



BOARD OF ADJUSTMENT NUMBER 1

AGENDA

May 20, 2025

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 April 15, 2025
4. Announcements/Registration to Address the Board of Adjustment
5. Consideration of Applications and Requests

ITEMS:

a.) Case No. ZVA25-21, Reynolds Ready Mix LLC Property, 25640 County Road 13

Request: Approval of a Variance from Section 17.2 Landscaping Plan ordinance in the Baldwin County Zoning Ordinance as it pertains to the 10' Landscape buffer in order to allow for a new steel building for an office to be built.

Location: The subject property is located at 25640 County Road 13, Daphne, AL in Planning District 15.

Attachments: Within Report:

6. Old Business
7. New Business
8. Adjournment

To view maps/plats in higher resolution please visit the 'Upcoming Items' Planning and Zoning webpage"
<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



**Baldwin County Planning and Zoning
Board of Adjustment Number 1
Regular Meeting Minutes
Tuesday, April 15, 2025**

I. Call To Order

The Board of Adjustment Number One met in a regular session on April 15, 2025, at 4:00 p.m., in the Baldwin County Central Annex Auditorium.

II. Roll Call

The meeting was called to order by Mary Shannon Hope Vice Chair. Members present included: Doug Ward, Norman Bragg, Leslie Stejskal, James Guffy, Thomas Kiel, Marla Barnes, Norman Bragg, and Rosellen Coggin. Staff members present were Crystal Bates, Planning Technician II, Jenny Mosley Planning Technician I, and Ashley Campbell Environmental Planner.

III. Approval of Minutes

Mr. Leslie Stejskal made a motion to approve the March 18, 2024, meeting minutes. Mr. Norman Bragg second the motion. All members voted aye. Motion to approve March 18, 2024, minutes carried anonymously.

IV. Consideration of Applications and Request

a.) ZVA25- 13 Wescott Property, 16246 Honey Road

Ms. Jenny Mosley presented the applicant's request for variance ZVA25-13 from Section 3.4.5 Area and Dimension ordinance as it pertains to the front yard setback in order to allow for a single-family dwelling to remain.

The chairwoman invited the applicant, Curtis Wescott, to the podium to share the reasons for the variance request. Following that, the chairwoman welcomed Lauren Houtz from Spartan Homes to the podium, and she stated her facts and concerns. The board members then posed several questions to Ms. Houtz to better understand the case. Then chairwoman called Jermany Loper, who shared his concerns regarding the approval. Chairwoman then asked if anyone else was who wished to speak.

Board member Leslie Stejskal made a motion to follow staff recommendation to DENY the variance ZVA25-13 seconded by Mr. Thomas Keil. The motion passed to DENY the variance with a 5 to 3 vote.

b.) ZVA25-14 Creel Construction Property, 16236 Ferry Rd

Mrs. Crystal Bates presented the applicant's request for variance ZVA25-14 from Section 3.4.5 (a) Area and Dimension ordinance of the Baldwin County Ordinance as it pertains to the side yard setback in order to allow for a Single-Family Dwelling.

The chairwoman called Mr. Mac Walcoll to the podium. Mr. Walcoll addressed the board regarding the property, the unopened right of way, and the gate access blocking on the County right-of-way. The chairwoman then called on Mr. Ryan Creel, who explained the purpose of the two gates, including the placement of the gate at the front of the access by the County Highway Department, as well as details about his gate on his property. He also provided information about the highway license agreement he obtained from the County Highway Department for his access and gate. The chairwoman inquired whether there were any questions from the board or staff. She then asked if there was anyone else present who wished to speak.

Board member James Guffy made a motion to follow staff recommendation with conditions to Approve the variance case ZVA25-14 and seconded, by Rosellen Coggin. The motion passed to Approve the variance with conditions with a 7-0 vote with Lesslie Stejskal Abstained from vote.

c.) ZVA25-19 McCrary Property, 23591 River Rd

Mrs. Crystal Bates presented the applicant's request for variance ZVA25-19 from Section 2.3.15.3 (f) Local Provisions for Planning District 15 in the Baldwin County Ordinance as it pertains to the accessory dwellings to allow for a single-family dwelling.

