



BOARD OF ADJUSTMENT NUMBER 1

AGENDA

August 18, 2026

Regular Meeting

4:00 p.m.

Central Annex Auditorium

22251 Palmer Street

Robertsdale, Alabama

Email-planning@baldwincountyal.gov

1. Call to Order
2. Roll Call
3. Approval of Previous Meeting Minutes July 21, 2026
4. Announcements/Registration to Address the Board of Adjustment
5. Consideration of Applications and Requests

ITEMS:

a.) Case No. ZVA26-20 BOE Road Property LLC, 0 Hwy 98 Fairhope, AL 36532

Request: Approval of variance from Section 13.14 (c) Mini Warehouses & Boat & RV Storage Facilities as it pertains to the minimum land area of 3 acres.

Location: The subject property is located at 0 County Road 98 Fairhope, AL Planning District 26.

b.) Case No. AAD26-02 Baytreat Inc Property, 18249 Scenic Hwy 98 Fairhope, AL 36532

Request: The appellant is seeking to overturn the administrative decision of the Baldwin County Zoning Administrator, as specified in Section 18.5 Appeals to the Board of Adjustments as outlined in the Baldwin County Zoning Ordinances. The purpose of this application is to appeal the staff determination that the Baytreat Inc. property is operating in compliance with the Baldwin County Zoning Ordinance as a "church or similar religious facility," and there are no current code violations related to its use.

Location: The subject property is located at 18249 Scenic Hwy 98 Fairhope, AL Planning District 26.

Attachments: Within Report:

d) Old Business

e) New Business

f) Adjournment



**Baldwin County Planning and Zoning
Board of Adjustment Number 1
Regular Meeting Minutes
Tuesday, July 21, 2026**

I. Call To Order

The Board of Adjustment Number One met in a regular session on July 21, 2026, at 4:00 p.m., in the Baldwin County Central Annex Auditorium.

II. Roll Call

The meeting was called to order by Chairwoman Mary Shannon Hope. Members present included: Vice Chairman Norman Bragg, Leslie Stejskal, Marla Barnes, Rosellen Coggin, Melissa Hadley, and Greg Benjamin. Staff members present were Crystal Bates, Planning Technician II, and Dana Foster Planner.

III. Approval of Minutes

Mr. Leslie Stejskal made a motion to approve June 16, 2026, meeting minutes. Mr. Norman Bragg second the motion. All members voted aye. Motion to approve June 16, 2026, minutes carried anonymously.

IV. Announcements/Registration to Address the Board of Adjustment

V. Consideration of Applications and Request

a.) ZVA26-17 Cetron Property, 11563 Co Rd 1

Mrs. Crystal Bates presented the applicant's request for variance ZVA26-17 from Section 4.3.4 Area and Dimensional ordinance as it pertains to the setbacks to build an addition to a single-family dwelling.

The Chairwoman invited Mr. Edward Cetron to the podium to speak on the project and what the addition to the single-family dwelling would consist of. Following this, there was a discussion

between board members and staff on the proposal. Chairwoman then called Mrs. Kathy Cetron to the podium to speak on the project. Chairwoman asked if any further questions or if anyone else wanted to speak on the behalf of the project. With no further discussion, the Chairwoman closed the public hearing.

Board member Marla Barnes made a motion to follow staff recommendations to APPROVE case ZVA26-17 and seconded by Mr. Greg Benjamin. The motion passed to APPROVE the variance case ZVA26-17 with a 6-1 vote.

VI. Old Business

VII. New Business

VIII. Adjournment

The meeting adjourned at 4:29 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician

I hereby certify that the above minutes are true, correct, and approved this _____ day of _____, 2026.

