



**Baldwin County Planning and Zoning  
Board of Adjustment Number 2  
Work Session Minutes  
Thursday, February 13, 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 February 13, 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, Clark Strong, Samuel Swindle, Michael Swansburg, and Mackie Ray.

Staff present included Cory Rhodes, Buford King, Jenny Mosley, Crystal Bates and Celena Boykin.

**III. DISCUSSION ITEMS**

Staff opened the floor to questions regarding the following cases:

- ZVA25-02 (Withdraw)
- ZVA25-03 (Withdraw)
- ZVA25-04
- ZVA25-06

**IV. ADJOURNMENT**

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

Respectfully Submitted,

Crystal Bates, Planning Technician II

I hereby certify that the above minutes are true, correct and approved this 13<sup>th</sup> day of February 2025.

  
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Tracey Gambill, Chairman



**Baldwin County Planning and Zoning  
Board of Adjustment Number 2  
Regular Meeting Minutes  
Thursday February 13, 2025**

**I. Call To Order**

Chairwoman Tracey Gambill opened the Baldwin County Board of Adjustment Number 2 meeting at 3:00 p.m. on February 13, 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, Clark Strong, Mackie Ray, Michael Swansburg, and Samuel Swindle.

Staff present included Cory Rhodes, Buford King, Jenny Mosley, Crystal Bates and Celena Boykin

**IV. Approval of Minutes**

Mr. Samuel Swindle made a motion to approve January 16, 2025, meeting minutes. Mr. Clark Strong seconded the motion. All members voted aye. **Motion to approve January 16, 2025, minutes carried.**

**Consideration of Applications and Requests**

**1) ZVA25-02 Clays Property, Magnolia St**

Mrs. Crystal Bates presented the applicant's request for the variance to be withdrawn by applicants' request.

Board member Mackie Ray made the motion the variance be withdrawn and seconded by Samuel Swindle. The motion passed to Approve the withdraw 5-0.

**2) ZVA25-04, Sherill Property,**

Mrs. Crystal Bates presented the applicant's request for the variance to be withdrawn by applicants' request.

Board member Mackie Ray made the motion the variance be withdrawn and seconded by Samuel Swindle. The motion passed to Approve the withdraw 5-0.

### **3. ZVA 25-03, Pottinger Property, 0 Beach Dr**

Ms. Cory Rhodes presented the applicants request for variance ZVA25-03 from Section 4.6.5 of the Baldwin County Zoning ordinance as it pertains to the rear yard setback requirement for single family dwelling.

The board had discussion then chairwoman called James Sollie to the podium to speak on the project and the reason why the variance was needed to keep off the CCL. Chairwoman asked if there was anyone else that would like to speak on the case.

Board member Clark Strong made a motion to approve the variance with the following site plan submitted for ZVA25-03 seconded by Mackie Ray. The motion passed to Approve the variance with a 5-0 vote.

### **4. ZVA 25-06, Hawkins Property, 0 Beach Dr**

Mrs. Crystal Bates presented the applicants request for variance ZVA25-06 from Section 12.5 (f) Yard requirements of the Baldwin County Zoning ordinance as it pertains to the VE 50' setback to the reach of the high tide line.

The board engaged in a discussion, after which the chairwoman invited the applicant, Ryan Wood, to the podium to present information about the project and the rationale for the variance. Following this, the chairwoman welcomed Kathy Hawkins, the property owner, to share her reasons for requesting the variance. Finally, Neighbor Doyle Rabren was called to the podium, where he expressed that he has no opposition to the case.

Board member Clark Strong made a motion to follow staff's recommendation to Deny the variance with for ZVA25-06 seconded by Samuel Swindle. The motion passed to Deny the variance with a 4-1 vote.

### **V. New Business**

No new business was discussed.

### **VI. Adjournment**

As there were no further items to discuss, the meeting adjourned at 3:31 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician II

I hereby certify that the above minutes are true, correct, and approved on this 13<sup>th</sup> day of February 2025.

  
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Tracey Gambill, Chairman