



**BOARD OF ADJUSTMENT NUMBER 2
AGENDA**

October 9, 2025

Regular Meeting

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 (September 11, 2025, Work Session and Regular Meeting Minutes)
5. Announcements/Registration to Address the Board of Adjustment
6. Consideration of Applications and Requests

ITEMS:

a.) Case No. ZVA25-48 Shoenight Property, 20524 County Road 12

Request: Approval of a Variance from Section 13.14.2 (f) Mini Warehouse and Boat & RV Storage Facilities of the Baldwin County Zoning Ordinance as it pertains to the 30 foot landscape buffer setbacks on the rear in order to construct boat/rv storage to be built.

Location: The subject is located at 20524 County Road 12, Foley AL in Planning District 30.

b.) Case No ZVA25-49 South Alabama Investment Group LLC Property, 8618 Lockridge Rd

Request: Approval of a Variance from Section 4.4.5 Area and Dimensional ordinance of the Baldwin County Zoning Ordinance as it pertains to the building setbacks in order to construct a single-family dwelling.

Location: The subject is located at 8618 Lockridge Rd Foley, AL in Planning District 21.

7. Old Business
8. New Business
9. 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 Minutes
Thursday, September 11, 2025**

I. OPENING

Mackie Ray opened the Baldwin County Planning and Zoning Board of Adjustment Number 2 Work Session at 2:00 p.m. on September 11, 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: Chairwoman Tracey Gambill, Vice Chairman Wade Mitchell, Samuel Swindle, Clark Strong, Mackie Ray.

Staff present included: Crystal Bates, Calla McKenzie, Celena Boykin

III. DISCUSSION ITEMS

Staff opened the floor to questions regarding the following cases:

- ZVA25-38 Stewart Property
- ZVA25-39 Kruger Property
- ZVA25-45 Kanaha Developers LLC Property

IV. ADJOURNMENT

As there were no further questions, the work session adjourned at 2:33p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician II

I hereby certify that the above minutes are true, correct and approved this 9th day of October 2025.

Tracey Gambill, Chairman



**Baldwin County Planning and Zoning
Board of Adjustment Number 2
Regular Meeting Minutes
Thursday September 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 September 11, 2025, at the Foley Satellite Courthouse Large Meeting Room located at 201 East Section Avenue in Foley, Alabama.

II. Opening

Chairwoman Tracey Gambill 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: Chairwoman Tracey Gambill, Wade Mitchell, Clark Strong, Samuel Swindle, Mackie Ray,

Staff present included Crystal Bates, Celena Boykin and Calla McKenzie

IV. Approval of Minutes

Mr. Mackie Ray made a motion to approve August 14, 2025, meeting minutes. Mr. Clark Strong seconded the motion. All members voted aye. **Motion to approve August 14, 2025, minutes carried.**

Consideration of Applications and Requests

1.) ZVA25-38 Stewart Property, 28078 Freshwater Ln

Mrs. Calla McKenzie presented the applicant's request for the variance from Section 15.2.4 (a) of the Baldwin County Zoning Ordinance as it pertains to the parking schedule for commercial establishments to allow for a reduced number of parking spaces to be built.

The board engaged in a discussion, after which the chairman respectfully invited to share her thoughts on the project. She kindly mentioned that he did not feel the need to speak unless there were any questions. No questions were raised by the board at that time.

Board member Clark Strong made the motion to approve variance but if more asphalt is to be poured it would require County review and was seconded by Mackie Ray. The motion passed to Approve with staff conditions 3-2.

2.) ZVA25-39 Kruger Property, 0 Baudin Lane

Mrs. Crystal Bates presented the applicant's request for the variance from Section 3.3.5 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance as it pertains to the building setbacks in order to construct a single-family dwelling.

The Board called Aimee Krueger to the podium to speak on the project she stated she didn't need to speak unless there were any questions. There were no questions from board.

Board member Samuel Swindle made the motion to approve variance with staff recommendations and was seconded by Wade Mitchell. The motion passed to Approve with staff conditions 5-0.

3.) ZVA25-45 Kanaha Developers LLC Property, 28068 US Hwy 98

Mrs. Crystal Bates presented the applicant's request for the variance from Section 17.3.2 (c) of the Baldwin County Zoning Ordinance as it pertains to the 25' landscape buffer setbacks in order to construct convenience store/gas station.

The board engaged in a discussion, after which the chairman kindly invited Mr. Joe Harper to the podium to share his insights regarding the project. Mr. Harper explained the reasons for the requested variance and the conditions pertaining to the parcel. Following this, the board invited Mr. Jon Archer to the podium, who similarly reiterated the reasons for the variance and discussed the possibility of adding a buffer to the rear property line. The board inquired if a 7.5-foot landscape buffer could be considered, and Mr. Archer graciously concurred.

Board member Samuel Swindle made the motion to approve variance with staff recommendations and was seconded by Wade Mitchell. The motion passed to Approve with staff conditions 4-1.

V. Old Business -We discussed the possibility of changing the time for the Work Session, but we have decided to proceed as originally scheduled.

VI. New Business

VII. Adjournment

As there were no further items to discuss, the meeting adjourned at 3:42 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician II

I hereby certify that the above minutes are true, correct, and approved on this 9th day of October 2025.

Tracey Gambill, Chairwoman



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #2

REGULAR MEETING

OCTOBER 9, 2025

BALDWIN COUNTY SATELLITE COURTHOUSE

FOLEY, AL

ZVA25-48 SHOENIGHT PROPERTY

VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 30
- **Zoned:** RMF-6
- **Location:** The subject property is located on the south side of County Road 12
- **PID:** 05-61-05-16-0-001-010.002
- **Acreage:** 3.4 acres
- **Physical Address:** 20524 County Road 12
- **Applicant:** Paul Shoenight
- **Owner:** Paul Shoenight



ZVA25-48 SHOENIGHT PROPERTY

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

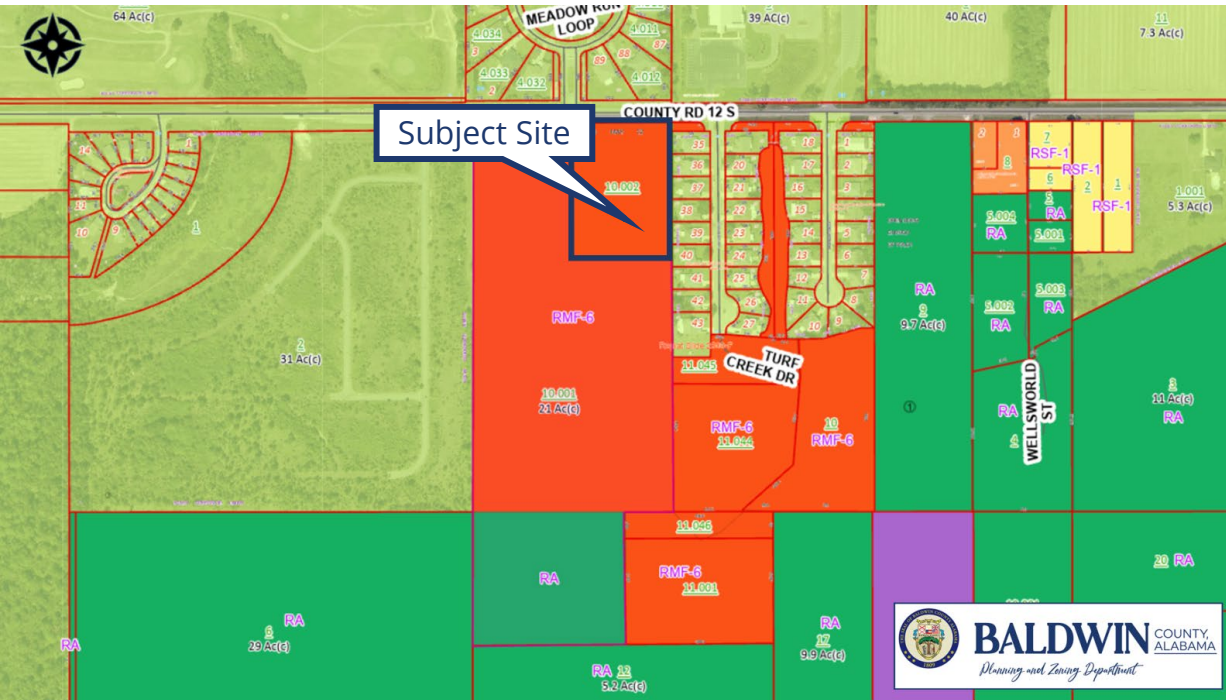
The applicant is seeking a variance from Section 13.14.2 (f) buffer requirements of the Baldwin County Zoning Ordinance, as it pertains to the 30' landscape buffer to allow for a boat/RV storage facility.

