



**BOARD OF ADJUSTMENT NUMBER 2
AGENDA**

January 15, 2026

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 13, 2025, Work Session and Regular Meeting Minutes)
5. Announcements/Registration to Address the Board of Adjustment
6. Election of Officers for 2026
7. Consideration of Applications and Requests

ITEMS:

a.) Case No. ZVA25- 65 Harney Property, 0 Coral Cir

Request: Approval of variance from Section 13.1.2 (d) Rural and Residential Districts ordinance as it pertains to the accessory structure requirements to construct a barn.

Location: The subject property is located at 0 Coral Cir Gulf Shores, Al, Planning District 30.

Attachments: *Within Report:*

- d) Old Business
- e) New Business
- f) 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**

WORK SESSION AGENDA

Thursday, January 15, 2026

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. Discussion of items related to the upcoming agenda and any other necessary items related to Board of Adjustments Number 2.
3. Questions and Concerns
4. 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
Work Session Minutes
Thursday, November 13, 2025**

I. OPENING

Wade Mitchell opened the Baldwin County Planning and Zoning Board of Adjustment Number 2 Work Session at 2:15 p.m. on November 13, 2025, at the Foley Satellite Courthouse Large Meeting Room located at 201 East Section Avenue, Foley, Alabama.

II. ATTENDANCE

The following board members were present: Vice Chairman Wade Mitchell, Clark Strong, Mackie Ray.

Staff present included: Crystal Bates, Celena Boykin

III. DISCUSSION ITEMS

Staff opened the floor to questions regarding the following cases:

- ZVA25-55 Wright Property

IV. ADJOURNMENT

As there were no further questions, the work session adjourned at 2:30 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician II

I hereby certify that the above minutes are true, correct and approved this 11th day of December 2025.

Wade Mitchell, Vice Chairman



**Baldwin County Planning and Zoning
Board of Adjustment Number 2
Regular Meeting Minutes
Thursday November 11, 2025**

I. Call To Order

Vice Chairman Wade Mitchell opened the Baldwin County Board of Adjustment Number 2 meeting at 3:00 p.m. on November 13, 2025, at the Foley Satellite Courthouse Large Meeting Room located at 201 East Section Avenue in Foley, Alabama.

II. Opening

Vice Chairman Wade Mitchell opened the meeting with the pledge of allegiance. Crystal Bates presented the meeting Preamble.

III. Roll Call

The following Board members were present during roll call: Vice Chairman Wade Mitchell, Clark Strong, Mackie Ray.

Staff present included Crystal Bates, Celena Boykin

IV. Approval of Minutes

Mr. Clark Strong made a motion to approve October 9, 2025, meeting minutes. Mr. Mackie Ray seconded the motion. All members voted aye. **Motion to approve October 9, 2025, minutes carried.**

Consideration of Applications and Requests

1.) ZVA25-55 Wright Property, 35458 Rester Ave

Mrs. Crystal Bates presented the applicant's request for the variance from Section 4.2.5 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance and Section 12.5.2 (f) Yard requirements as it pertains to the building height in order to construct a single-family dwelling.

The chairman invited Mr. and Mrs. David & Jennifer Wright to the podium, she went through all the staff analysis and findings and stated the reasons they needed the zoning variance. The board members appreciated the presentation and took the opportunity to ask The Wrights a few questions. The Chairman called Mr. Daniel Hudelson to the podium he spoke about not having issues with the neighbor's variance and the lack of utilities out on the street. Chairman then gave Anna Hudelson an opportunity to come up and speak and she spoke about the height and the reason that the neighbors need the variance because of the solar panels being added to the roof to run the home because there wasn't any utilities.

Board member Clark Strong made the motion to DENY the variance and was seconded by Mackie Ray. The motion to DENY variance case ZVA25-55 with a 3-0 vote.

V. Old Business

VI. New Business

VII. Adjournment

As there were no further items to discuss, the meeting adjourned at 3:34 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician II

I hereby certify that the above minutes are true, correct, and approved on this 11th day of December 2025.

