



**Baldwin County Planning and Zoning
Board of Adjustment Number 2
Work Session Minutes
Thursday, July 18, 2024**

I. OPENING

Chairwoman Gambill opened the Baldwin County Planning and Zoning Commission Board of Adjustment Number 2 at 2:01p.m. on July 18, 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, Michael Swansburg, Wade Mitchell, Sammy Swindle, and Clark Strong.

Staff present included Buford King, Cory Rhodes, Jade Dixon, Ashley Campbell, and Brittany Epling.

III. DISCUSSION ITEMS

Staff opened the floor to any questions regarding the following cases:

- ZVA24-26
- ZVA24-29

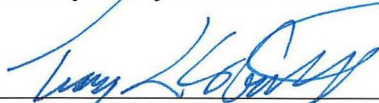
IV. ADJOURNMENT

The work session adjourned at 2:53 p.m.

Respectfully Submitted,

Brittany Epling, Planning Technician II

I hereby certify that the above minutes are true, correct and approved this 8th day of August 2024.



Tracey Gambill, Chairman



**Baldwin County Planning and Zoning
Board of Adjustment Number 2
Regular Meeting Minutes
Thursday, July 18, 2024**

I. Call To Order

Chairwoman Tracey Gambill opened the Baldwin County Board of Adjustment Number 2 meeting at 3:00 p.m. on July 18, 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.

III. Roll Call

The following Board members were present: Michael Swansburg, Chairwoman Tracey Gambill, Harold Stephans, Clark Strong, Samuel Swindle, and Wade Mitchell.

Staff present included Buford King, Ashley Campbell, Cory Rhodes, Jade Dixon, and Brittany Epling.

IV. Approval of Minutes

Mr. Swindle made a motion to approve the June 13, 2024 meeting minutes. Mr. Strong seconded the motion. All members voted aye. **Motion to approve the June 13, 2024 minutes carried.**

V. Approval of new 2024 Meeting Calendar

Mr. Swindle made a motion to approve the revised 2024 Meeting Calendar. Mr. Strong seconded the motion. All members voted aye. **Motion to approve the revised 2024 Meeting Calendar passed.**

VI. Consideration of Applications and Requests

1) ZVA24-26 Lankford Property

Ms. Rhodes presented the applicant's request for a variance from Section 10.4.4 of the Baldwin County Zoning Ordinance as it pertains to encroaching into the 30' non-disturbed wetland setback for the construction of a single-family dwelling. Staff recommended the variance request be approved.

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

After discussion Mr. Swindle made a motion to approve the variance request. Mr. Mitchell seconded the motion. All members voted aye. **Motion to approve case ZVA24-26 variance request carried.**

2) ZVA24-29 Bruckmann Property

Mrs. Epling presented the applicant's request for a variance from Section 10.4.4 of the Baldwin County Zoning Ordinance as it pertains to encroaching into the 30' non-disturbed wetland setback for the construction of a single-family dwelling. Staff recommended the variance request be approved.

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

After discussion Mr. Swindle made a motion to approve the variance request. Mr. Strong seconded the motion. All members voted to aye. **Motion to approve case ZVA24-29 variance request carried.**

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 3:31 p.m.

Respectfully Submitted,

Brittany Epling, Planning Technician II

I hereby certify that the above minutes are true, correct and approved on this 8th day of August, 2024.



Tracey Gambill, Chairman