The applicant would like to avoid the installation of the south side landscape buffer of 30' that is required.

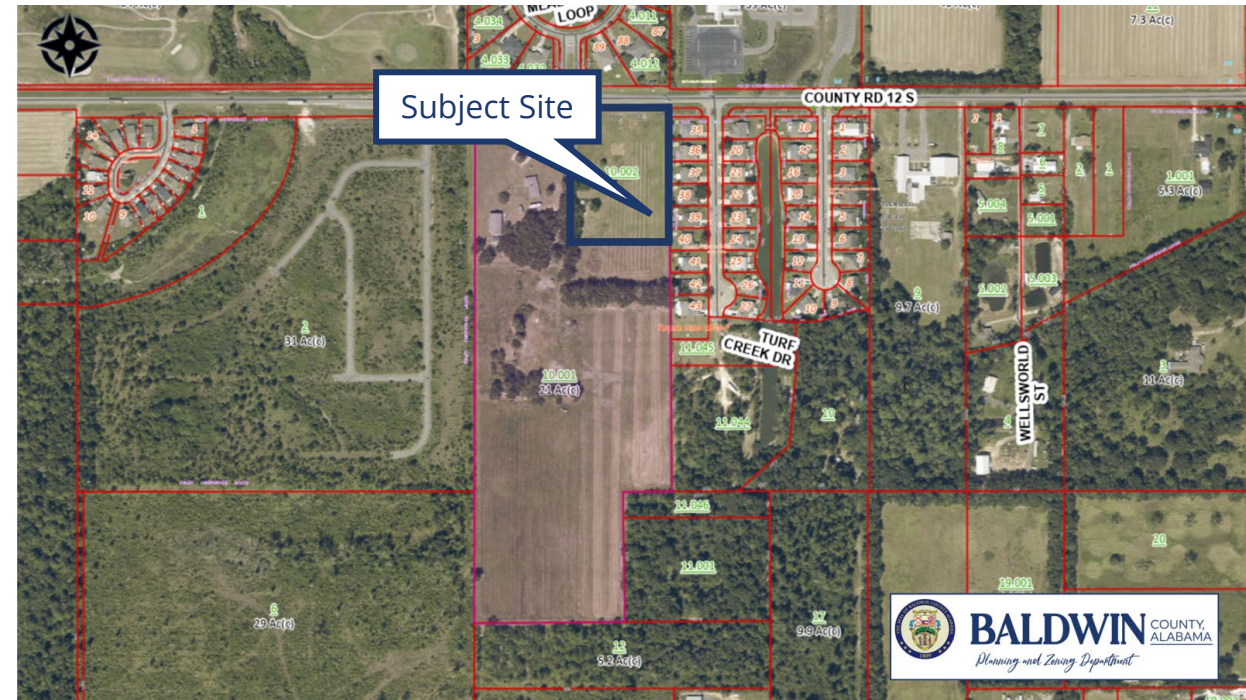
Staff recommends that ZVA25-48 be denied, unless information to the contrary is revealed at the public hearing.



Locator Map



Site Map



Adjacent Zoning

North

City of Foley

South

RMF-6, Multi Family

East

City of Foley

West

RMF-6, Multi Family

Adjacent Land Use

Residential

Residential

Residential

Residential



Subject Site

COUNTY RD 12 S

Natural
buffer

TURF
CREEK DR

WELLSWORLD
ST



BALDWIN COUNTY, ALABAMA
Planning and Zoning Department



64 Ac(c)

MEADOW RUN LOOP

39 AC(c)

40 AC(c)

11
7.3 Ac(c)

COUNTY RD 12 S

Subject Site

10.002

RMF-6

10.001
21 Ac(c)

RMF-6
11.044

10
RMF-6

RA
9.7 Ac(c)

RSF-1
RA
5.004
5.001

WELLSWORLD ST

5.002
RA

5.003
RA

11 Ac(c)
RA

RA
29 Ac(c)

RA

RMF-6
11.001

RA
9.9 Ac(c)

RA 12
5.2 Ac(c)

20 RA



BALDWIN COUNTY, ALABAMA
Planning and Zoning Department



Subject Property
PIN: 234234



VARIANCE
PROPOSED
FOR THIS PROPERTY
Case Number
ZVA25-000048
For information Contact
Baldwin County Planning & Zoning Department
(251) 580-1655



Adjoining Property
to The East
PIN: 234234





Adjoining Property
to the West
PIN: 201485

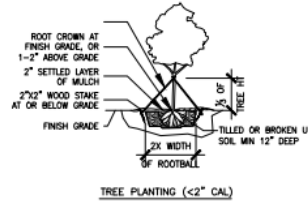
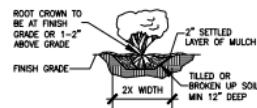
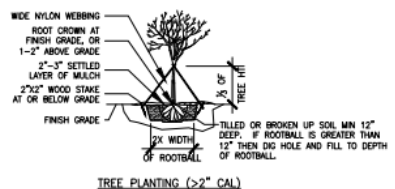
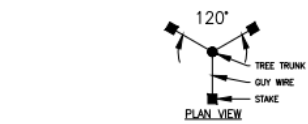
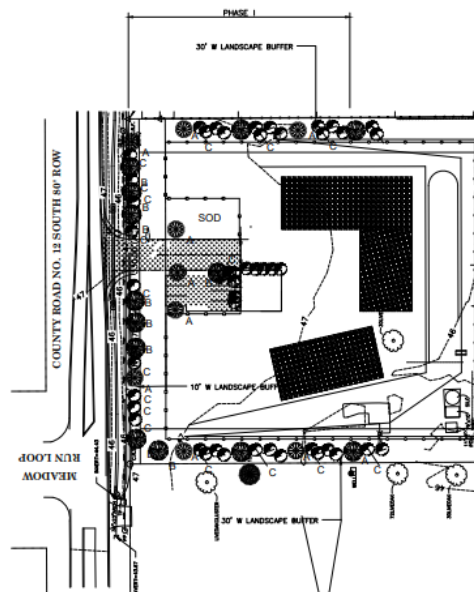




Property to
the North
PIN: 215039



Site Plan



LANDSCAPING REQUIREMENTS:

- 30' BUFFER ALONG ZONED PROPERTY (EAST, WEST, SOUTH) - PROVIDED: 30' WIDE PLANTING
- 10' BUFFER ALONG FRONT (NORTH) - PROVIDED: 10' WIDE PLANTING

LANDSCAPING NOTES:

- A CANOPY TREE 8' MIN HEIGHT (SEE DESCRIPTION BELOW) (NEW) - 50' OC
- B UNDERSTORY TREES 4' MIN HEIGHT (NEW) - 50' OC
- C YAUPON (LEX VOMITORIA) 5' OC

- EXISTING TREES ON SITE TO REMAIN UNLESS REMOVAL IS APPROVED BY OWNER.
- CANOPY TREES TO BE: OAK (EXCLUDING WATER & SCRUB), HICKORY, SYCAMORE, YELLOW POPULAR, SHEET GUM, MAGNOLIA, AND CYPRESS
UNDERSTORY TREES: DOGWOOD, CREPE MYRTLES, BRADFORD PEAR, RED BUD
- SOD TO BE INSTALLED AROUND BLDG PERIMETER 10' WIDE MINIMUM. OTHER CUT AND FILL SLOPES TO BE GRASSED IN ACCORDANCE WITH ALA DEPT OF TRANSPORTATION SPEC SECTION 652 & 660 IF NOT SHOWN TO BE SODDED.