Wade Mitchell, Vice Chairman



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #2

REGULAR MEETING

JANUARY 15, 2026 @ 3:00PM

BALDWIN COUNTY SATELLITE COURTHOUSE

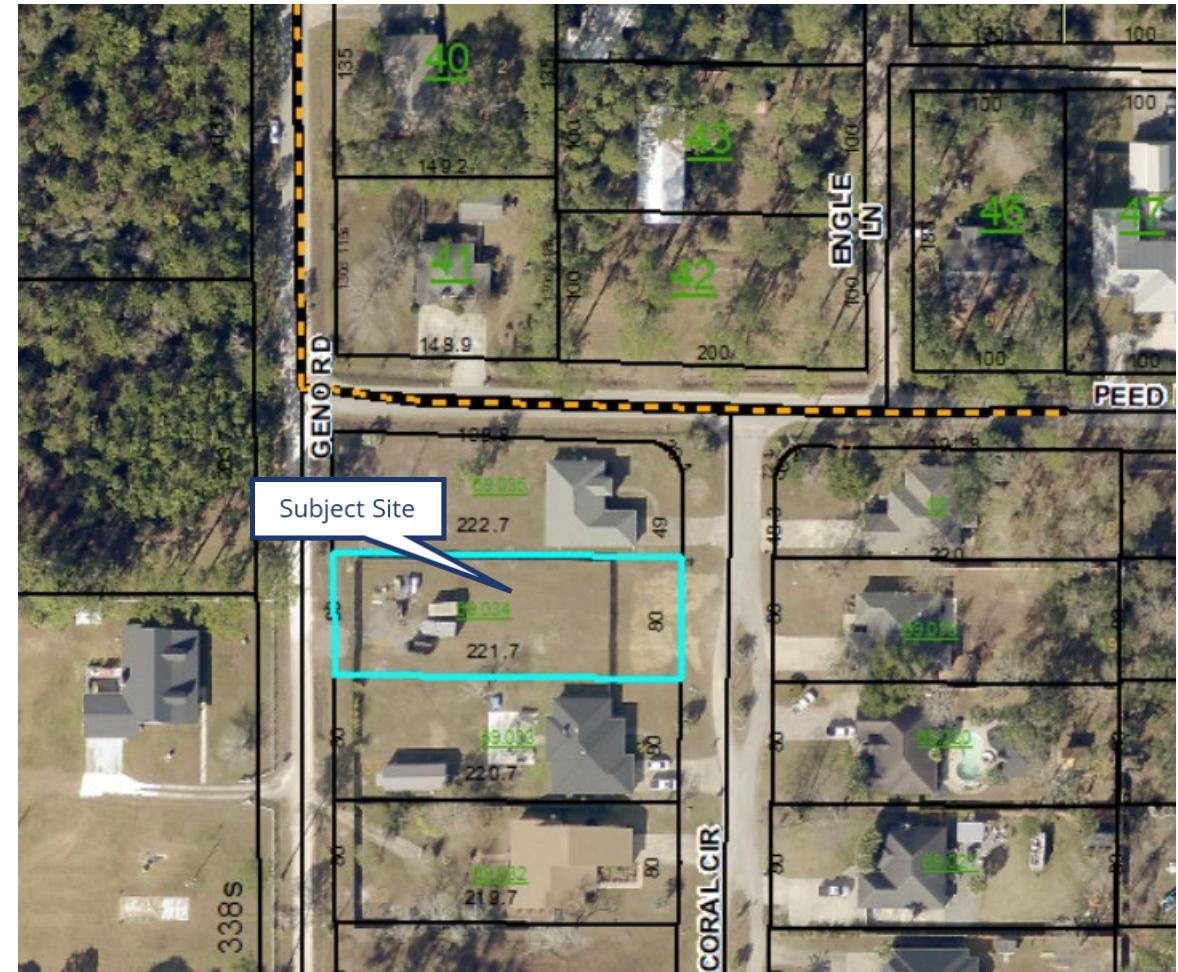
FOLEY, AL

ZVA25-65 HARNEY PROPERTY

VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 30
- **Zoned:** RSF-2, Residential Single Family
- **Location:** The subject property is located on the west side of Coral Cir and the east side of Geno Rd
- **PID:** 05-66-01-02-2-001-069.034
- **PPIN:** 219846
- **Physical Address:** 4595 Coral Cir
- **Applicant:** Dan Harney
- **Owner:** HARNEY, DAN ETAL HARNEY, AYAKO SHIVA; HA AND RNEY, JESSICA (1/2 INT) ETAL HARNEY, DAN AND IEL ACE ETAL HARNEY, HEATHER ELIZABETH