Mary Shannon Hope, Chair



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

REGULAR MEETING

AUGUST 18, 2026

BALDWIN COUNTY CENTRAL ANNEX

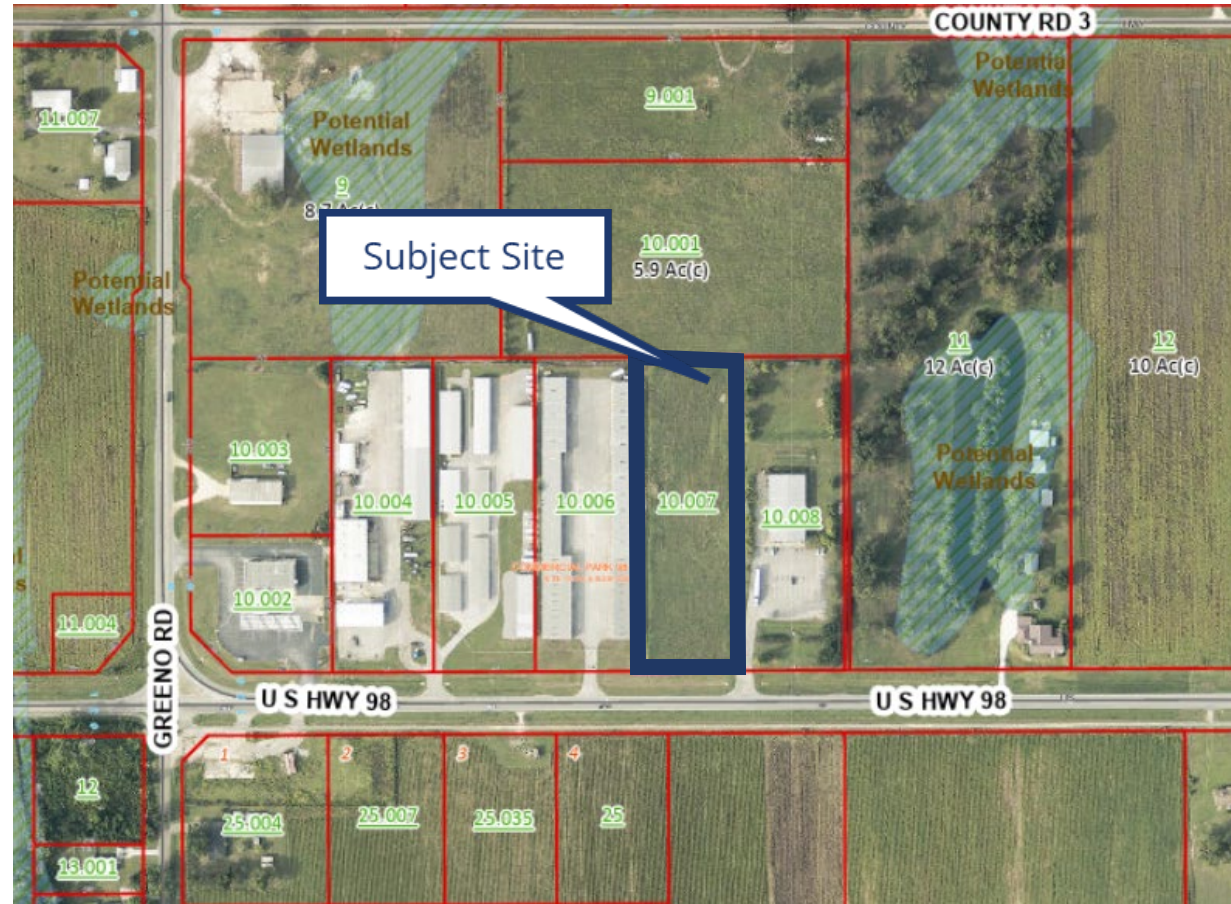
ROBERTSDALE, AL

ZVA26-20 BOE ROAD PROPERTY LLC

VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 39
- **Zoned:** B2, Neighborhood Business District
- **Location:** The subject property is located on the north side of US Hwy 98
- **PID:** 05-56-05-21-0-000-010.007
- **PPIN:** 234668
- **Physical Address:** US Hwy 98
- **Applicant:** Larry Smith
- **Owner:** BOE ROAD PROPERTY L L C