GENERAL LANDSCAPE NOTES

- REFER TO C-001 COVER SHEET FOR GENERAL NOTES REFERENCING SURVEY INFORMATION, DATUMS, GENERAL PROJECT AND CONSTRUCTION INFORMATION.
- NAMES OF PLANTS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1982 EDITION, PUBLISHED BY THE AMERICAN JOINT COMMITTEE ON ORNITHOLOGY, NOMENCLATURE, NAMES OF PLANT NAMES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
- ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE LIMIT OF DISTURBANCE LINE AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL MULCH THAT WILL PREVENT SOIL EROSION AND THE RELEASE OF DUST.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED.
- STANDARDS FOR TIME, SPREAD HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH SUBDIVISION AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
- NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE SPECIFIED. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAT THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE SEEDING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR, HABIT.
- ALL LANDSCAPE AREAS TO BE CLEARED OF ROOTS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNDRY SURFACES PRIOR TO PLANTING OR MULCHING.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH. CONTRACTOR MAY NEED TO ADJUST QUANTITY AND FREQUENCY OF WATERING TO ENSURE PROPER ESTABLISHMENT.
- NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF TWO YEARS FOLLOWING ACCEPTANCE BY THE OWNER.
- THE BACKFILL MIXTURE AND SOD MIXES TO BE INSTALLED PER SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING OF SODS AND HAVE THE NECESSARY ADJUSTMENTS OR AMENDMENTS FOR LONG TERM PLANT HEALTH AND VITALITY.
- FOR ANY DISCREPANCIES BETWEEN THE PLANT SCHEDULE AND THE PLANTING PLAN, THE GRAPHIC QUANTITY SHALL PREVAIL.
- ALL FENCE OR GUARD RAIL INSTALLATIONS SHALL BE COMPLETED PRIOR TO STARTING ANY LANDSCAPE PLANTING, LAMN, GRASSES OR IRRIGATION WORK.
- ALL PLANT INSTALLATIONS SHALL BE COMPLETED EITHER BETWEEN APRIL 1 - JUNE 15 OR AUGUST 15 - NOVEMBER 1, UNLESS OTHERWISE DIRECTED BY PROJECT LANDSCAPE ARCHITECTS.
- EXISTING TREES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND SPECIFIED TO REMAIN ARE TO BE PROTECTED THROUGHOUT CONSTRUCTION FOR LOCAL REGULATORY AGENCY REGULATIONS. DAMAGE MAY BE CAUSED BY OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, CONSTRUCTION OF FOOTING, GRADING OR PAVING WITHIN PROTECTIVE ZONE OF ROOT ZONE, GRADING OR PAVING WITHIN PROTECTIVE ZONE OF ROOT ZONE, OR WITHIN THE DRAINAGE OF TREES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL STANDING OF TREES MAINTAINED OR CONSTRUCTION TO PROTECT THE STABILITY OF THE TREE AND MATERIALS AND TO PROTECT THE HEALTH AND SAFETY OF THE PUBLIC/PROPERTY.

FOR PLANNING DEPARTMENT REVIEW



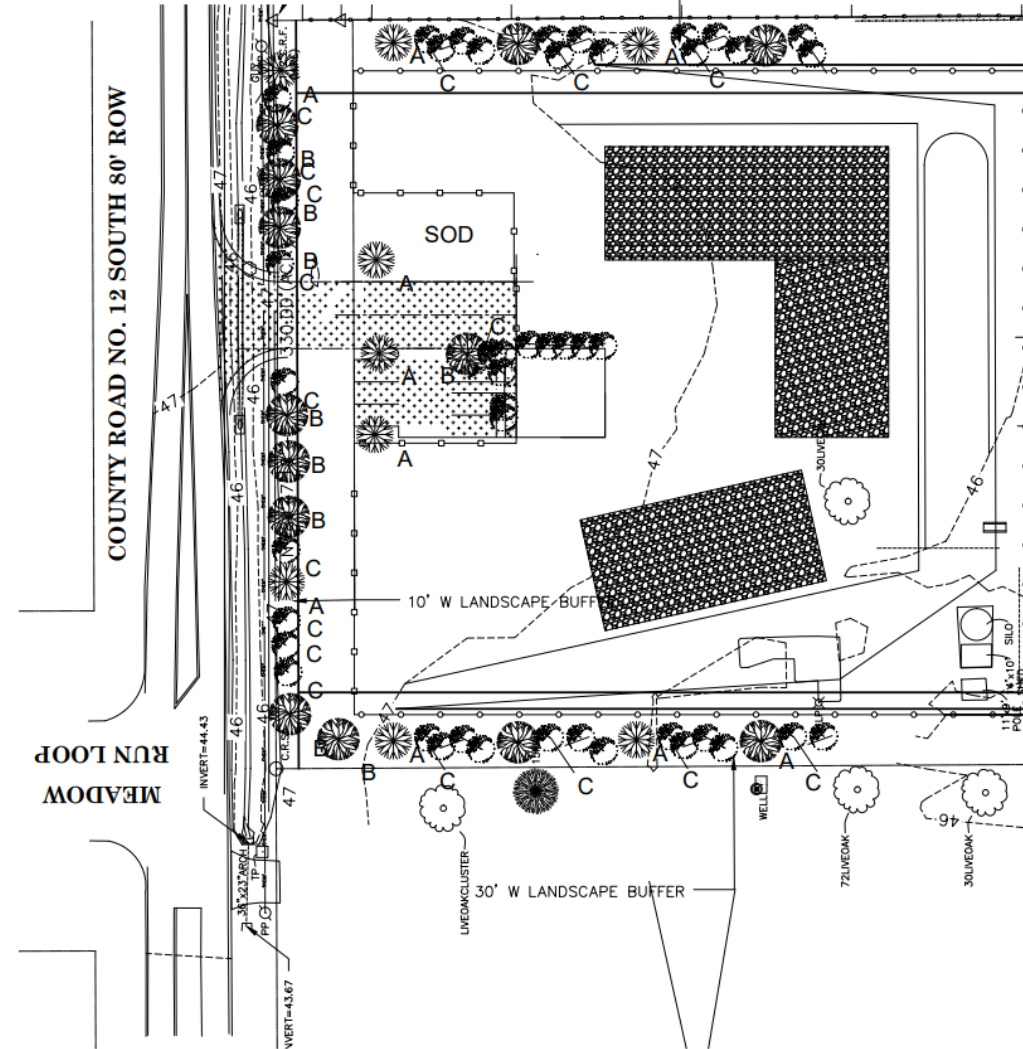
HARBOR LIGHTHOUSE
RECREATIONAL STORAGE
20524 COUNTY ROAD 12 SOUTH, FOLEY, ALABAMA 36535
GULFWIDE ENGINEERING, LLC
PO BOX 1668, SPANISH FORT, ALABAMA 36577
(251) 295-1040
EMAIL: hje@1668.com



