



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

**WORK SESSION AGENDA
Thursday, December 12th, 2024
Work Session 2:00 p.m.
Baldwin County Satellite Courthouse
Large Meeting Hall
201 East Section Avenue
Foley, Alabama
Email: planning@baldwincountyal.gov**

1. Call to Order.
2. Presentation from Bill Lynn with U.S. Fish and Wildlife Service.
3. Discussion of items related to the upcoming agenda and any other necessary items related to Board of Adjustment Number 2.
4. Questions and Concerns.
5. Adjournment.

To view public documents for upcoming meetings, maps/plats, and staff reports, visit the 'Upcoming Meeting Items' on the Planning and Zoning webpage.

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



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

AGENDA

**Thursday, December 12th, 2024
Regular Meeting 3:00 p.m.
Baldwin County Satellite Courthouse
Large Meeting Hall
201 East Section Avenue
Foley, Alabama
Email: planning@baldwincountyal.gov**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Previous Meeting Minutes (November 14th, 2024 Work Session and Regular Meeting Minutes)
5. Announcements/Registration to Address the Board of Adjustment
6. Meeting Preamble
7. Consideration of Applications and Requests

ITEMS:

a.) Case No. ZVA24-65: Sherrill Property

Request: A variance from Section 10.4.4 as it applies to encroachment into the 30' non-disturbed wetland buffer to allow for additional wetland fill and stairs to remain.

Location: The subject property is located at 736 Gulf Way Drive, Gulf Shores, AL 36542.

Attachments: Within Report and Attached

b.) Case No. ZVA24-66: LaGrasse Property

Request: A variance from Section 2.3.25.3(f)3.C. to allow for an existing dune walkover to remain exceeding the maximum width allowable by Planning District 25 Local Provisions.

Location: The subject property is located at 1266 State Highway 180, Gulf Shores, AL 36542.

Attachments: Within Report and Attached

c.) Case No. ZVA24-68: Blair & Mandel Property

Request: A variance from Section 4.2.5 of the Baldwin County Zoning Ordinance as it pertains to the minimum lot size requirements to allow for a common move of property line.

Location: The subject property is located at 8113 Gulf Beach Lane, Gulf Shores, AL 36542.

Attachments: Within Report and Attached

d.) Case No. ZVA24-69: Heron Plume Construction LLC

Request: A variance from Section 10.4.4 as it applies to encroachment into the 30' non-disturbed wetland buffer to allow for the construction of a single-family home, concrete driveway, and parking pad.

Location: The subject property is located at 2295 State Highway 180, Gulf Shores, AL 36542.

Attachments: Within Report and Attached

e.) Case No. ZVA24-71: Warhurst Property

Request: A variance from Section 2.3.25.3(f)3.C. to allow for an existing dune walkover to remain exceeding the maximum width allowable by Planning District 25 Local Provisions.

Location: The subject property is located at 2322 Ponce De Leon Court, Gulf Shores, AL 36542.

Attachments: Within Report and Attached

f.) Case No. ZVA24-72: Highway 98 RV & Boat Storage LLC

Request: A variance from Section 17.1 of the Baldwin County Zoning Ordinance as it pertains to the landscape buffer requirements for major projects.

Location: The subject property is located at 31765 U.S. Highway 98, Elberta, AL 36530.

Attachments: Within Report and Attached

8. Old Business
9. New Business
10. Adjournment

To view public documents, maps/plats, and staff reports for these cases, please visit the ‘Upcoming Meeting Items’ on the Planning and Zoning webpage.”

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