

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

The Board of Adjustment Number 1 met in a regular session on September 20, 2021 at 4:03 p.m., in the Baldwin County Central Annex Auditorium. Members present included: Tommy Springer, Jr., Jamal Allen, Mary Shannon Hope, Michael Cochran, Tracy Frost, and Gary Cowles. Staff members present included Matthew Brown, Celena Boykin, DJ Hart, Crystal Bates, and Paula Bonner.

In the absence of Chairman Bias and Vice-Chairman Cooper Ms. Frost made a motion to elect Michael Cochran as temporary Chairman. Mr. Springer seconded the motion. All members voted aye. **Motion to elect Michael Cochran as temporary Chairman for this meeting carries on a vote of 5-0**

**Approval of Previous Meeting Minutes**

A motion to approve the previous meeting minutes was made by Ms. Hope with a second by Ms. Frost and carried unanimously.

Mr. Brown gave a presentation explaining the variance process and regulations.

**V-210030, Pacey Property**

Mrs. Hart reported a request from the applicant to table the variance request from the wetland setback requirement to allow for the construction of a single-family dwelling, to allow an accessory dwelling in the front yard, and for an accessory dwelling to exceed the maximum size allowance.

Board Member Tracy Frost made a motion to approve the request to table the application. The motion received a second from Board Member Tommy Springer. **Motion to table variance request V-210030 Pacey Property until the October meeting carries on a vote of 6-0**

**V-210031, Stimpson Property**

Mrs. Boykin presented the applicant's request for a variance from the wetlands setback requirement to allow for wetland fill and the construction of a driveway, parking pad, and house. Staff recommended denial of the variance request.

Applicant Abby Stimpson and Lewis Cassidey with EcoSolutions Inc. answered questions from board members. Jim Currey spoke in opposition.

Following discussion, Board Member Gary Cowles made a motion to approve the request. The motion failed for lack of a second. Jamal Allen made a motion to table the variance request until the next meeting for further information. The motion received a second from Board Member Tracy Frost. Gary Cowles voted nay. All other members voted aye.

**Motion to table the variance request V-210031 until the next meeting for further information carries on a vote of 5-1.**

**V-210033, Case Brothers LLC/B4 Holdings LLC Property**

Mrs. Hart presented the applicant's request for a variance from the wetlands setback requirement to allow for wetland fill and the construction of a driveway and house. Staff recommended denial of the variance request.

Collins Case spoke for the applicant and answered questions. John Parker and Jim Currey spoke in opposition.

Following discussion, Board Member Tommy Springer made a motion to table the variance request. The motion received a second from Board Member Gary Cowles. **Motion to table case V-210033 until the next meeting carries on a vote of 6-0.**

**V-210034, O and F Development LLC Property**

Mrs. Boykin presented the applicant's request for a variance from the required number of parking spaces and the off-street loading/unloading space size requirement. Staff recommended denial of the request.

Doug Chaffin with Sawgrass and owner Angelo Fermo answered questions from board members. There was no one present to speak in opposition.

Following discussion, Board Member Jamal Allen made a motion to approve the request. The motion received a second from Board Member Gary Cowles. Board Member Tracy Foster abstained. All other members voted aye. **Motion to approve case V-210034 carries on a vote of 5-1**

**V-210035, Edwards Property**

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

Applicant Marvin Edwards was present to answer questions. There was no one present to speak in opposition.

Following discussion, Board Member Gary Cowles made a motion to approve the variance request. The motion received a second from Board Member Tommy Springer and carried unanimously. **Motion to approve case V-210035 carries on a vote of 6-0.**

**V-210037, Beasley Property**

Mrs. Bates reported a request for from the applicant to withdraw the variance request from the wetlands setback requirement to allow for the construction of a single-family dwelling.

Board Member Tommy Springer made a motion to accept the request to withdraw. The motion received a second from Board Member Gary Cowles and carried unanimously. **Motion to accept the withdrawal request for case V-210037 carries on a vote of 6-0.**

**Adjournment**

There being no further business to come before the board the chairman adjourned the meeting at 5:53 p.m.

Respectfully Submitted

Paula Bonner, Planning Technician

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I hereby certify that the above minutes are true, correct and approved this 19 day of Oct. 2021.



Brandon Bias, Chairman