ZVA25-65 HARNEY PROPERTY

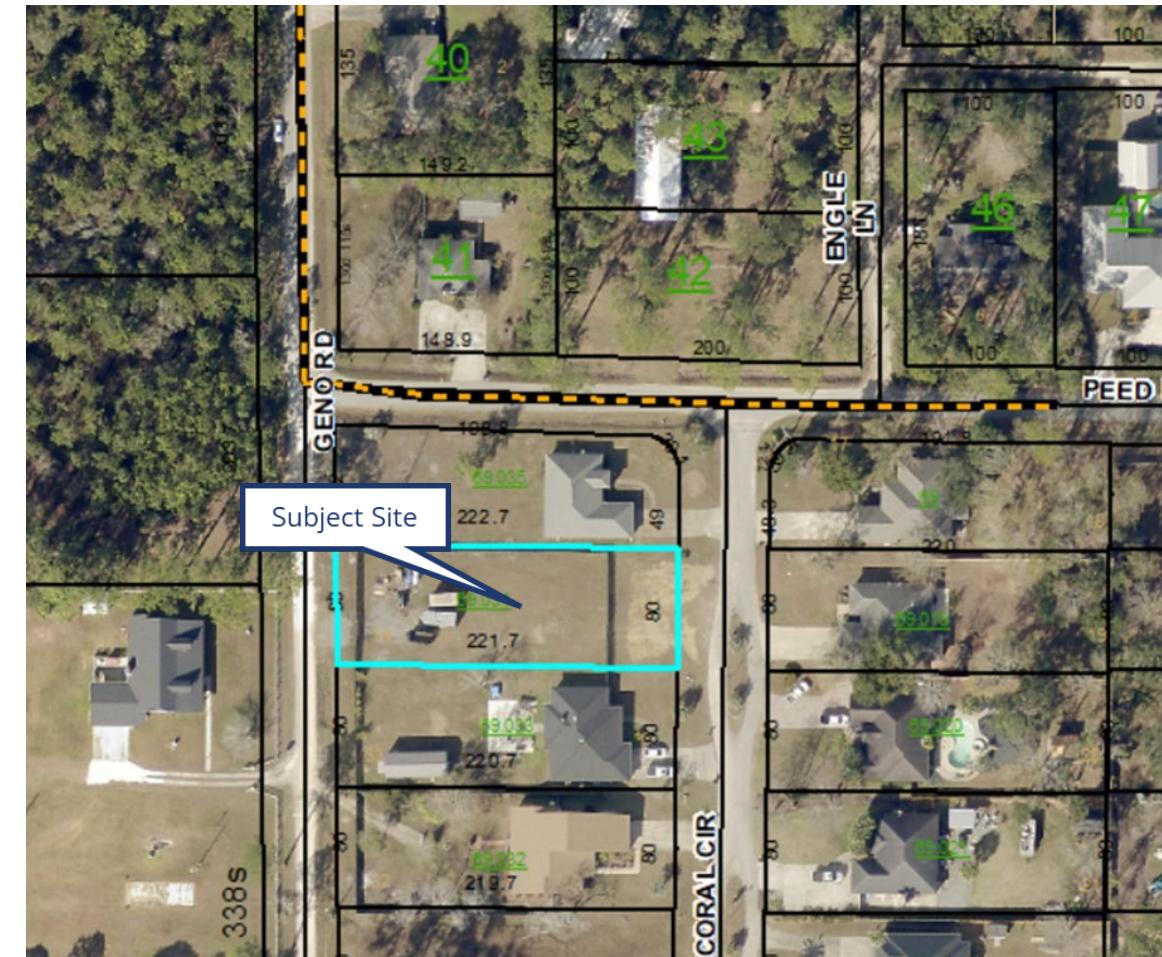
VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