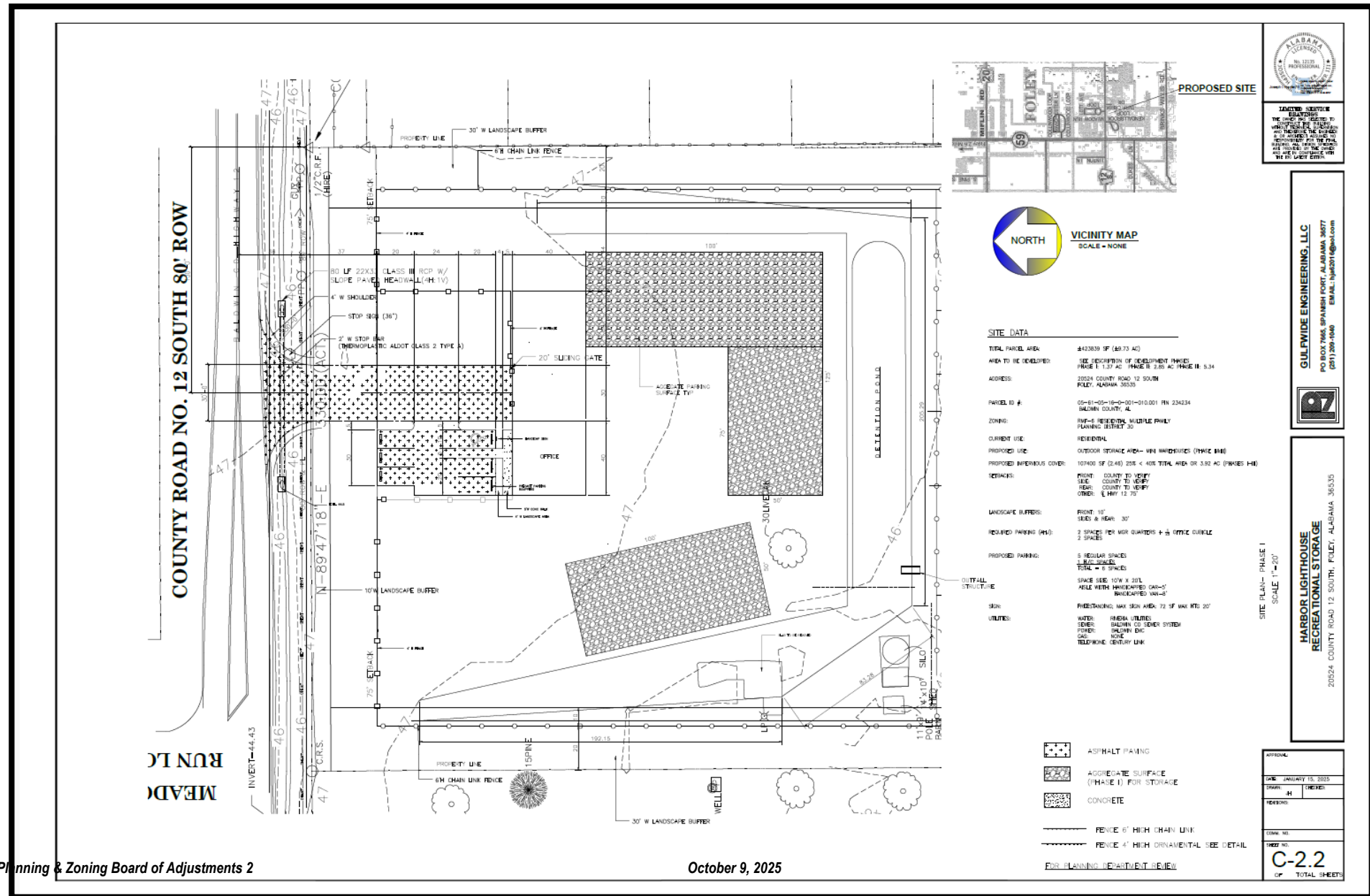
LANDSCAPE PLAN - PHASE 1

APPROVAL:	
SHEET NO.	DATE: JANUARY 15, 2025
CHECKED:	BY: [Signature]
REVISIONS:	
DRAWN BY:	
SHEET NO. C-6.2	
OF TOTAL SHEETS	

Enlarged Landscape Plan



Site Plan



POA Statement

Sorry, I completely misunderstood the question.

No, there is no HOA on this property.

Thank You,

Paul E Shoenight Jr

Paul E Shoenight Jr.

9-13-2025

Zoning Requirements

Section 13.14 Mini-Warehouses and Boat & RV Storage Facilities

13.14.1 Purpose. The purpose of this section is to establish minimum standards for mini-warehouse facilities, which include facilities for storing boats and recreational vehicles.

13.14.2 Procedures and standards.

(a) *Commission Site Plan Approval required.* All mini-warehouse facilities are subject to the standards contained in this section and will be required to obtain a site plan approval prior to being granted a building permit.

(b) *Where permitted.* Mini-warehouse facilities are permitted as follows:

Commission Site Plan Approval – RR, Rural District, RA, Rural Agricultural District, RMF-6, Multiple Family District, HDR, High Density Residential District, B-1, Professional Business District, B-2, Neighborhood Business District, B-3, General Business District, B-4, Major Commercial District, M-1, Light Industrial District and M-2 General Industrial District,

(c) *Land area.* The minimum land area of a mini-warehouse facility shall be three (3) acres.

(d) *Coverage.* Building coverage shall not exceed forty (40) percent of the total lot area.

(e) *Access.*

1. No mini-warehouse facility shall be located except with direct access to a paved county, state or federal highway, with a minimum lot width of not less than 50-feet for the portion used for entrance and exit.

2. All storage spaces shall be served by an access driveway of 11-feet minimum width for each direction of travel. Access drives shall be improved with a suitable hard surface permanent type of pavement such as asphalt, concrete, gravel, limestone or another similar surface.

(f) *Buffering.* In the event a mini-warehouse facility is located adjacent to residentially developed or zoned property, a landscaped buffer with a minimum width of 30-feet shall be provided. Said buffer shall consist of a combination of canopy trees, understory trees and shrubs which shall be of sufficient height to create a visual barrier.

(g) *Design and other requirements.*

1. *Facades.* Facades which are visible from a public right-of-way shall be constructed of masonry, wood or other materials which will present a pleasing appearance and which will be compatible with the surrounding area. Unless otherwise specified in Article 2, at a minimum, façade visible from the public right-of-way shall consist of an apron wall no less than one-third of the height of the building.

2. *Fencing.* The entire site of a mini-warehouse facility shall be enclosed by security fencing. The minimum height for fencing, along the side and rear property lines, shall be eight (8) feet, for fencing constructed to the exterior of required buffers, or six (6) feet for fencing constructed to the interior of required buffers. Fencing shall be composed of materials designed for such use including masonry, iron, steel, chain link (painted or vinyl coated only), wood or a combination thereof. Fencing along the front of a mini-

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 described is 330 x 450 feet and is approximately 3.4 acres. The minimum lot size requirement for RMF-6, Multiple Family District, is 6,500sf, with a Minimum Lot Width at the Building Line of 60'.

Minimum lot size: **6,500sf**, Actual lot size: **3.4 acres, 148,500sf**, Minimum Lot width at building line: **30'**, Actual Lot Width: **330'**,
Hardship: **No**

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

The property is relatively flat and doesn't contain any jurisdictional wetlands. 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 purpose of this district is to offer opportunities for multi-family residential development and mini-warehouse facilities. These include facilities for storing boats and recreational vehicles and are permitted in RMF-6 zoning as long as a commission site plan approval is obtained. The applicant has expressed a preference to possibly reduce the 30-foot landscaped buffer on the rear side of the development that borders the remaining 21 acres, which they own and live on, which is also zoned RMF-6. There is an existing natural buffer further away from the development, on the adjacent parcel, and the owner would like to explore the possibility of obtaining a variance from the 30-foot buffer to potentially facilitate the continuation of phase 2 in the future. Staff believes that the granting of the application is not necessary for the preservation of a property right and merely to serve as a convenience to the applicant or based solely upon economic loss.

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.
- * The applicant has been under review for a Commercial Site Plan permit.

ZVA25-48 SHOENIGHT PROPERTY

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant is seeking a variance from Section 13.14.2 (f) buffer requirements of the Baldwin County Zoning Ordinance, as it pertains to the 30' landscape buffer to allow for a boat/RV storage facility.

The applicant would like to avoid the installation of the south side landscape buffer of 30' that is required.

