



**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 8<sup>th</sup> 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 8<sup>th</sup> day of August, 2024.



---

Tracey Gambill, Chairman