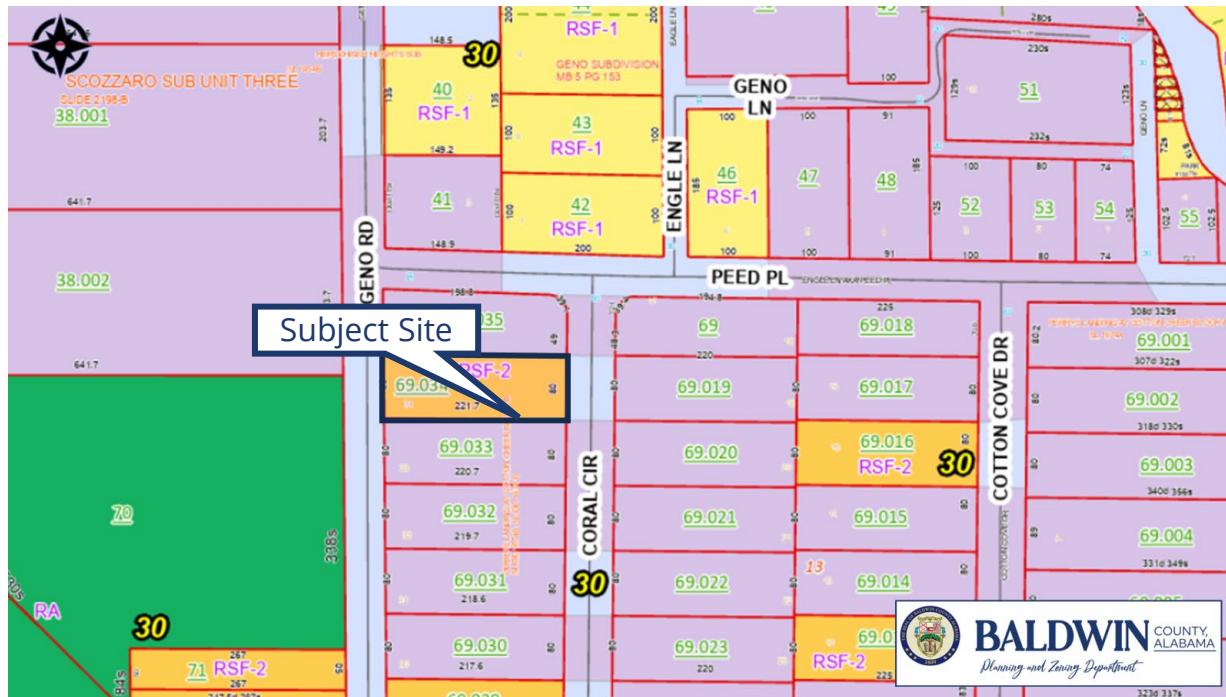
The applicant is requesting a variance from Section 13.1.2 (d) of the Baldwin County Zoning Ordinance, Rural and Residential districts, as it pertains to an accessory structure being located on a residential lot by itself.

The applicant is proposing to install an open pole barn for personal storage on the vacant parcel that does not currently have a primary dwelling.

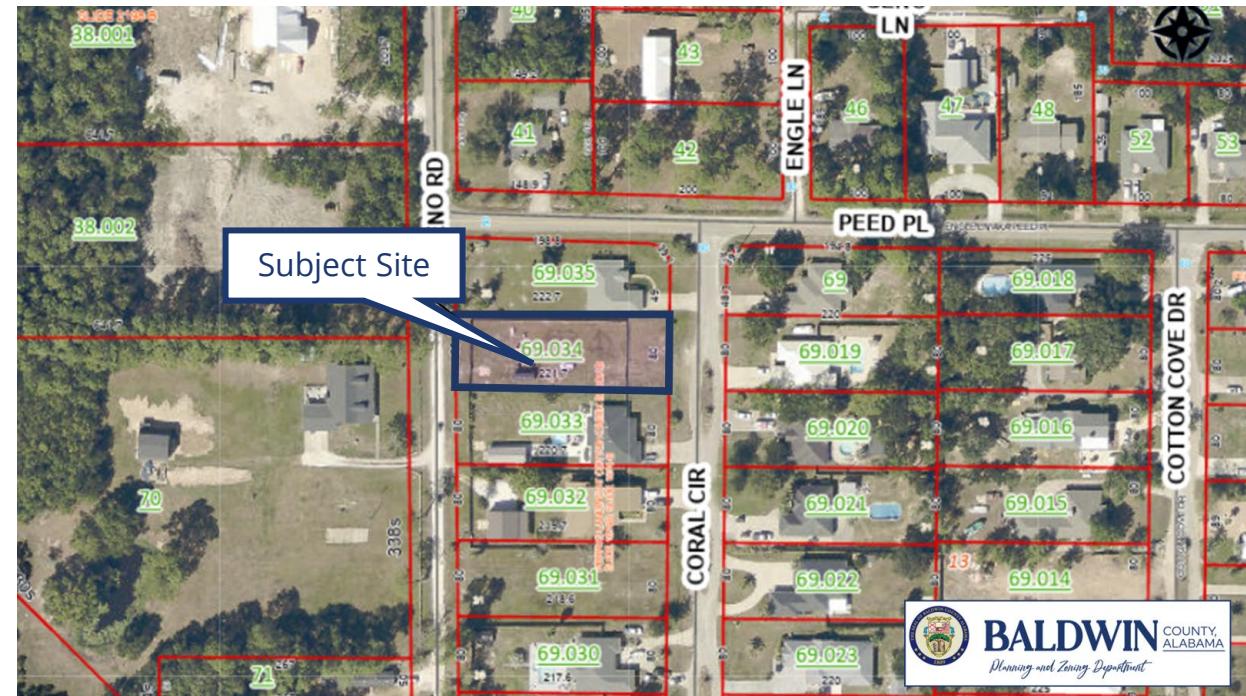
Staff perceives no hardship on the subject property and recommends that case ZVA25-65 be **DENIED**