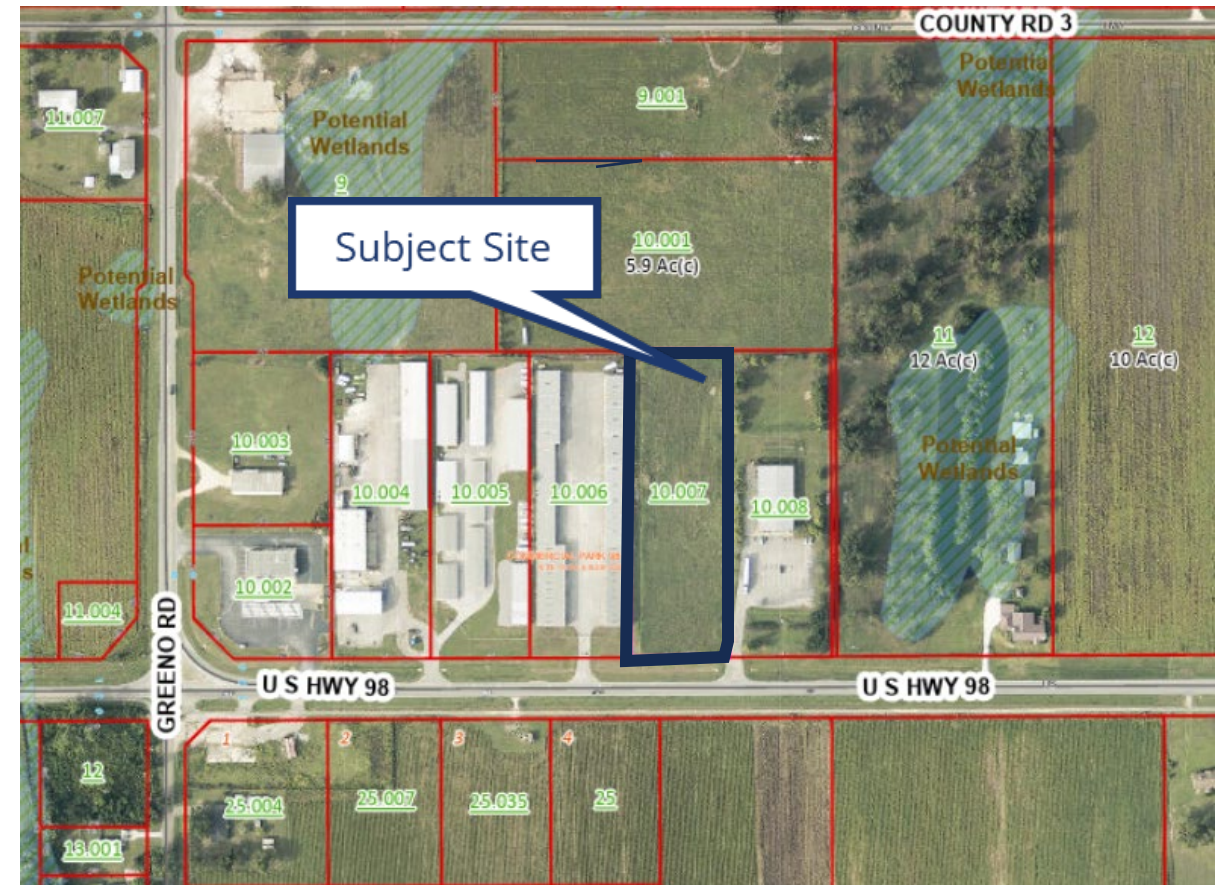
ZVA26-20 BOE ROAD PROPERTY LLC

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

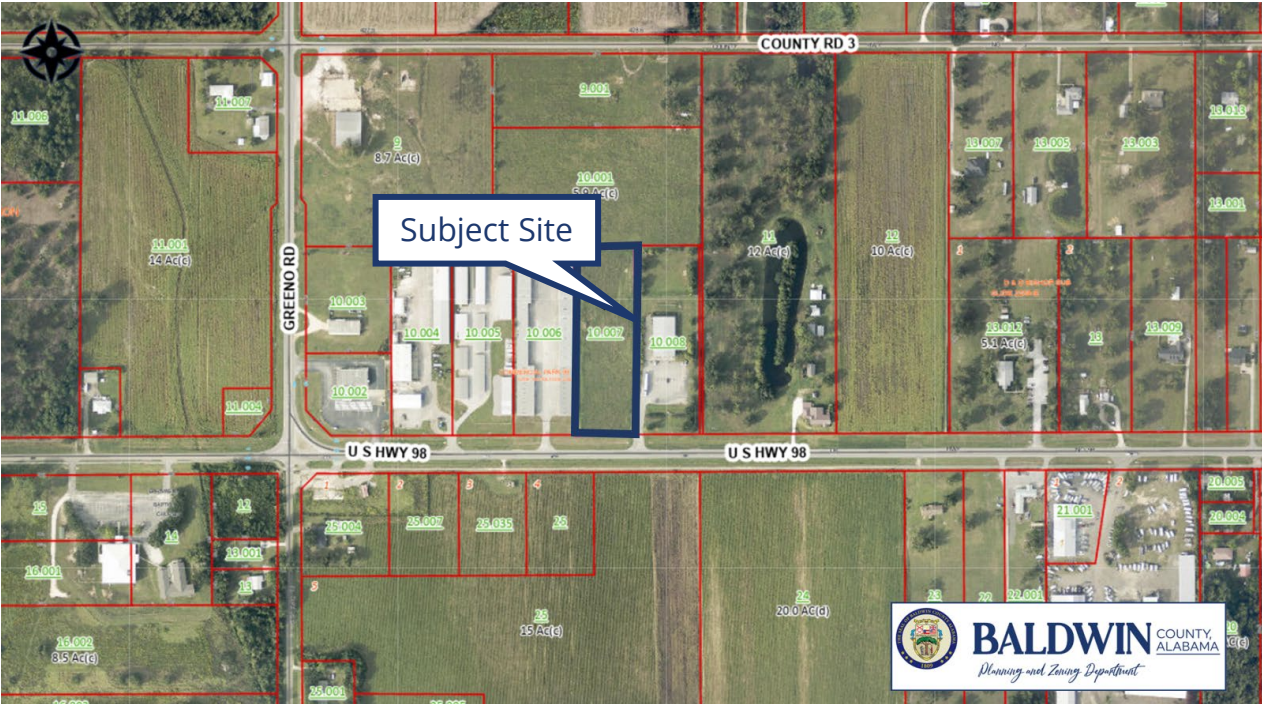
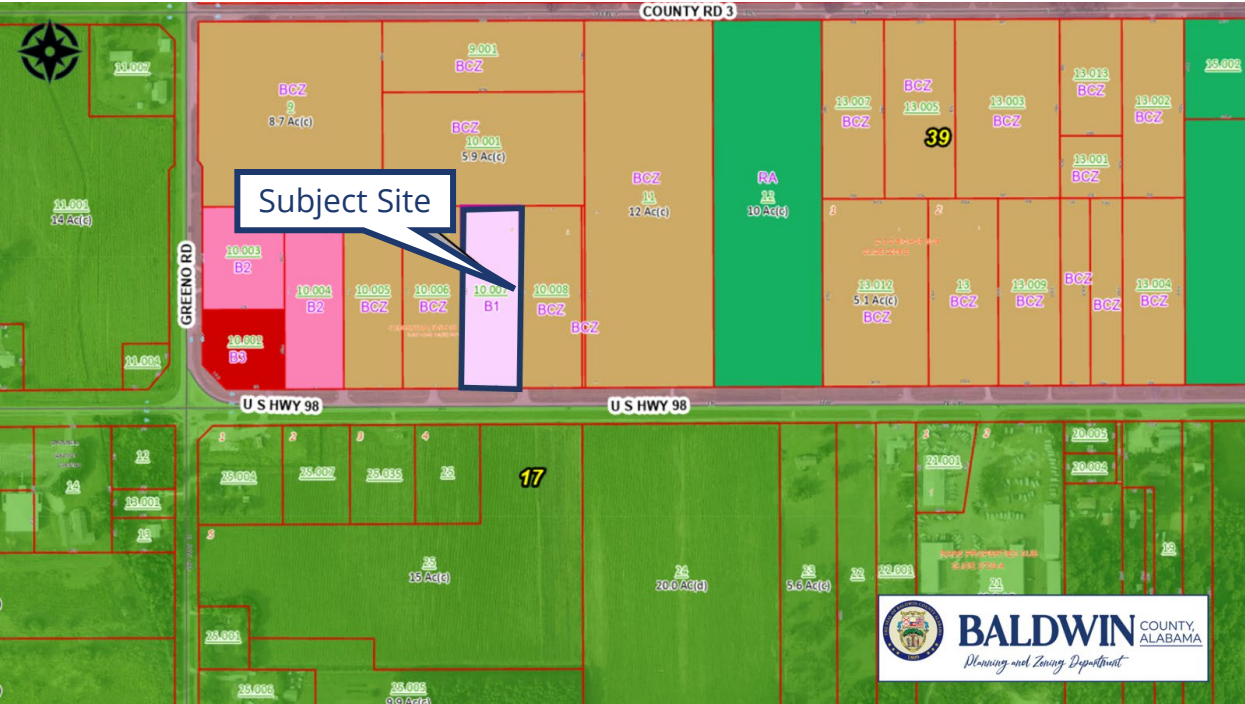
The applicant is requesting a variance from Section Baldwin County Zoning Ordinance Section 13.14 (c) Mini Warehouses & Boat & RV Storage Facilities, as it pertains to the minimum land area of 3 acres, in order to construct a mini storage complex.

Staff recommends that ZVA26-20 be denied unless information to the contrary is revealed at the public hearing.



Locator Map

Site Map



	Adjacent Zoning	Adjacent Land Use
North	BCZ, Base Community Zoning	Vacant
South	Unzone Planning District 17	Vacant
East	BCZ, Base Community Zoning	Commercial
West	BCZ, Base Community Zoning	Commercial

Subject Property
PIN: 234668



VARIANCE
PROPOSED
FOR THIS PROPERTY
Case Number
ZVA 26-000020
For information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655

