



**BALDWIN COUNTY  
PLANNING AND ZONING  
BOARD OF ADJUSTMENT NUMBER 2**

**WORK SESSION AGENDA**

**September 14, 2023**

**Work Session 2:00 p.m.**

**Baldwin County Satellite Courthouse**

**Large Meeting Hall**

**201 East Section Avenue**

**Foley, Alabama**

**Email: [planning@baldwincountyal.gov](mailto:planning@baldwincountyal.gov)**

1. Call to Order.
2. Roll Call.
3. Training.
4. Discussion of items related to the upcoming agenda and any other necessary items related to Board of Adjustment Number 2.
5. Questions and Concerns.
6. Adjournment.

*To view maps/plats in higher resolution please visit the 'Upcoming Items' Planning and Zoning webpage."*

<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



**BALDWIN COUNTY  
PLANNING AND ZONING  
BOARD OF ADJUSTMENT NUMBER 2**

**AGENDA**

**September 14, 2023**

**Regular Meeting 3:00 p.m.**

**Baldwin County Satellite Courthouse**

**Large Meeting Hall**

**201 East Section Avenue**

**Foley, Alabama**

Email: [planning@baldwincountyal.gov](mailto:planning@baldwincountyal.gov)

1. Call to Order
2. Roll Call
3. Approval of Previous Meeting Minutes (August 10, 2023)
4. Announcements/Registration to Address the Board of Adjustment
5. Consideration of Applications and Requests

**ITEMS:**

**a.) Case No. AAD23-03, Hutchison Property**

*Request:* Appealing the administrative decision to apply Section 15.3.9 of the Baldwin County Zoning Ordinance as it the pertains to the storage and parking of trailers and commercial vehicles.

Location: The subject property is located at 12611 Saint Francis Street S in Planning District 33.

*Attachments: Within Report and Attached*

- b.) Case No. ZVA23-54 Water’s Edge Condo & Gulf Shores Yacht Club & Marina Property**  
*Request:* A variance from Section 9.3.2 of the Baldwin County Zoning Ordinance as it pertains to the allowable zoning districts that may be requested within a Planned Residential Development (PRD), Section 9.3.3 as it pertains the allowable percentage of commercial land use within a PRD, and Section 20.2.1 as it pertains the existing non-conforming residential structure located within B-4 zoning on PIN 311748. The applicant wishes to submit an application for a PRD to be considered by the Baldwin County Planning Commission and Baldwin County Commission that will include B-2 and B-4 zoning as well as maintaining the existing non-conforming residential use.

*Location:* The subject property is located at 1577 State Highway 180 in Planning District 25.

*Attachments:* *Within Report and Attached*

- c.) Case No. ZVA23-55 Mixon Property**  
*Request:* Approval of a variance from Section 13.1.2 of the Baldwin County Zoning Ordinance as it pertains to an accessory structure located in a rear or side yard.

*Location:* The subject property is located at 13080 3<sup>rd</sup> Street in Planning District 22.

*Attachments:* *Within Report and Attached*

- d.) Case No. ZVA23-56 Meeks Property**  
*Request:* Approval of a variance from Section 10.4.4 of the Baldwin County Zoning Ordinance as it pertains to the 30’ non-disturbed wetland setback buffer to allow for the construction of a single-family home.

*Location:* The subject property is located at 6773 Lake Shore Drive in Planning District 25.

*Attachments:* *Within Report and Attached*

6. Old Business
7. New Business
8. Adjournment

***To view maps/plats in higher resolution please visit the ‘Upcoming Items’ Planning and Zoning webpage.”***

<https://baldwincuntyal.gov/departments/planning-zoning/meeting-agenda>