Locator Map



Site Map



Adjacent Zoning

North	R1-4 Medium Density Single Family Residential
South	R1-4 Medium Density Single Family Residential
East	R1-4 Medium Density Single Family Residential
West	RA, Rural Agriculture

Adjacent Land Use

SLIDE 2199-5
38.001



38.002

Subject Site

GENO RD

40

45

46

47

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ENGLE LN

PEED PL

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COTTON COVE DR

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CORAL CIR



BALDWIN COUNTY, ALABAMA
Planning and Zoning Department



Subject Property
PIN: 219846



VARIANCE PROPOSED FOR THIS PROPERTY

CASE NUMBER

ZVA25-000065

*For Information Contact
Baldwin County Planning &
Zoning Department*

(251)580-1655 / (251)972-8523

(251)990-4623

Scan → 
for meeting details
and upcoming
expedited
envelopes.)
© BALDWIN.com

Dec 22, 2025 11:46:21 AM

30°17'31.27024"N 87°38'40.61897"W

276° W



Adjoining
Property to
the South
PIN: 219845



Dec 22, 2025 11:47:53 AM
30°17'30.13391"N 87°38'40.33489"W
301° NW

January 15, 2026



Adjoining
Property to
the North
PIN: 219847



Dec 22, 2025 11:48:08 AM
30°17'31.92486"N 87°38'40.35772"W
291° W



Property to The
West
PIN: 270328



Dec 22, 2025 11:48:43 AM
30°17'32.70736"N 87°38'43.30421"W
257° W

SEWER



January 15, 2026



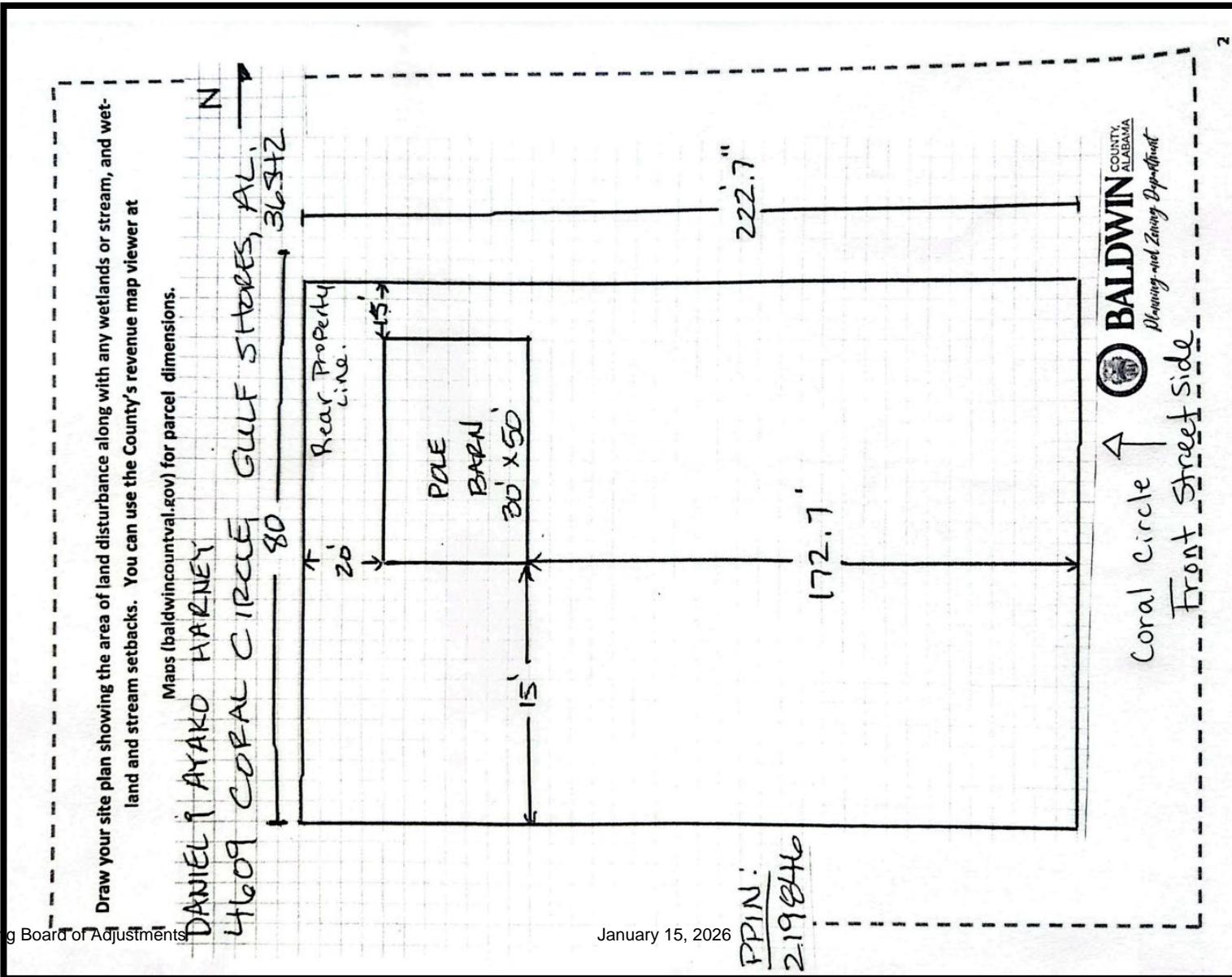
Property to The
East
PIN: 219831



Dec 22, 2025 11:46:32 AM
30°17'31.29457"N 87°38'40.61857"W

16

Site Plan



Zoning Requirements

13.1.2 Rural and Residential districts. In rural and residential districts an accessory use or structure will conform to the following requirements:

- (a) An accessory structure may be located in a rear or side yard but shall not be closer than 5-feet to any lot line.