Scan



Aug 5, 2026 10:49:00 AM
13444 North Greeno Road
Fairhope
Baldwin County
Alabama

Property to
the South
PIN: 633666



Aug 5, 2026 10:49:30 AM
8085 U.S. 98

Fairhope
Baldwin County
Alabama

Adjoining Property
to the East
PIN: 234669



DOLLAR
GENERAL

DOLLAR
GENERAL

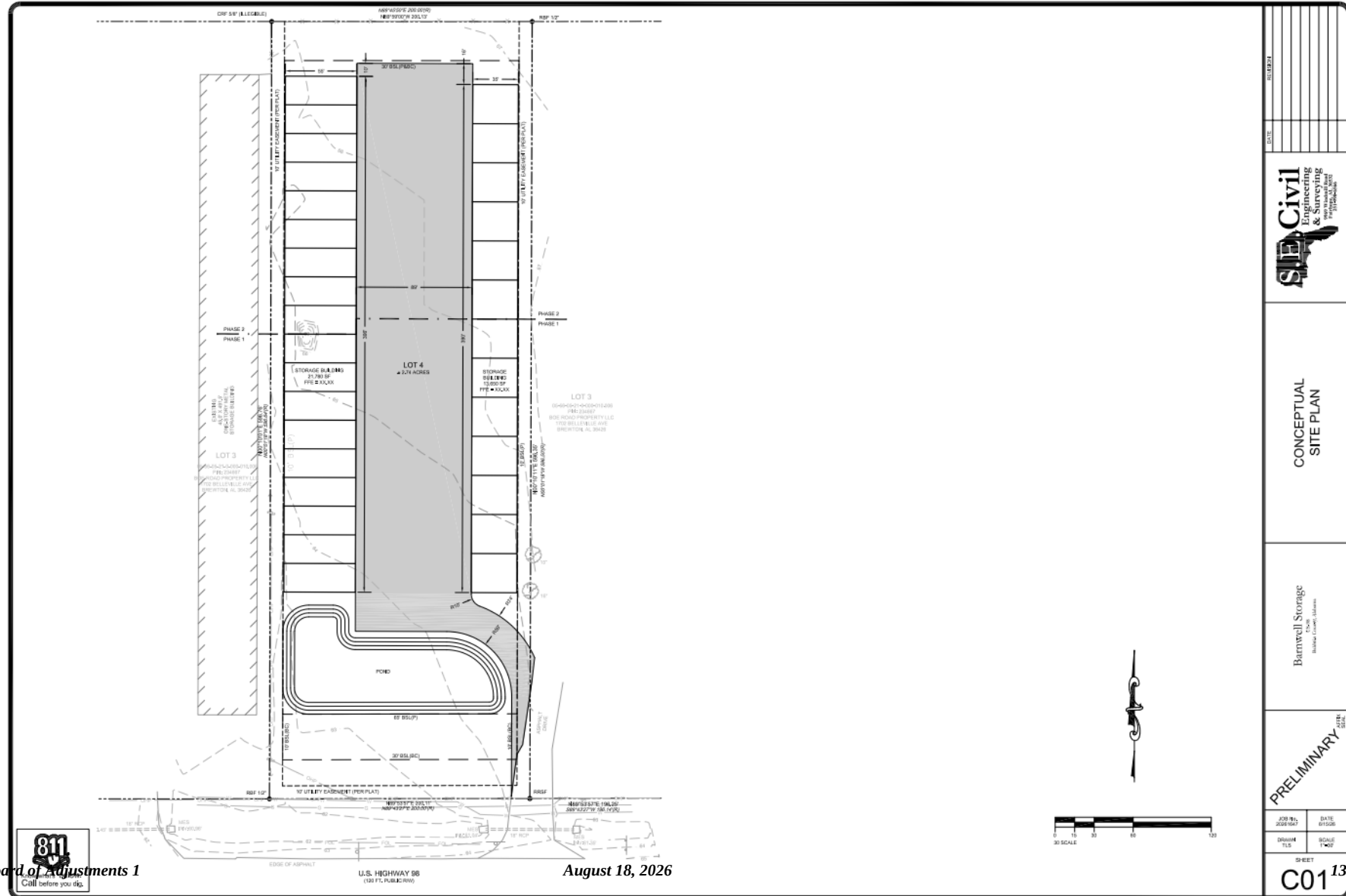
Aug 5, 2026 10:49:15 AM
13444 North Greeno Road
Fairhope
Baldwin County
Alabama

Adjoining Property
to the West
PIN: 234667



Site Plan

2.74 +/- acres
Required 3 acres for
mini-warehouses &
storage facilities



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 37 came into effect July 19, 2022. The lot of record is 200' x 596.5' and 119,300 sq. ft. The minimum lot size requirement for B2, Neighborhood Business District, is 20,000 sq. ft. with a minimum lot width at the building line of 200 '. Therefore, staff believes there is an exceptional narrowness, shallowness, or shape of the subject property that would require a variance. However, considering the specific use of the subject property, we find that it is not related to the proposed variance.

Minimum lot size: **20, 000sf** Actual lot size: **119, 200+/- sf**, Minimum Lot width: **80'**, Actual Lot Width: 200', 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. 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 B2, a Neighborhood Business zoning designation. The purpose and intent of the B-2 Neighborhood Business District is to provide a limited commercial convenience facility, servicing nearby residential neighborhoods, planned and developed as an integral unit. Mini warehouses are permitted with a Commission site plan approval and require a minimum of 3 acres.

Staff believes that the proposal serves as a convenience for the property owner and is not necessary to preserve a property right.

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 that the proposal doesn't impact the covenants or restrictions.
- No documentation in favor of or opposition to this variance request has been received at the time this staff report was written.

POA Statement

July 23, 2026



Fabia Waters
Baldwin County Planning and Zoning Department
22251 Palmer Street
Robertsdale, AL 36567

RE: Variance Request - Boe Road Property

Dear Fabia:

The requested variances do not impact the restrictive covenants of the subject property.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads 'Arthur Johnson'.

Arthur Johnson
251-990-6566
ajohnson@secivileng.com

ZVA26-20 BOE ROAD PROPERTY LLC

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section Baldwin County Zoning Ordinance Section 13.14 (c) Mini Warehouses & Boat & RV Storage Facilities, as it pertains to the minimum land area of 3 acres, in order to construct a mini storage complex.

Staff recommends that ZVA26-20 be denied unless information to the contrary is revealed at the public hearing.

ZVA26-20 BOE ROAD PROPERTY LLC

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 #1

NEXT REGULAR MEETING

SEPTEMBER 15, 2026 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

REGULAR MEETING

AUGUST 18, 2026

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL

AAD26-2 BAY RETREAT PROPERTY

APPEAL OF ADMINISTRATION DECISION

Lead Staff: Celena Boykin, Planning Manager

- **Planning District:** 26
- **Zoned:** RSF-1, Single-Family District
- **Location:** The subject property is located on the west of Scenic 98 and north of Battles Wharf Dr
- **PID:** 05-45-07-25-0-000-058.000
- **PPIN:** 16910
- **Physical Address:** 18249 Scenic Hwy 98
- **Applicant:** Art Dyess
- **Owner:** Bay Retreat Inc



