

**Planning & Zoning Board of Adjustment Number 2**  
**September 9, 2021**  
**Regular Meeting Minutes**  
**Foley Satellite Courthouse, Large Meeting Room**

The Board of Adjustment Number 2 met in a regular session on September 9, 2021 at 3:30 p.m., in the Baldwin County Foley Satellite Courthouse Large Meeting Room. Chairman, Ernie Church called the meeting to order. Members present included: Samuel Mitchell, Theron Mashburn, Michael Swansburg, John Slaats, John Hilderbrandt and Johanna Moloney. Staff members present were Paula Bonner, Planning Technician, and Linda Lee, Planner.

**Approval of Previous Meeting Minutes**

The first order of business was approval of the minutes from the August 12, 2021 meeting. Mr. Mitchell made a motion to approve the meeting minutes. The motion received a second from Ms. Moloney and carried unanimously.

**AD-21002 Harper Property**

Chairman Church presented the applicant's request to withdraw the application. Due to the request being submitted less than two (2) days prior to the meeting the board had to vote to accept the withdrawal request.

Mr. Mashburn made a motion to approve the withdrawal request. The motion received a second from Mr. Mitchell and carried unanimously.

**SE-21007 Hyche Imagination LLC Property**

Mrs. Lee presented the applicant's request for approval of a special exception to allow for an RV park. Staff received fourteen letters in opposition to the request. Due to the residential uses adjacent to the subject property staff felt this is not an appropriate location for an RV Park and recommended the applicant's special exception request be **DENIED**. Staff stated conditions to be considered if the board approved the request.

Mr. David Dichiara, engineer for the project, answered questions from the board.

Ms. Karen Smith, Mr. Klaus Gehringer and Mr. Patrick McAuliffe spoke in opposition to the special exception request.

Following a lengthy discussion, Mr. Swansburg made a motion to deny the variance request. The motion received a second from Mr. Mitchell and carried unanimously.

**SE-21008 Fowler Property**

Mrs. Lee presented the applicant's request for special exception approval to allow for an increase to structure size for a previously approved RV and Boat Storage Facility. Staff had no issues with the increase in size of the structures and recommended that the requested change in size be **APPROVED**.

Mr. John Barker spoke in favor of the special exception request.

Mr. Mitchell made a motion to approve the special exception request. The motion received a second from Mr. Hilderbrandt and carried unanimously.

**V-210032 Jordan Property**

Mrs. Bonner presented the applicant's request for approval of a variance from the side yard setback requirement to allow for a single-family dwelling. Per the applicant the purpose of the variance is to prevent them having to cut down an oak tree. Staff recommended the board base its decision on information provided in the staff report and at the public hearing.

Ms. Denice Stout Stout spoke in opposition of the variance request and answered questions from the board.

Mr. Chase Robinson and Mr. Terrance Jordan spoke in favor of the variance request and answered questions from the board.

Following a lengthy discussion, Mr. Swansburg made a motion to approve a variance of 3 feet (structure will be 7 feet from the fence). The motion received a second from Mr. Mashburn and carried unanimously.

**Adjournment**

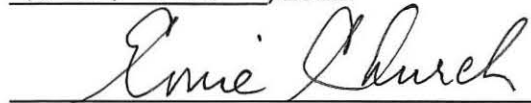
There being no further business to come before the board the meeting was adjourned at 4:45 p.m.

Respectfully Submitted,

Linda Lee, Planner

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I hereby certify that the above minutes are true, correct and approved this 4<sup>TH</sup> day of  
NOVEMBER, 2021.



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Ernie Church, Chairman