- (b) Except in rural districts, an accessory structure may not be located in the front yard of a lot, except that on waterfront lots accessory structures may be located between the principal building and the waterfront property line but not within the required front yard setback.
- (c) An accessory structure may not exceed the height limit for the district in which it is located and may not occupy more than 30% of the rear yard.
- (d) Except in rural districts, no accessory structure, other than a pier and boathouse, may be located on a lot by itself.
- (e) Agricultural uses, on RSF-1 and RSF-2 zoned parcels that otherwise meet the minimum area and dimension requirements for Rural Agricultural District under 3.2.6 herein, agricultural uses shall be permitted uses, except that the minimum front yard for barns and other agricultural structures shall be 100 feet when constructed on an RSF-1 zoned parcel where no primary dwelling currently exists.

Staff Analysis and Findings

1.) Exceptional narrowness, shallowness or shape of a specific piece of property existing at the time of the enactment of these zoning regulations.

Zoning in Planning District 30 came into effect on July 20, 1993. The lot of record is 80' x 222.7' and is approximately 17,816 sq. ft. and described as lot 34 in Perrys Landing at Cotton Creek Subdivision. The minimum lot size requirement, RSF-2, Residential Single-Family District, is 15,000 sq. ft. with a minimum lot width at the building line of 80'. Therefore, staff believes there isn't exceptional narrowness, shallowness, or shape of the subject property that would require a variance.

Minimum lot size: 15, 000sf Actual lot size:17,816+sf, Minimum Lot width: 80', Actual Lot Width: 80', Hardship: NO

2.) Exceptional topographic conditions or other extraordinary situations or conditions of a specific piece of property.