AAD26-2 BAY RETREAT PROPERTY

APPEAL OF ADMINISTRATION DECISION

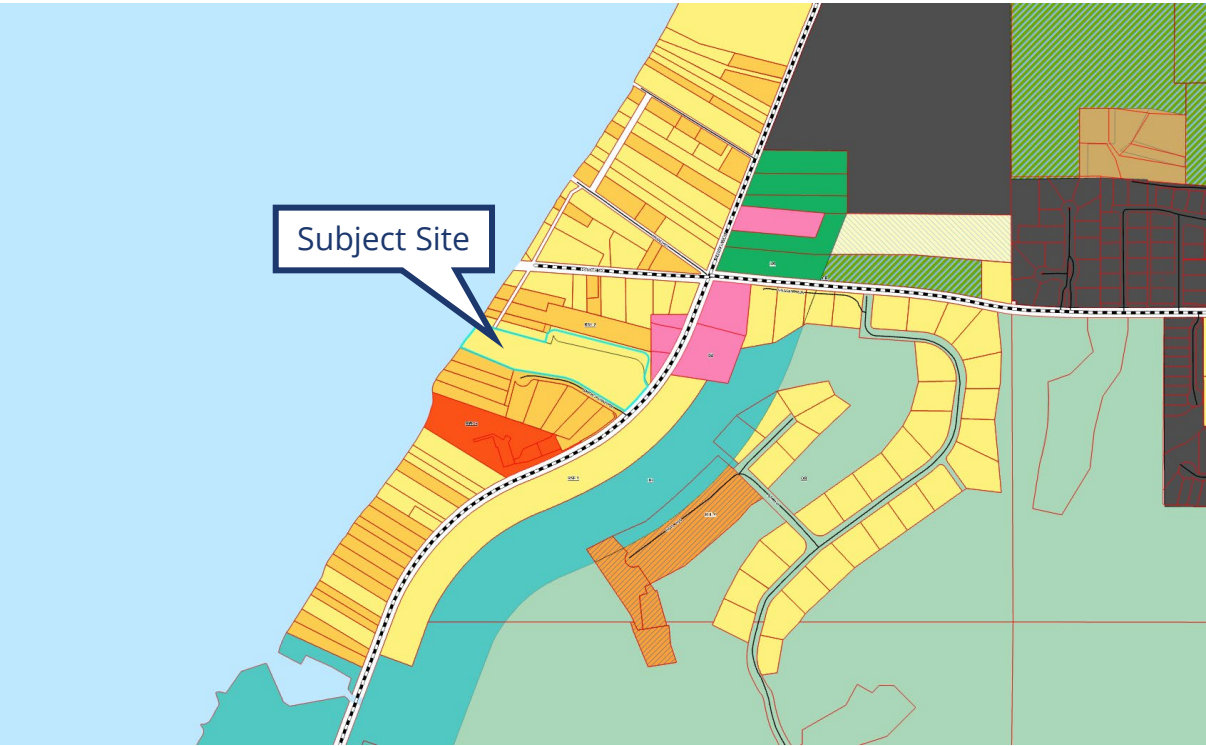
Lead Staff: Celena Boykin, Planning Manager

The applicant has formally appealed the administrative decision issued by the Baldwin County Planning Director concerning the interpretation of Article 22 of the Zoning Ordinance, specifically relating to "churches or similar religious facilities" and "event venues" in connection with the operations at the Baytreat property.

Staff recommends that case ADD26-2 be Denied.



Locator Map



Site Map



	Adjacent Zoning	Adjacent Land Use
North	RSF-1, Residential Single Family	Residential
South	RSF-2, Residential Single Family	Residential
East	RSF-1, Residential Single Family	Residential
West	Water Body	Mobile Bay

Subject
Property
PIN: 16910



Aug 11, 2026 9:35:06 AM
5410 -A Battles Wharf Drive
Fairhope
Baldwin County
Alabama



Adjoining
Property to
The North
PIN: 8348



Aug 11, 2026 9:35:43 AM
18251 Fairhope
Baldwin County
Alabama

Adjoining
Property to
The South
PIN: 109615





Property to the
East
PIN: 47822

Aug 11, 2026 9:32:37 AM
18240 Scenic Highway 98
Fairhope
Baldwin County
Alabama

Timeline Leading up to Appeal

Staff received a couple of complaints about weddings/receptions being held at Baytreat.

5-22-26 – Code Enforcement sent a warning letter to Baytreat about the complaints they received.

5-26-26 - Staff received another complaint about a wedding

6-5-26 – Jay met with attorneys for Baytreat and asked them to provide a narrative summary of services offered at this facility in support of the church.

6-9-26 – Staff received another complainant.

6-17-26 - Jay received documentation from attorney regarding the various activities and groups that are held at the property for the benefit of Trinity Presbyterian Church.

6-24-26 - Jay sent email response to attorney stating that after review it was determined that there is no violation on the property. Jay emailed a letter with the administrative determination.

6-25-26 – Staff spoke with Mr. Dyas to inform him of the administrative determination. Mr. Dyas did not agree with the determination.

6-28-26 - Mr. Dyas sent email with response to the administrative decision requesting to appeal through BOA.

What is a “Church or Similar Religious Facility”?

Church or similar religious facility. A place or structure(s) of assembly, and associated structures located on the same site, where religious worship, including education and outreach, is primarily or exclusively conducted.

P= Permitted Use C= Conditional Use

	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2
INSTITUTIONAL USES (CONTINUED)																												
Auditorium, stadium, coliseum	C	C	C																C	C							P	P
Business school or college	C	C	C																P	P							P	P
Cemetery (See Sections 2.3 and 13.7)	C	C/ P	C		P														P	P							P	P
Church or similar religious facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

What is an event venue?

Event Venue. An Event Venue is a facility where special events are permitted to occur as defined by this Ordinance. Event Venues are subject to a use agreement between a private group or individual and the facility owner. The facility owner may or may not charge a fee for the use of the facility such as for a fundraiser for a charitable non-profit organization. The infrequent hosting of events does not necessarily indicate the operation of an Event Venue. Facilities may operate entirely within a structure, outside of a structure, or both inside and outside a structure. Facilities must include improvements to accommodate special events, including access and circulation improvements, parking areas, water supplies and sewer systems, gathering areas, and other physical improvements necessary to accommodate special events.

	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB ≤4000sf	LB >4000sf	MR	OR	TR	M-1	M-2
GENERAL COMMERCIAL USES (CONTINUED)																												
Elevator maintenance service	C																	P	P								P	P
Event Venue	C	C			C											C	C	P	P				C	P		P	P	P

Baytreat's Letter



June 10, 2026

VIA EMAIL AND U.S. MAIL

Mr. Jay Dickson, Planning & Zoning Director
Baldwin County Planning & Zoning
Central Annex A
22251 Palmer Street
Robertsdale, AL 36567
jdickson@baldwincountyal.gov

RE: 545 S. Mobile Street, Fairhope, AL

Dear Mr. Dickson:

Thank you for meeting with Mr. Chason and me concerning Baytreat, Inc.'s use of its property located at 545 S. Mobile St., Fairhope, Alabama 36532 (Parcel Number 05-45-07-25-0-000-058,000). As we discussed, the owner of the property is Baytreat, Inc., an Alabama non-profit corporation, and the grounds and facility are known colloquially as "Baytreat." As you can see by the enclosed Certificate of Formation of Baytreat, Inc., "The corporation is organized, and shall at all times be operated exclusively for charitable, educational and scientific purposes, within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States revenue law and which is hereinafter referred to as the "Code"), **for the benefit of Trinity Presbyterian Church, Fairhope, Alabama**, a non-profit agency that qualifies as an exempt organization under section 501(c)(3) of the federal tax code."