Staff recommends that ZVA25-48 be denied, unless information to the contrary is revealed at the public hearing.

If the board grants the variance request, staff recommends the following conditions,

1. If approved, the variance is limited site plan as shown and provided herein.
2. This variance doesn't relieve the subject property of any other requirements of the Baldwin County Zoning Ordinance, Baldwin County Subdivision Regulations, Baldwin County Building Department (building permit), Baldwin County Highway Department (driveway permit, turnout permit, or licensing agreement), or requirements of other agencies.

ZVA25-48 SHOENIGHT PROPERTY

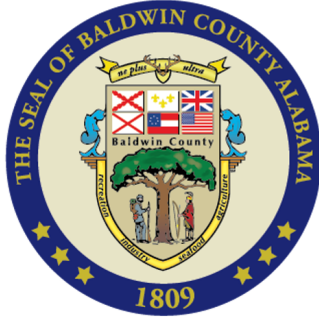
VARIANCE REQUEST SUMMARY AND RECOMMENDATION

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

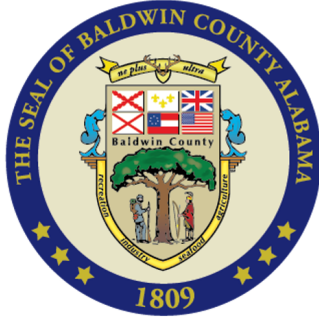
BALDWIN COUNTY BOARD OF ADJUSTMENT #2

NEXT REGULAR MEETING

NOVEMBER 13, 2025 @ 3:00PM

BALDWIN COUNTY SATELLITE COURTHOUSE

FOLEY, AL



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #2

REGULAR MEETING

OCTOBER 9, 2025 @ 3:00PM

BALDWIN COUNTY SATELLITE COURTHOUSE

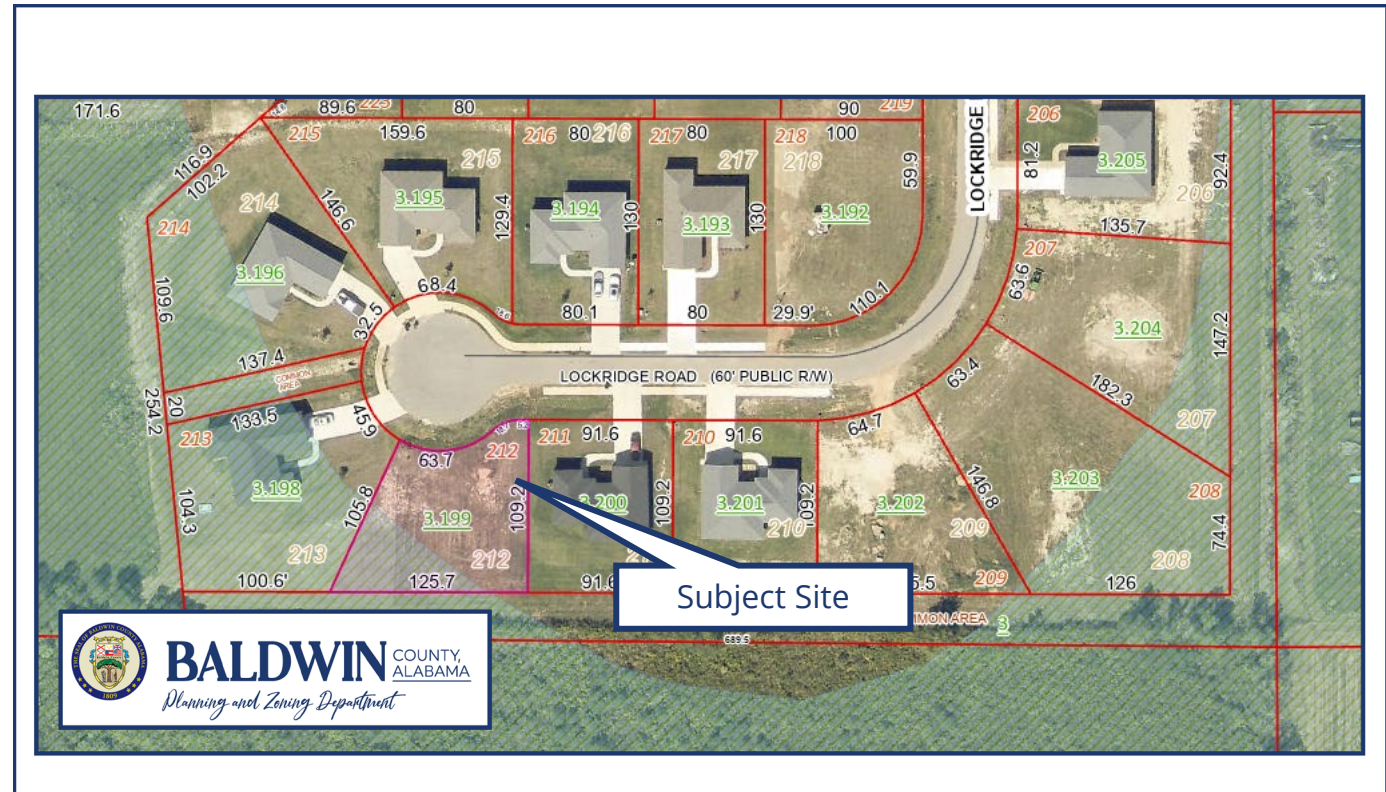
FOLEY, AL

ZVA25-39 SOUTH ALABAMA INVESTMENTS GROUP

VARIANCE REQUEST

Lead Staff: Calla Mckenzie, Planning Technician II

- **Planning District:** 21 **Zoned:** RSF-3
- **Location:** Subject property is located south of Lockridge Rd in the Hawthorn Unit 6 Subdivision lot 212.
- **PID:** 05-60-05-15-0-000-003.199
- **PPIN:** 384825
- **Acreage:** +/-0.23 acres
- **Physical Address:** 8618 Lockridge Rd
- **Applicant:** Mike Thomas
- **Owner:** South Alabama Investments Group



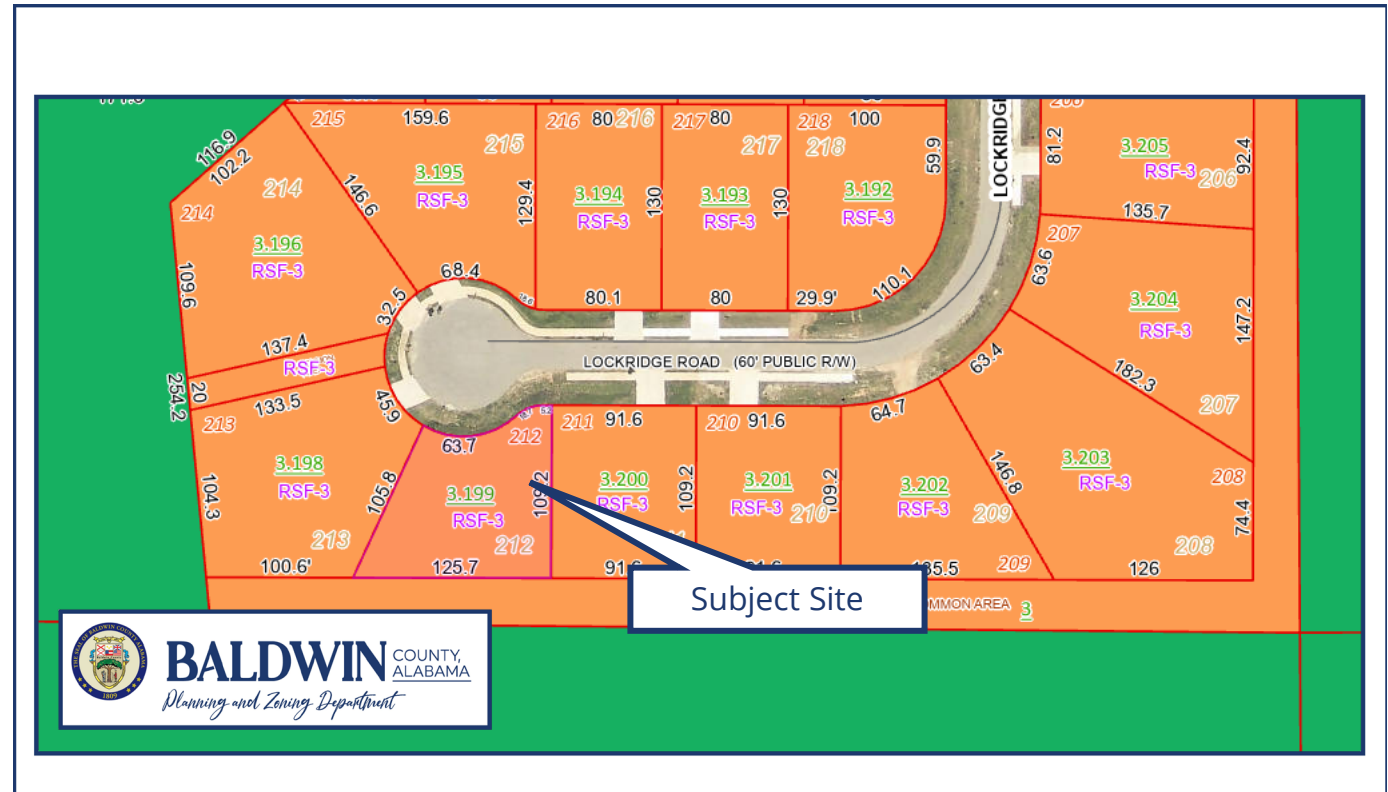
ZVA25-39 SOUTH ALABAMA INVESTMENTS GROUP

