



**Baldwin County Planning and Zoning
Board of Adjustment Number 2
Work Session Minutes
Thursday, August 14, 2025**

I. OPENING

Mackie Ray opened the Baldwin County Planning and Zoning Board of Adjustment Number 2 Work Session at 2:00 p.m. on August 14, 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: Michael Swansburg, Clark Strong, Mackie Ray with Vice Chairman Wade Mitchell joining later in work session.

Staff present included: Crystal Bates, Celena Boykin

III. DISCUSSION ITEMS

Staff opened the floor to questions regarding the following cases:

- ZVA25-29 Holder Property

IV. ADJOURNMENT

As there were no further questions, the work session adjourned at 2:23p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician II

I hereby certify that the above minutes are true, correct and approved this 11th day of September 2025.



Tracey Gambill, Chairman



**Baldwin County Planning and Zoning
Board of Adjustment Number 2
Regular Meeting Minutes
Thursday August 14, 2025**

I. Call To Order

Vice Chairman Wade Mitchell opened the Baldwin County Board of Adjustment Number 2 meeting at 3:00 p.m. on August 14, 2025, at the Foley Satellite Courthouse Large Meeting Room located at 201 East Section Avenue in Foley, Alabama.

II. Opening

Vice Chairman Wade Mitchell 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: Vice Chairman Wade Mitchell, Clark Strong, Mackie Ray,

Staff present included Crystal Bates, Celena Boykin and Shelby Coulson

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 August 14, 2025, minutes carried.**

Consideration of Applications and Requests

1) ZVA25-29 Holder Property, 2405 Choctaw Rd

Mrs. Crystal Bates presented the applicant's request for the variance from Section 12.5.2 (f) of the Baldwin County Zoning Ordinance as it pertains to the VE 50' setback from the mean high tide line in order to build a single-family dwelling.

The board had discussion then chairman called Dustin Blount to the podium to speak on the project he stated he didn't need to speak unless there were any questions. There were no questions from board.

Board member Clark Strong made the motion to approve variance with staff recommendations and was seconded by Mackie Ray. The motion passed to Approve with staff conditions 3-0.

V. Old Business

VI. New Business

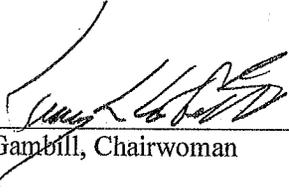
VII. Adjournment

As there were no further items to discuss, the meeting adjourned at 3:09 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician II

I hereby certify that the above minutes are true, correct, and approved on this 11th day of September 2025.



Tracey Gambill, Chairwoman