Baytreat, Inc.'s property is zoned RSF-1. Pursuant to Section 4.2.2(f) of the Baldwin County Zoning Ordinance, a "church or similar religious facility" is a permitted use as a matter of right in an RSF-1 zone. Further, Section 22.2 of the Ordinance, defines the term "Church or similar religious facility" as "[a] place or structure(s) of assembly, and associated structures located on the same site, where religious worship, including education and outreach, is primarily or exclusively conducted."

Baytreat, Inc. purchased this property on December 30, 2024 from Government Street Presbyterian Church which owned and operated Baytreat since 1957 as a sort of satellite facility. While Baytreat, Inc. holds the property as a separate non-profit corporation for the benefit of

Mr. Jay Dickson, Planning & Zoning Director
June 10, 2026
Page 2

Trinity Presbyterian Church, the facility has certainly continued to be used "primarily or exclusively" as a "church or similar religious facility." It is noteworthy that the property upon which Sacred Heart Catholic Church (and its rather large community center) is situated in Point Clear is also zoned RSF-1 but title is held by Camp Cullen, Inc., an Alabama non-profit corporation formed for the benefit of the Archbishop of Mobile, a Corporation Sole (the "Archdiocese"). I understand that the complaint which precipitated our meeting was based largely on the fact that weddings and receptions—an expected use for a "church or similar religious facility"—are hosted at Baytreat. However, Baytreat's calendar is filled with so many more activities that support Trinity Presbyterian Church, its ministries, witness and outreach partners, fellowship, education and worship. A list of activities from the past year follows:

1. Delivering Christian Wisdom Church- Women's Retreat
2. Baldwin Family Village- homeless women and children
3. First Baptist- Sunday school class
4. Family gatherings (Trinity Members)
5. First Presbyterian SC- youth group
6. Vacation Bible School
7. Presbyterian Home for Children in Talladega- children in foster care
8. Weddings/Receptions (must first submit a faith statement, approved by Baytreat, Inc.)
9. Living River Day Camp- children's day camp for Presbyterians
10. Fairhope Methodist – staff retreat
11. Trinity Youth Group
12. Trinity Women's Ministry
13. Men's Christian Retreat w Phil Hardin
14. Team Focus- ministry to youth
15. Prayer Group - Charlie Hill
16. Mulherin Home- disabled adults
17. Trinity Grief Support Group
18. Prayer Groups
19. Trinity New Member Dinner
20. Baytreat Board meetings
21. Trinity Men's Bible Study
22. Trinity Easter Egg Hunt
23. Christian Counselor Training
24. Presbytery South Alabama Women's Clergy
25. Baby showers (Trinity Members)
26. Clergy Retreat
27. Forest Park Bible Church Retreat
28. Book club (Trinity Members)
29. Trinity worship service
30. Trinity Christmas Open House
31. Presbytery Christmas Party
32. St Charles Ave Pres – youth confirmation retreat
33. Trinity Tables of 8 (Trinity members fellowship dinners)
34. Dunamis Retreat- gospel choir from the University of Mobile
35. Funeral reception

Mr. Jay Dickson, Planning & Zoning Director
June 10, 2026
Page 3

36. Knitting Group (Trinity Members)
37. Presbyterian Women meeting and luncheon
38. Trinity Elder Retreat
39. Family Promise- homeless families
40. Trinity Confirmation Retreat
41. Trinity Men's Retreat
42. Rehearsal dinner
43. Trinity "Faith Weavers" Sunday School Crawfish Boil

If you have any questions or wish to discuss this matter further, please feel free to call me.

Sincerely,

Brian P. Britt
Baytreat, Inc. Director

Planning Director's Letter



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

Robertsdale Office:
22251 Palmer Street
Robertsdale, AL 36567
251.580.1655

Foley Office:
201 East Section Avenue
Foley, AL 36535
251.580.1655

June 24, 2026
Mr. Brian Britt
Baytreat, Inc. Director
455 Magnolia Avenue, Suite C-1

Sent Via Electronic Mail: brian@kblawllc.com

Mr. Britt,

Thank you for meeting with me and for providing the follow-up letter dated June 10, 2026, which included the requested information regarding the ongoing uses and operations at the Baytreat property. As discussed during our meeting, the Baldwin County Zoning Ordinance permits "churches or similar religious facilities" within all zoning districts, including RSF-1, which is the current zoning designation of the Baytreat, Inc. property. Article 22 of the Baldwin County Zoning Ordinance defines a "church or similar religious facility" as "a place or structure(s) of assembly, and associated structures on the same site, where religious worship, including education and outreach, is primarily or exclusively conducted."

The information provided in your June 10, 2026 letter indicates that the Baytreat facility has been in continuous operation at this location since 1957, first by Government Street Presbyterian Church and, beginning in 2004, by Baytreat, Inc. The Certificate of Formation for Baytreat, Inc. establishes that the corporation "was organized, and shall at all times be operated exclusively for charitable, educational and scientific purposes, within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States revenue law), for the benefit of Trinity Presbyterian Church, Fairhope, Alabama, a non-profit agency." This documentation clearly affirms both the legal structure of Baytreat, Inc. and that the property it holds is maintained for the benefit of a legally established non-profit religious organization.

The zoning complaint submitted to the Baldwin County Planning and Zoning Department alleged that the Baytreat facility was operating as an "event venue." Article 23 of the Baldwin County Zoning Ordinance defines an "event venue" as "a facility where special events are permitted to occur as defined by this Ordinance. Event venues are subject to a use agreement between a private group or individual and the facility owner. The facility owner may or may not charge a fee for the use of the facility, such as for a fundraiser or a charitable non-profit organization. The infrequent hosting of events does not necessarily indicate the operation of an event venue."

