strong, Mackie Ray

Staff present included Crystal Bates, Celena Boykin, Calla McKenzie and Ashley Campbell

IV. Approval of Minutes

Mr. Mackie Ray made a motion to approve April 10, 2025, meeting minutes. Mr. Clark Strong seconded the motion. All members voted aye. **Motion to approve April 10, 2025, minutes carried.**

Consideration of Applications and Requests

1) ZVA25-20 Dunn Property, 2403 Choctaw Rd

Mrs. Calla McKenzie presented the applicant's request for the variance from Section 4.2.5 of the Baldwin County Zoning Ordinance as it pertains to the building setbacks to construct a single-family dwelling.

The board had discussion then chairwoman called Dustin Blount to the podium to spoke on the project he went over the size of the lot and size of the proposed dwelling to be built on the lot.

Board member Mackie Ray made the motion to approve variance with staff recommendations and was seconded by Clark Strong. The motion passed to Approve with staff conditions 5-0.

V. Old Business

VI. New Business

VII. Adjournment

As there were no further items to discuss, the meeting adjourned at 3:06 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician II

I hereby certify that the above minutes are true, correct, and approved on this 14th day of August 2025.



Tracey Gambill, Chairwoman

Wade Mitchell Vice-Chairman