The chairwoman invited Mr. Matthew McCrary to the podium. Mr. McCrary spoke about the reasons why he needed the variance and where he was at in the permitting stage. The chairwoman and board asked questions of him and the staff, The Chairwoman then asked if anyone else was present who wanted to speak.

Board member Norman Bragg made a motion to Approve the variance case ZVA25-19 and seconded, by Doug Ward. The motion passed to Approve the variance with a 7-1.

V. Old Business

VI. New Business

VII. Adjournment

The meeting adjourned at 5:05 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician

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

Jamal Allen, Chairman



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

REGULAR MEETING

MAY 20, 2025

BALDWIN COUNTY CENTRAL ANNEX

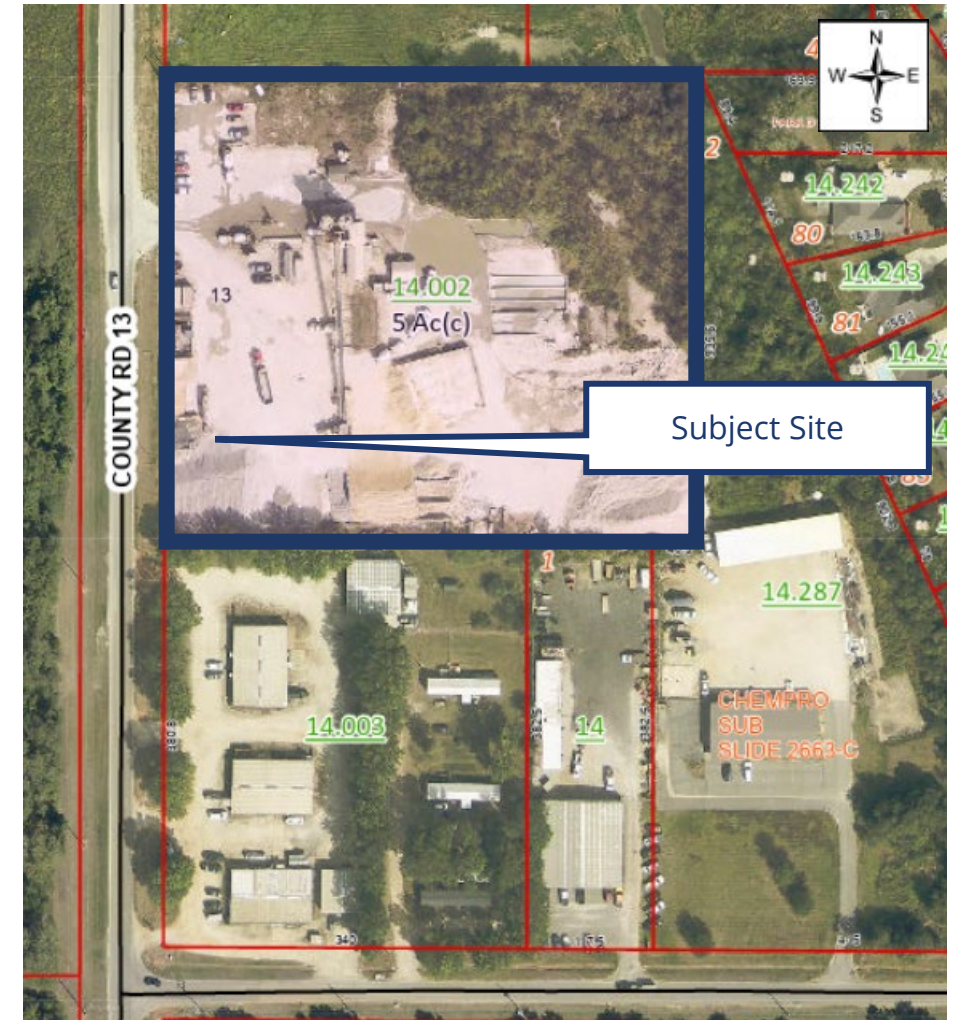
ROBERTSDALE, AL

ZVA25-21 REYNOLDS READY MIX PROPERTY

VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 15
- **Zoned:** B1, Professional Business District
- **Location:** The subject property is located on the east side of County Road 13
- **PID:** 05-43-05-22-0-000-014.002
- **PPIN:** 103705
- **Acreage:** 5 ac
- **Physical Address:** 25640 County Road 13
- **Applicant:** Suncoast Builders Inc James Linton
- **Owner:** Reynolds Ready Mix LLC



