



**Baldwin County Planning and Zoning
Board of Adjustment Number 2
Work Session Minutes
Thursday, September 12, 2024**

I. OPENING

Chairwoman Gambill opened the Baldwin County Planning and Zoning Commission Board of Adjustment Number 2 Work Session at 2:06 p.m. on September 12, 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, Vice Chair Wade Mitchell Clark Strong, 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:

- ZVA24-45
- ZVA24-54

IV. ADJOURNMENT

The work session adjourned at 2:57 p.m.

Respectfully Submitted,

Brittany Epling, Planning Technician II

I hereby certify that the above minutes are true, correct and approved this 10th day of October 2024.

Tracey Gambill, Chairman



**Baldwin County Planning and Zoning
Board of Adjustment Number 2
Regular Meeting Minutes
Thursday, September 12, 2024**

I. Call To Order

Chairwoman Tracey Gambill opened the Baldwin County Board of Adjustment Number 2 meeting at 3:04 p.m. on September 12, 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, Vice Chair Wade Mitchell, Clark Strong, and Mackie Ray.

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

IV. Approval of Minutes

Mr. Clark made a motion to approve the August 8, 2024 meeting minutes. Mr. Mitchell seconded the motion. All members voted aye. **Motion to approve the August 8, 2024 minutes carried.**

VI. Consideration of Applications and Requests

1) ZVA24-45 Morgantown Brandt Lane LLC

Ms. Rhodes presented the applicant's request for a variance from Section 2.3.25.3(f) 3. G. & J. as it pertains to terminating a dune walkover landward of the vegetative line of the dune and constructing a dune walkover during sea turtle nesting season.

Mr. Rick Chen spoke in favor of the request. Mr. Michael Ludvigsen spoke in opposition of the request.

After discussion, Mr. Ray made a motion to table the variance request until the October 10, 2024 Board of Adjustments 2 Meeting to allow the staff and the applicant more time to gather additional documents and information. Mr. Clark seconded the motion. All members voted aye. **Motion to table case ZVA24-45 variance request carried.**

2) 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.

Mr. Voneberstein spoke in favor of the request. Mr. Michael Ludvigsen spoke in opposition of the request.

After discussion, Mr. Strong made a motion to table the variance request until the October 10th, 2024 Board of Adjustments 2 Meeting to request additional documentation and revisions to the site plan. Mr. Ray seconded the motion. All members voted aye. **Motion to table 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 4:42 p.m.

Respectfully Submitted,

Brittany Epling, Planning Technician II

I hereby certify that the above minutes are true, correct, and approved on this 10th day of October, 2024.



Tracey Gambill, Chairman