Your June 10 letter listed 43 specific uses and primary activities occurring at the Baytreat facility, all of which are consistent with "religious worship, including education and outreach." Based on information from your letter and my understanding that the facility hosts no more

than ten weddings and/or wedding receptions per year. It is common for churches and similar religious facilities to host weddings and related gatherings as subordinate uses to their principal religious functions. Therefore, the presence of occasional events such as weddings does not, in itself, constitute operation as an event venue.

Furthermore, the comprehensive list of activities you provided clearly demonstrates that the primary use of the property is for religious worship, education, and outreach. Accordingly, the use of the property meets the definition of a "church or similar religious facility" as set forth in the Baldwin County Zoning Ordinance.

Based on the information presented and summarized above, it is my determination that the Baytreat, Inc. property is operating in compliance with the Baldwin County Zoning Ordinance as a "church or similar religious facility," and there are no current code violations related to its use. The Baldwin County Planning and Zoning Department has closed the associated code complaint file, and it is my hope that this determination fully resolves the matter.

If you require any additional information, please contact the Baldwin County Planning and Zoning Department or the Baldwin County Building Department at 251-580-1655.

Sincerely,


Jay Dickson, AICP
Planning and Zoning Director
Baldwin County, AL

Based on the information presented and summarized above, it is my determination that the Baytreat, Inc. property is operating in compliance with the Baldwin County Zoning Ordinance as a "church or similar religious facility," and there are no current code violations related to its use. The Baldwin County Planning and Zoning Department has closed the associated code complaint file, and it is my hope that this determination fully resolves the matter.

An Email from Applicant

Good morning, Crystal. Attached are copies of a petition from the neighbors of the Baytreat property at Battles Wharf. These signatures represent 19 of 21 ownerships in close proximity to Baytreat who are significantly affected by the use of this facility as a wedding reception venue. Battles Wharf has always been a quiet community and is zoned RSF-1. The noise associated with these outdoor wedding receptions encroaches on the quiet enjoyment of all of these properties. Note that no one is opposed to the many uses to which the previous owner (Government Street Presbyterian Church) made of Baytreat. Outdoor amplified music with noise associated with 200-300 guests was not included in their use. The property owners of Battles Wharf should not be subjected to this type of noise encroachment at all.

It must be noted again the Baytreat facility is not a church, therefore, a wedding reception venue is not permitted. Outdoor amplified music into the late night is obnoxious at best. Please include this petition and associated signatures in the Board of Adjustment packages for hearing on August 18, 2026.

Thank you for your help.

Art Dyas
18261 Scenic Hwy 98
Fairhope, AL

The petition is an attachment at the end of the staff report.

AAD26-2 BAY RETREAT PROPERTY

APPEAL OF ADMINISTRATION DECISION

Lead Staff: Celena Boykin, Planning Manager

Summary

The Planning and Zoning Department received multiple complaints regarding weddings and events hosted at Baytreat, which is designated as RSF-1 (Residential Single Family) zoning. Baytreat asserts that it should be classified as a “church or similar religious facility.” The complainant, Art Dyess, believes that Baytreat should be considered an event venue, which is not permitted within RSF-1 zoning.

Following a meeting between the Planning Director and representatives of Baytreat, and after reviewing a written statement outlining the activities conducted on the property, the Planning Director has determined that “Baytreat Inc. is operating in accordance with the Baldwin County Zoning Ordinance as a ‘church or religious facility,’” and there are no current code violations related to its use.

Staff recommends that AAD26-2 be denied.

AAD26-2 BAY RETREAT PROPERTY

APPEAL OF ADMINISTRATION DECISION

Lead Staff: Celena Boykin, Planning Manager

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 #1

NEXT REGULAR MEETING

SEPTEMBER 15, 2026 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL

A Neighborly Request from the Residents of Mobile Bay

To the Board of Baytreat and the Leadership of Trinity Presbyterian Church,

First, we want to thank you for your commitment to Baytreat and for preserving such a beautiful property on Mobile Bay. We believe Baytreat is a wonderful place for youth retreats, family gatherings, church events, and Christian fellowship, and we sincerely hope it continues to thrive in that mission.

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quiet residential character that has defined this stretch of Mobile Bay for generations.

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Thank you for listening to your neighbors and for considering our request.

With appreciation,

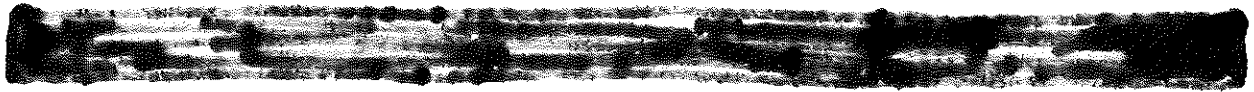
The Residents and Property Owners Along Mobile Bay

Thank you for listening to your neighbors and for considering our request.

With appreciation,

The Undersigned Residents and Property Owners Along Mobile Bay

Printed Name	Address	Signature
[REDACTED]		
Angela T. Pace	5541 MOOG LANE FAIRHOPE, AL 36532	<i>Angela T. Pace</i>
Ronald D. Pace M.D.	5541 MOOG LN Fairhope AL 36532	<i>Ronald D. Pace MD</i>
MARGO Hancock	18261 S. Hwy 98 36532	<i>Margo Hancock</i>
ART DYAS	18261 S.C. Hwy 98	<i>Art Dyas</i>



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With appreciation,

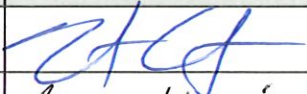
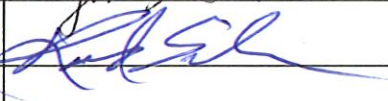
The Undersigned Residents and Property Owners Along Mobile Bay

Printed Name	Address	Signature
OLYMPIA CORTE DYAS ESTATE, ERIC DYAS, PR	5480 BATTLES ROAD	
"	5490 BATTLES ROAD	

Thank you for listening to your neighbors and for considering our request.

With appreciation,

The Undersigned Residents and Property Owners Along Mobile Bay

Printed Name	Address	Signature
Bob Carothers	18117 Scenic 98	
Amy Hamilton	5470 Battles Rd.	
Virginia S. Snider	5470 Battles Rd	
Ronald Snider	5470 Battles Rd	

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The Residents and Property Owners Along Mobile Bay

Largay + Boyd Douglas
18575 Scenic 98
18575A Scenic 98
18601 Scenic 98

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With appreciation,

The Residents and Property Owners Along Mobile Bay

A handwritten signature in black ink, appearing to read 'MB' followed by a long horizontal stroke.

