

**Planning and Zoning
Board of Adjustment Number 1
January 20, 2021
Regular Meeting Minutes
Central Annex
Auditorium**

The Board of Adjustment Number 1 met in a regular session on January 20, 2021 at 4:00 p.m., in the Baldwin County Central Annex Auditorium. Mrs. Linda Lee called the meeting to order. Members present included: Charmein Moser, Mary Shannon Hope, Michael Cochran, John Cooper, Carolyn King and Rosellen Coggin. Staff members present were Linda Lee, Planner, Celena Boykin, Senior Planner and Matthew Brown, Interim Planning and Zoning Director.

Election of Officers for 2021

The first order of business was election of officers for 2021. The floor was opened for nominations. Ms. Hope nominated Brandon Bias for chairman. The motion was seconded by Mr. Cooper and carried unanimously. Mr. Cochran nominated John Cooper for vice-chairman. The motion was seconded by Ms. Coggin and carried unanimously.

Approval of Previous Meeting Minutes

A motion to approve the previous meeting minutes for BCC District 1 BOA, October 15, 2020; BCC District 3 BOA, October 19, 2020; BCC District 2 BOA and Board of Adjustment Number 1 December 14, 2020 was made by Mr. Cochran with a second by Ms. King and carried unanimously.

SE-21001, Hwy 225 Storage LLC Property

Mrs. Boykin presented the applicant's request for a special exception to allow for the expansion of an RV/Boat Storage Facility.

Staff recommended approval of the special exception request subject to the following conditions:

- The rezoning to RR, Rural District, is approved by the County Commission
- Approval shall be for this location and this applicant only.
- Any changes or additions to the facility shall necessitate additional review and approval by the Board of Adjustment.
- A Baldwin County Land Use Certificate shall be obtained from the Planning and Zoning Department no later than 6 months from the date of approval.
- The Board may impose additional conditions as it sees fit.

Mr. Les Parnell answered questions from board members.

Board Member Michael Cochran made a motion to approve the special exception request. The motion received a second from Board Member Charmein Moser and carried unanimously.

V-200036, Benchmark Homes Group LLC Property

Mrs. Lee presented the applicant's request for a variance from the rear yard setback requirement to allow for the construction of a single-family dwelling. The Property Owner's Association submittal approval of the variance request. Due to the irregular shape of the lot, staff recommended approval of the variance request.

Mr. Richard Pierce spoke in opposition to the variance request and answered questions from Board members.

Hunter Smith spoke in favor of the variance request.

Following a lengthy discussion, Board Member Michael Cochran made a motion to approve the variance request. The motion failed due to lack of a second.

V-200037, Benchmark Homes Group LLC Property

Mrs. Lee presented the applicant's request for a variance from the rear yard setback requirement to allow for the construction of a single-family dwelling. Staff recommended approval of the variance request.

Mr. Richard Pierce spoke in opposition to the variance request.

Hunter Smith spoke in favor of the variance request.

Following a short discussion, Board Member Carolyn King made a motion to deny the variance request. The motion received a second from Board Member Mary Hope and carried on a vote of five to one.

New Business – Approval of 2021 Meeting and Deadline Calendar

Mrs. Lee presented the meeting and deadline calendar for 2021. Mr. Cochran made a motion to approve the 2021 calendar. The motion received a second from Ms. King and carried unanimously.

Mr. Matthew Brown, Interim Planning and Zoning Director, introduced himself to the Board members and thanked them for their service.

Adjournment

There being no further business to come before the board the chairman adjourned the meeting at 4:50 p.m.

Respectfully Submitted

Linda Lee, Planner

I hereby certify that the above minutes are true, correct and approved this 22 day of FEB. 2021.



Brandon Bias, Chairman