VARIANCE REQUEST

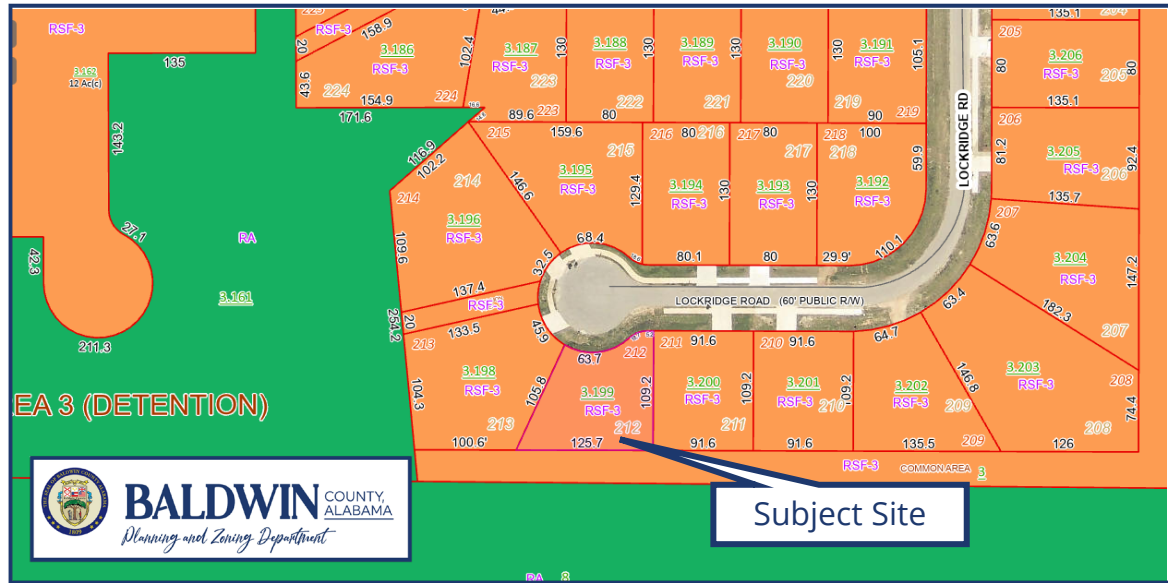
Lead Staff: Calla Mckenzie, Planning Technician II

The applicant is requesting a variance from Section 4.4.5 Area & Dimensional Ordinance of the Baldwin County Zoning Ordinance as it pertains to the building setbacks in order to construct a single-family dwelling.

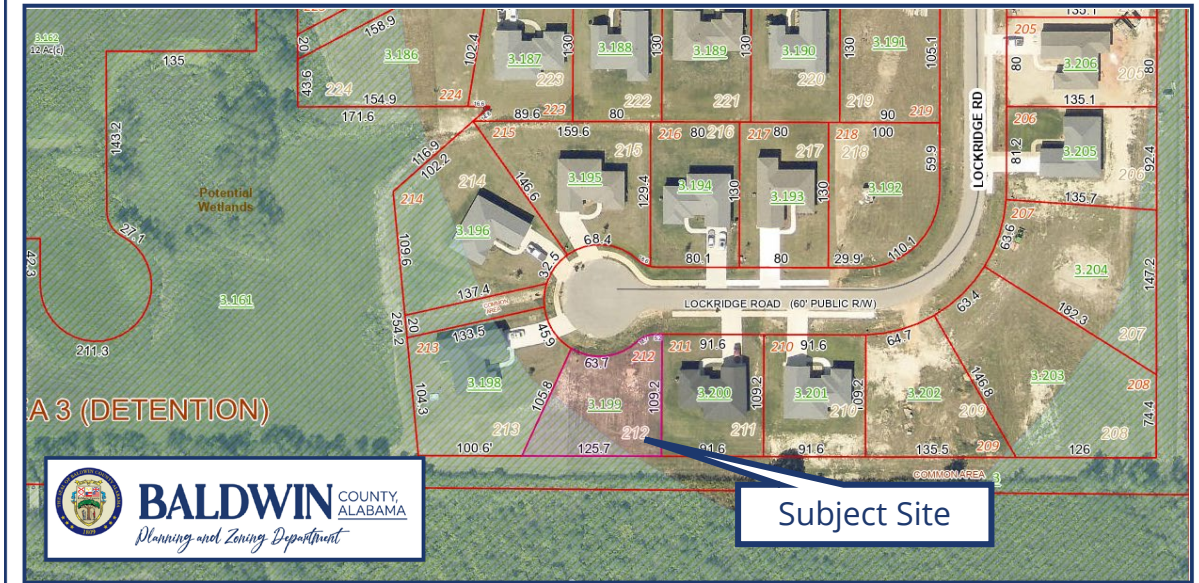
Staff cannot establish a hardship on the subject property and recommends that case ZVA25-39 be **DENIED** unless information to the contrary is revealed at the public hearing.



Locator Map



Site Map



Adjacent Zoning

North

RSF-3, Residential Single Family

South

RSF-3, Residential Single Family

East

RSF-3, Residential Single Family

West

RSF-3, Residential Single Family

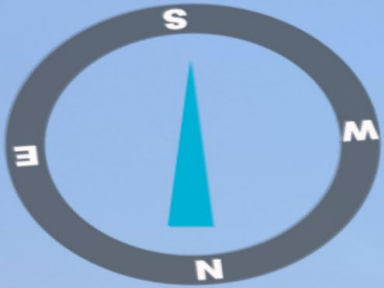
Adjacent Land Use

Residential

Vacant – Common Area

Residential

Residential



Subject Property
PIN: 384825

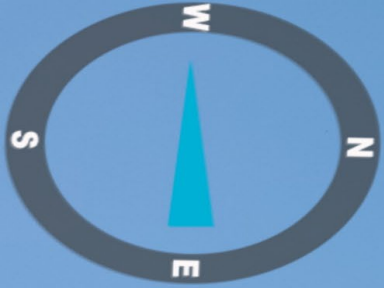


VARIANCE
PROPOSED
FOR THIS PROPERTY
Case Number
ZVA25-000049
For Information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655