ZVA25-21 REYNOLDS READY MIX PROPERTY

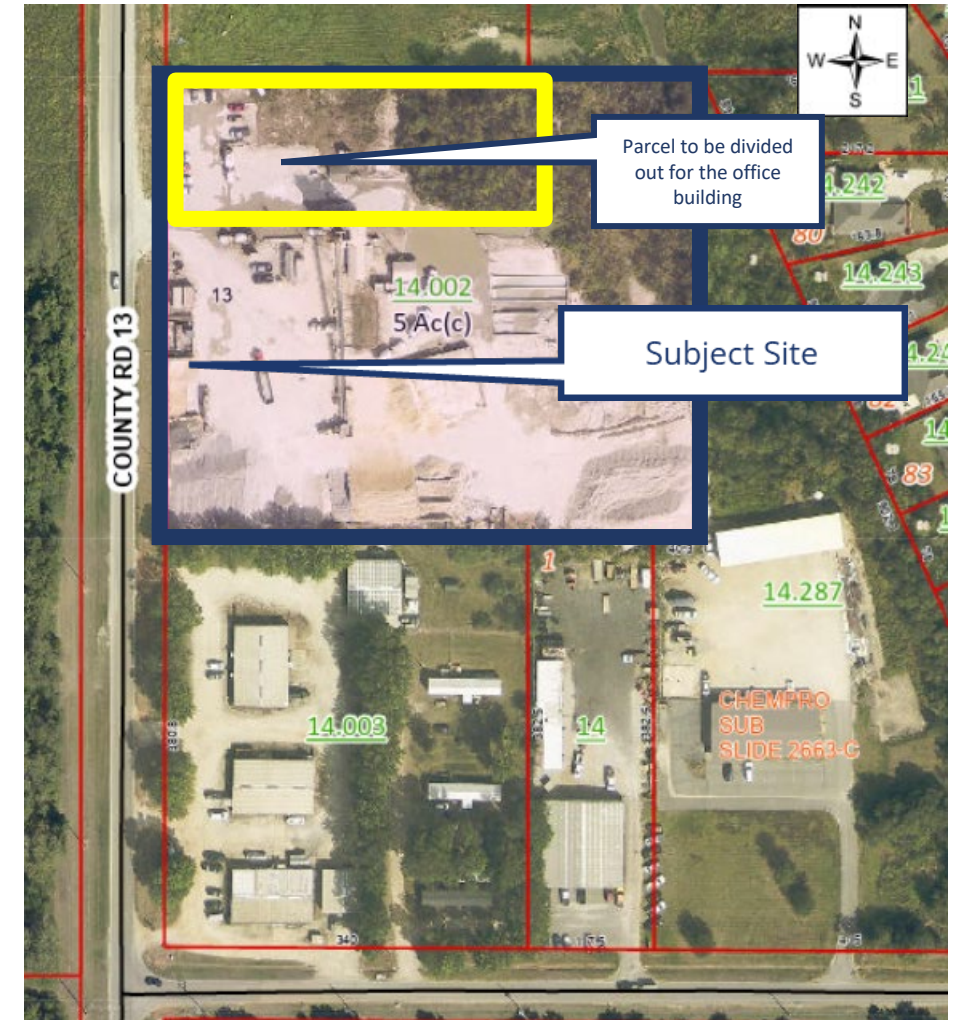
VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant requests a variance from Section 17.2 of the Baldwin County Zoning Ordinance concerning the Landscaping Plan as it pertains landscape plan along arterial roadways. This request is made to facilitate an office building to be built on the property.

The applicant seeks approval not to have the 10' landscape buffer along County Road 13.

Staff recommends ZVA25-21 be **DENIED due to the lack of a qualifying hardship** unless information to the contrary is revealed at the public hearing.