Max Bruckmann
5515 Battles Road
Fairhope, AL 36532

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With appreciation,

The Residents and Property Owners Along Mobile Bay

Robbie & Mara Outlaw

ROBBIE AND MARA OUTLAW
18463 SCENIC HWY 98
FAIRHOPE, AL 36532

Thank you for listening to your neighbors and for considering our request.

With appreciation,

The Undersigned Residents and Property Owners Along Mobile Bay

Printed Name	Address	Signature
Margaret Rockett	5676 Buenger Lane	Margaret Rockett

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The Residents and Property Owners Along Mobile Bay



Warren Butler

18175 Scenic 98

A Neighborly Request from the Residents of

Mobile Bay

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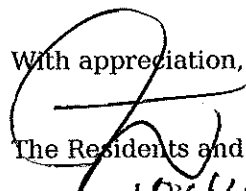
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With appreciation,


The Residents and Property Owners Along Mobile Bay

18441 Scenic Hwy 98

Jay Watkins

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With appreciation,

The Residents and Property Owners Along Mobile Bay

A large, stylized handwritten signature in blue ink, appearing to read 'Ritchie Prince', is written above a long, sweeping horizontal line.

Ritchie Prince
18417 Scenic 18

quiet residential character that has defined this stretch of Mobile Bay for generations.

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With appreciation,

The Residents and Property Owners Along Mobile Bay

Charles J. Ford
18545 Scenic Hwy 98
Fairhope, AL 36532

Charles J. Ford
18565 Scenic Hwy 98
Fairhope, AL 36532

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With appreciation,

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GARY AND JULIA SMITH
18541 SCENIC HWY. 9B
FAIRHOPE, AL. 36532

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Frank G. Tourant Jr.
18541 A Scenic Hwy 98
Fairhope, AL 36532

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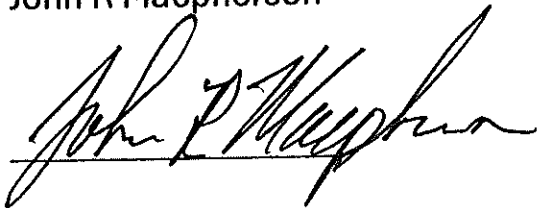
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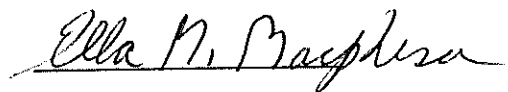
The Residents and Property Owners Along Mobile Bay

In summary. We are only opposing AMPLIFIED MUSIC and any Social event outdoors that causes ANY DISTURBANCE to nearby Neighbors.

John R Macpherson

A handwritten signature in dark ink, appearing to read "John R Macpherson", written over a horizontal line.

Ella M Macpherson

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Charlene Christiansen
18547 Seenic 98

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With appreciation,

The Residents and Property Owners Along Mobile Bay

LM Gibbs
5556 Moags Ln.
Fairhope, AL 36532

Mail
PO Box 993
Point Clear, AL
36564

From: L McKibbens lmckibbens@gmail.com
Subject: Neighborly request letter
Date: Jul 25, 2026 at 2:33:38 PM
To: boyd1966@att.net

Hello, here is the letter from Loren McKibbens (5556 Moogs Lane).

A Neighborly Request from the Residents of Mobile Bay

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The Residents and Property Owners Along Mobile Bay
13429 Scenic Hwy 98

Paula Watkins

A Neighborly Request from the Residents of Mobile Bay

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From: shirley downey ssdowney@yahoo.com
Subject: Signature
Date: Jul 25, 2026 at 2:55:15 PM
To: boyd1966@att.net

Shirley Downey
Bruce Downey
18175 Scenic Hwy 98
Unit 5
Fairhope, Ala
Sent from my iPhone

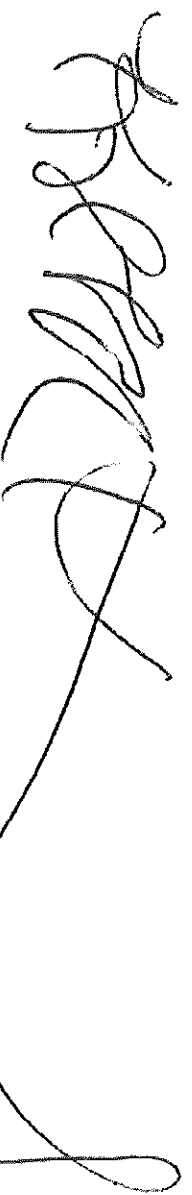
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With appreciation,

The Residents and Property Owners Along Mobile Bay



Kathryn M. Keatley

Jesse BLIERGER WHITE

BATTLE MITCHELL ALABAMA 36532

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DOUGLAS B. KEARLEY, SR.
5000 BUELLER LANE
BATTLE WHARF
FAIRHOPE, ALABAMA 36532

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DB Keedy Jr

PHK

5666 Buerger Lane

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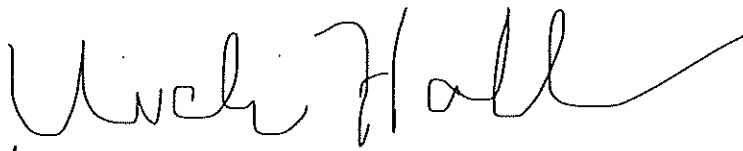
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The Residents and Property Owners Along Mobile Bay

A handwritten signature in cursive script that reads "Vicki Hall". The signature is fluid and extends to the right with a long horizontal stroke.

Vicki Hall

5567 Battles Road

5520 Moog Lane

5530 Battles Road

yes! slide M

With appreciation,

The Undersigned Residents and Property Owners Along Mobile Bay

[illegible]

It is not always pleasant to go back in time. We are simply that way.

deformations of the form

Our request is simply that National Journals what it was intended to be—a journal

concentrations, there accounted a source for wealth, recreation and surplus.

experiments that can significantly affect the surrounding population.

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and other people who are not in the same position as you are.

quest regard the character that has defined the street as Middle Bay for some time.

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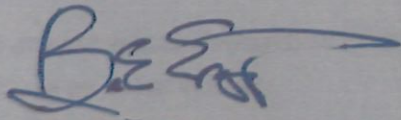
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The Residents and Property Owners Along Mobile Bay



Bart Briggs
17985 Seene 98

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With appreciation,

The Undersigned Residents and Property Owners Along Mobile Bay

Printed Name	Address	Signature
Karen D. McCoy	18175 Seaviewway 98 Unit 4A	Karen D. McCoy