The subject property doesn't contain jurisdictional wetlands, and the property is relatively flat. Therefore, staff could not establish exceptional topographical conditions or other extraordinary situations, or conditions contained on the property that would require a variance.

Staff Analysis and Findings

3.) The granting of the application is necessary for the preservation of a property right and not merely to serve as a convenience to the applicant or based solely upon economic loss.

The subject property is currently zoned RSF-2, a Residential Single Family District zoning designation that allows a moderate-density residential environment consisting of single-family homes. The applicant has proposed adding an accessory storage structure on a vacant lot that does not currently have a primary dwelling. It may be possible to achieve this by combining the lots and submitting a replat for review in our Dept. **Staff believes that the granting of the application isn't necessary for the preservation of a property right and merely serves as a convenience to the applicant or based solely upon economic loss. Staff believes the requested variance is a "for convenience" request that does not qualify as a hardship per the Baldwin County Zoning Ordinance.**

4.) The granting of this application will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County.

Staff does not believe the granting of this application, **in general**, will impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County. **However, staff cannot specifically assure and makes no warranty or guarantee that if granted the resultant variance will or will not diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County because the effect of the variance cannot be quantified at the time of consideration.**

Staff Analysis and Findings

5.) Other matters which may be appropriate.

- The applicant has submitted a written document stating there is no active homeowner association for the subject property.
- No documentation in favor of or opposition to this variance request has been received at the time this staff report was written.

Subdivision Plat

1768B

NOTE LOTS 18, 26, 27, 28, 29, 30, 31, 32,
33, 34, & 35 ARE RESTRICTED BY
COVENANTS FOR INGRESS-EGRESS
BY CORAL CIRCLE

BUILDING SETBACKS

FRONT	30'	TOTAL LOTS	18
REAR	30'	ACREAGE	8.36± ACRES
SIDE	10'	SMALLEST LOT	15865 SQ FT

THIS PROPERTY IS IN ZONES B & C,
AS SCALED PER THE MAP BY THE
FEDERAL EMERGENCY MANAGEMENT
AGENCY, COMMUNITY NO 015000,
PANEL NO 065B, SUFFIX H, MAP
REVISED SEPTEMBER 3, 1992

LEGEND

E/MC	- ELECTRIC MEMBERSHIP CORPORATION
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
REC	- RECORD
R/W	- RIGHT OF WAY
O	- DENOTES CAPPED REBAR SET (UNLESS OTHERWISE NOTED)
G	- CENTERLINE
APF	- "ALLEN PIN" FOUND
NS	- NOT SET

POA Statement

To whom it may concern:

THE HOA IN PERRYS LANDING
ISN'T ACTIVE, IT HASN'T BEEN FOR
YEARS. I HAVE SPOKEN WITH
~~SEVEN~~ NEIGHBOORS, AND THEY HAVE
NO ISSUES WITH ME BUILDING
POLE BARN, AS MANY HAVE
ALREADY DONE SO!!

THANKS
DAN HARNEY


11-26-2025

January 15, 2026

ZVA25-65 HARNEY PROPERTY

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

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The applicant is proposing to install an open pole barn for personal storage on the vacant parcel that does not currently have a primary dwelling.

Staff perceives no hardship on the subject property and recommends that case ZVA25-65 be **DENIED**

ZVA25-65 HARNEY PROPERTY

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

GENERAL NOTES {By-laws}

Any party aggrieved by a final judgment or decision of the Board of Adjustment may within fifteen (15) days thereafter, appeal the final judgment to the Circuit Court of Baldwin County, Alabama, by filing with the Circuit Court and the Board of Adjustment a written notice of appeal specifying the judgment or decision from which the appeal is taken. In case of such appeal, the Board of Adjustment shall cause a transcript of the proceedings and the action to be certified to the Court where the appeal is taken.

Whenever the Board imposes conditions with respect to a project or variance, such conditions must be stated in the Board Order and in the permit(s) issued, pursuant thereto by the Administrative Officer. Such permits shall remain valid only as long as conditions upon which it is granted, and the conditions imposed by the Zoning Ordinance are adhered to.



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #2

NEXT REGULAR MEETING

FEBRUARY 12, 2026 @ 3:00PM

BALDWIN COUNTY SATELLITE COURTHOUSE

FOLEY, AL