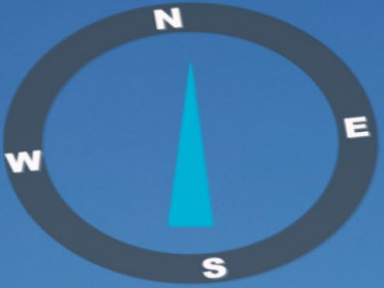
Adjoining Property
to The East
PIN: 384826





Adjoining Property
to the West
PIN: 384824





Property to
the North
PIN: 384821





Property to
the South
PIN: 41304

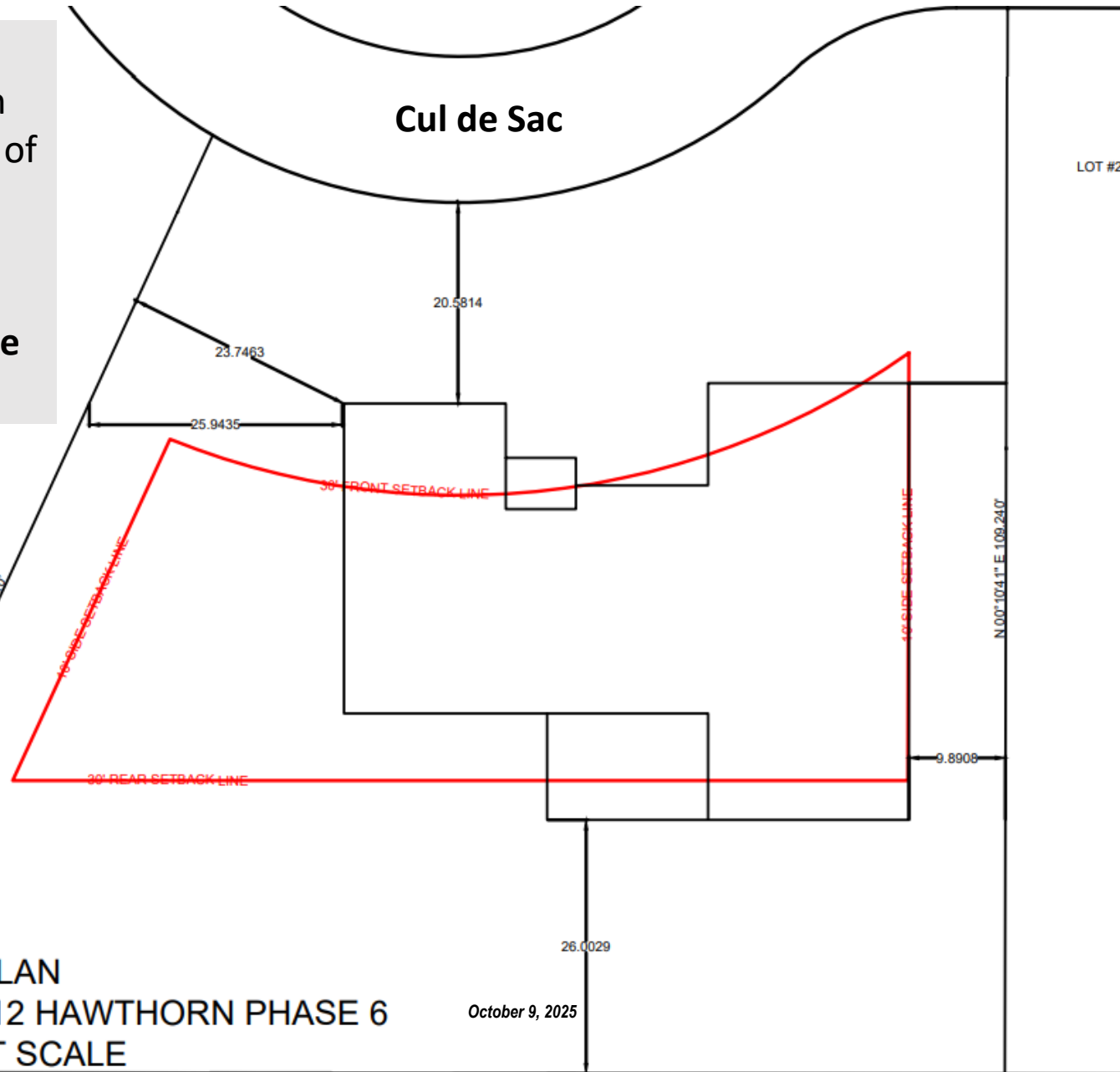


Site Plan



Enlarged Site Plan

They are requesting a reduction of the front setback to be as shown on the site plan, with the closest point of the proposed structure being **20.5'** from the front property line. They also would need a reduction of the rear setback to **26'** and the east side setback to **9.8'**.



Zoning Requirements

Section 4.4 RSF-3, Single Family District

4.4.1 Generally. This zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single-family homes.

4.4.2 Permitted uses. *Except as provided by Section 2.3: Establishment of Zoning in Planning Districts, the following uses and structures designed for such uses shall be permitted:*

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.

4.4.3 Conditional Use Commission Site Plan Approval. *Except as provided by Section 2.3: Establishment of Zoning in Planning Districts, the following uses and structures designed for such uses may be allowed by the site plan approval process:*

- (a) Outdoor recreation uses.
- (b) The following institutional uses: day care home; fire station; school (public or private).
- (c) The following general commercial uses: country club.
- (d) The following local commercial use: bed and breakfast or tourist home (see Section 13.10: *Bed and Breakfast Establishments*).

4.4.4 Special exception. *Except as provided by Section 2.3: Establishment of Zoning in Planning Districts, the following use and structures designed for such use may be allowed as a special exception: Not Applicable*

4.4.5 Area and dimensional ordinances. *Except as provided by Section 2.3: Establishment of Zoning in Planning Districts, Section 12.4: Height Modifications, Section 12.5: Yard Requirements, Section 12.6: Coastal Areas, Section 12.8: Highway Construction Setbacks, Section 18.5: Variances, and Article 20: Nonconformities, the area and dimensional ordinances set forth below shall be observed.*

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	10,000 Square Feet
Minimum Lot Width at Building Line	70-Feet
Maximum Ground Coverage Ratio	.35

HOA Letter

South Alabama Investment LLC
PO BOX 326
Orange Beach, AL 36561

August 16, 2025

Baldwin County Planning and Zoning
Variance Board

RE: Lot 212/ 8618 Lockridge Road

To Whom it May Concern:

This letter is to confirm that there is not a neighborhood association for this property. As the owner of the lots on either side of this property as well as others nearby, we agree with the drawings submitted for this home and do not see that it would affect any of the neighboring properties in a negative manner.

Thank you,

Laura Thomas
South Alabama Investment LLC

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 within Planning District 21 was adopted by the County Commission on June 2, 2009. This subdivision was created in 2020, and was reviewed by Baldwin County Planning and Zoning, meaning all the lots would have had to meet the minimum zoning requirements at that time. The parcel is 10,005 square feet (0.23 acres). The required minimum lot size for RSF-3 is 10,000 square feet with a 70' minimum lot width at the building line. The property meets the minimum lot requirements; therefore, staff does not perceive any exceptional narrowness, shallowness, or shape of the subject property that would require a variance.

RSF-3 Required minimum lot size: **10,000 sf**

Actual size: **10,005 sf**

Lot size hardship: **NONE**

RSF-3 Required minimum width at street line: **70'**

Actual lot width: **223'**

Lot width hardship: **NONE**

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

Staff does not perceive an exceptional topographic condition or other extraordinary situation, or condition contained on the subject property, which would justify 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 zoned RSF-3, which allows for residential uses. However, staff does not believe that the requested variance is necessary for the preservation of a property right, as there is buildable area on this lot that could be used for the construction of a dwelling.

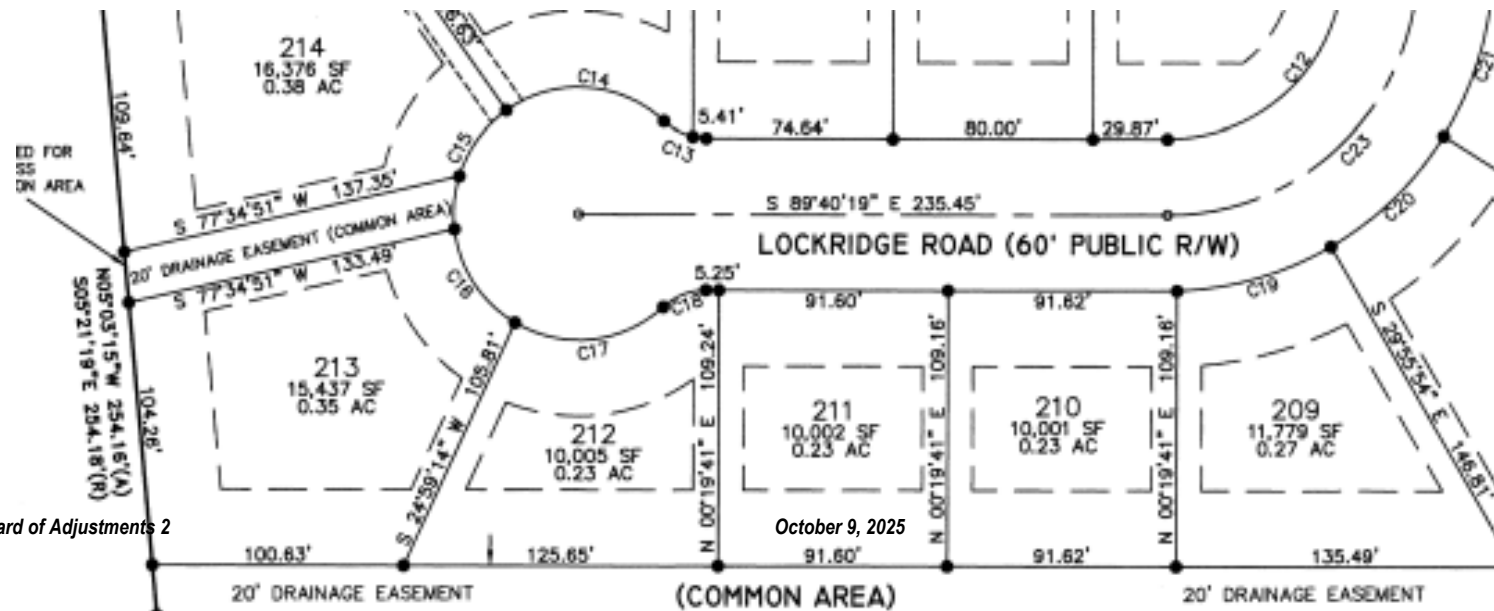
4.) The granting of this application will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within 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 in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County. *However, staff is unable to determine if the approved requested variance will unreasonably diminish or impair established property values within the surrounding areas because it is not feasible to gather sufficient data to make that determination for presentation at the public hearing.*

Staff Analysis and Findings

5.) Other matters which may be appropriate.

- We received no documentation in support or against this proposal.
- Due to the shape and placement of the cul-de-sac in this subdivision, the depth of buildable area of this lot is less than that of many of the adjacent properties. However, this subdivision was intentionally designed this way, and it is clearly indicated on the subdivision plat that the developers were aware of this reduction in buildable area at the time the subdivision was approved. The lot complies with all zoning requirements and could be built on if a different house shape and/or size were proposed.



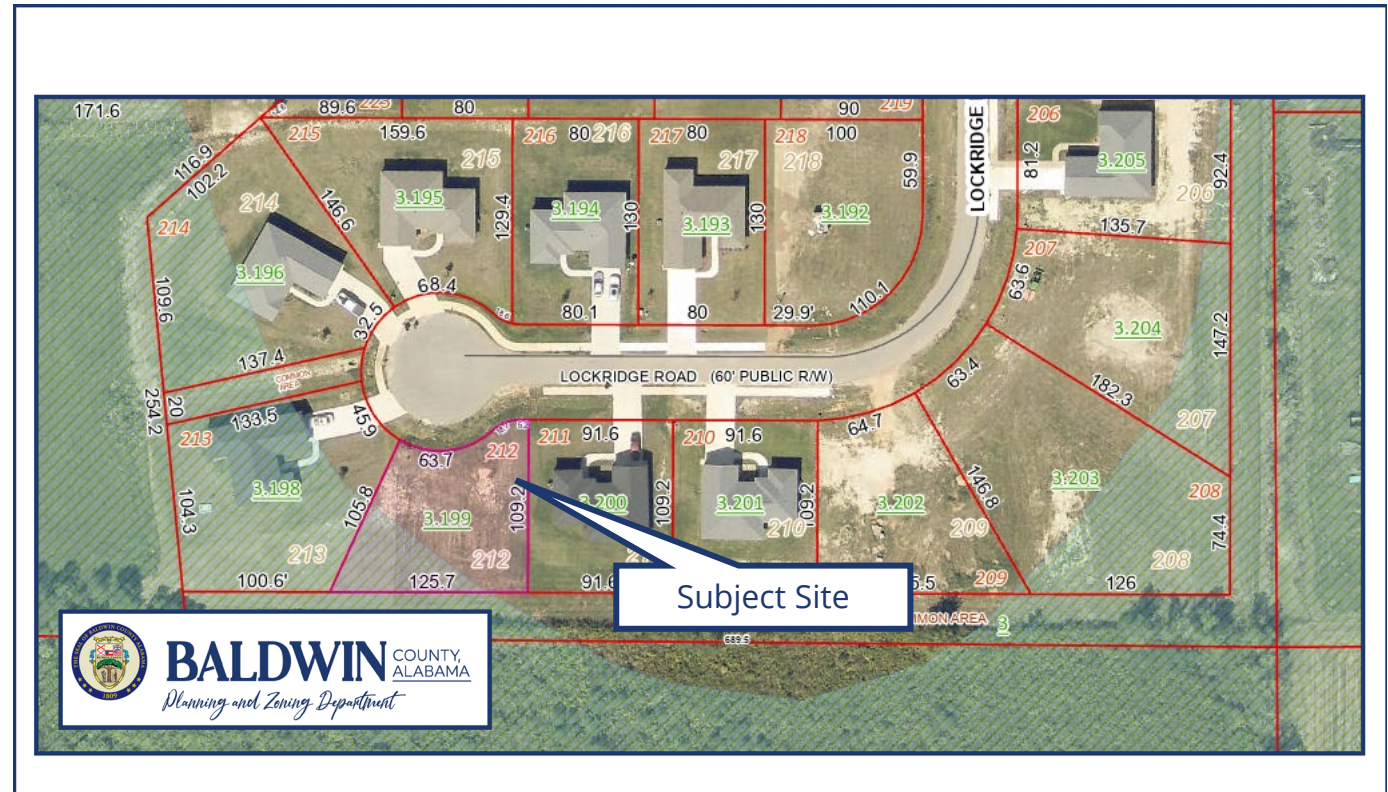
ZVA25-39 SOUTH ALABAMA INVESTMENTS GROUP

VARIANCE REQUEST

Lead Staff: Calla Mckenzie, Planning Technician II

The applicant is requesting a variance from Section 4.4.5 Area & Dimensional Ordinance of the Baldwin County Zoning Ordinance as it pertains to the building setbacks in order to construct a single-family dwelling.

Staff cannot establish a hardship on the subject property and recommends that case ZVA25-39 be **DENIED** unless information to the contrary is revealed at the public hearing.



ZVA25-39 SOUTH ALABAMA INVESTMENTS GROUP

VARIANCE REQUEST

Lead Staff: Calla Mckenzie, 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

NOVEMBER 13, 2024 @ 3:00PM

BALDWIN COUNTY SATELLITE COURTHOUSE

FOLEY, AL