Subject Property
PIN: 103705



VARIANCE
PROPOSED
FOR THIS PROPERTY
Case Number
ZVA25 -000021
For information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655

Scan 

Apr 30, 2025 2:26:41 PM
30°35'55.76629"N 87°52'8.15279"W
98° E



Adjoining Property
to The North
PIN: 378338



Apr 30, 2025 2:27:03 PM
30°35'56.75248"N 87°52'8.12338"W
88° E



Adjoining Property
to The South
PIN: 111268



Apr 30, 2025 2:30:39 PM
30°35'50.20937"N 87°52'8.93129"W
112° E



Adjoining
Property to The
East
PIN: 380069



Apr 30, 2025 2:31:52 PM
30°35'47.81353"N 87°52'1.47256"W
353° N

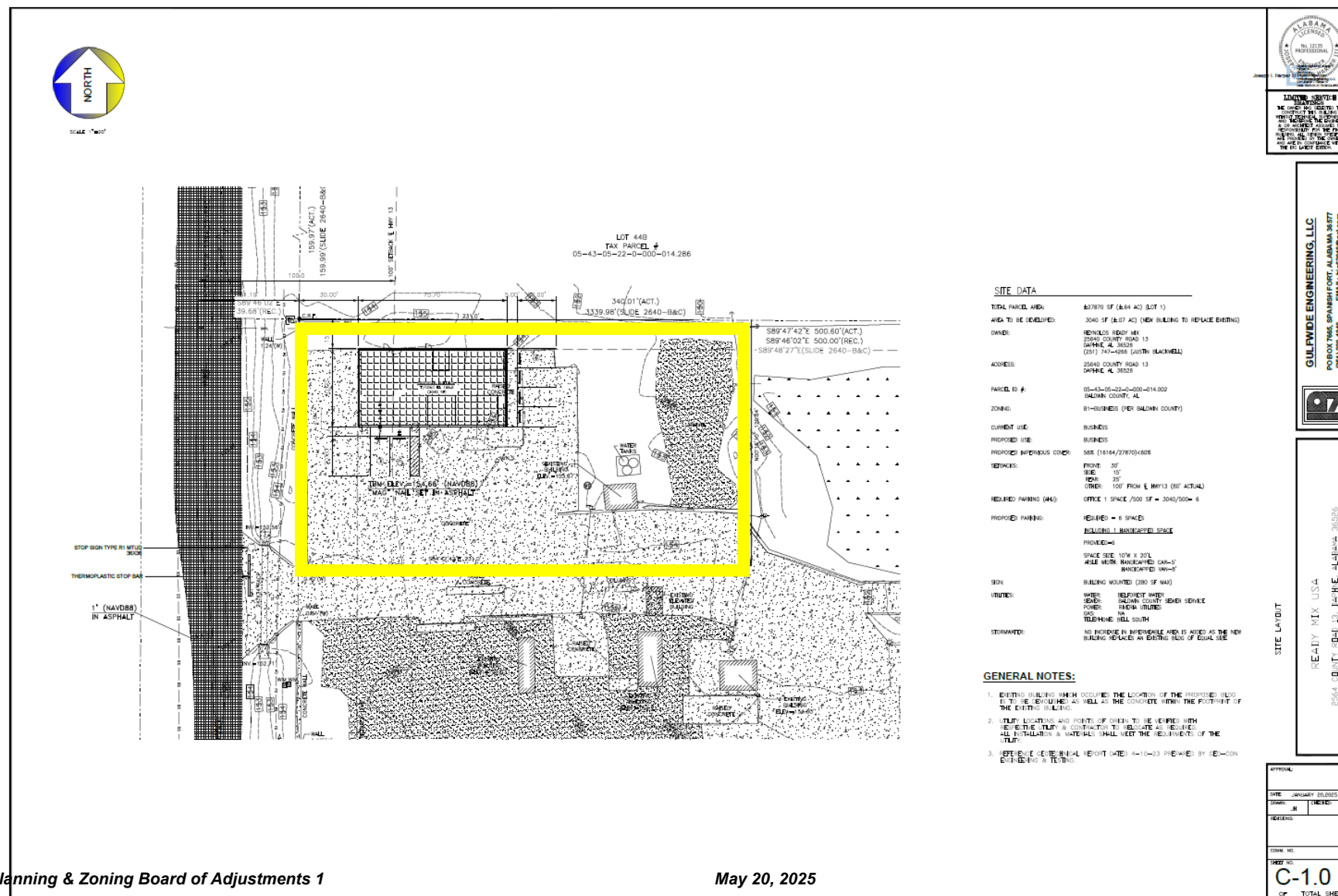


Property to The
West
PIN: 3724

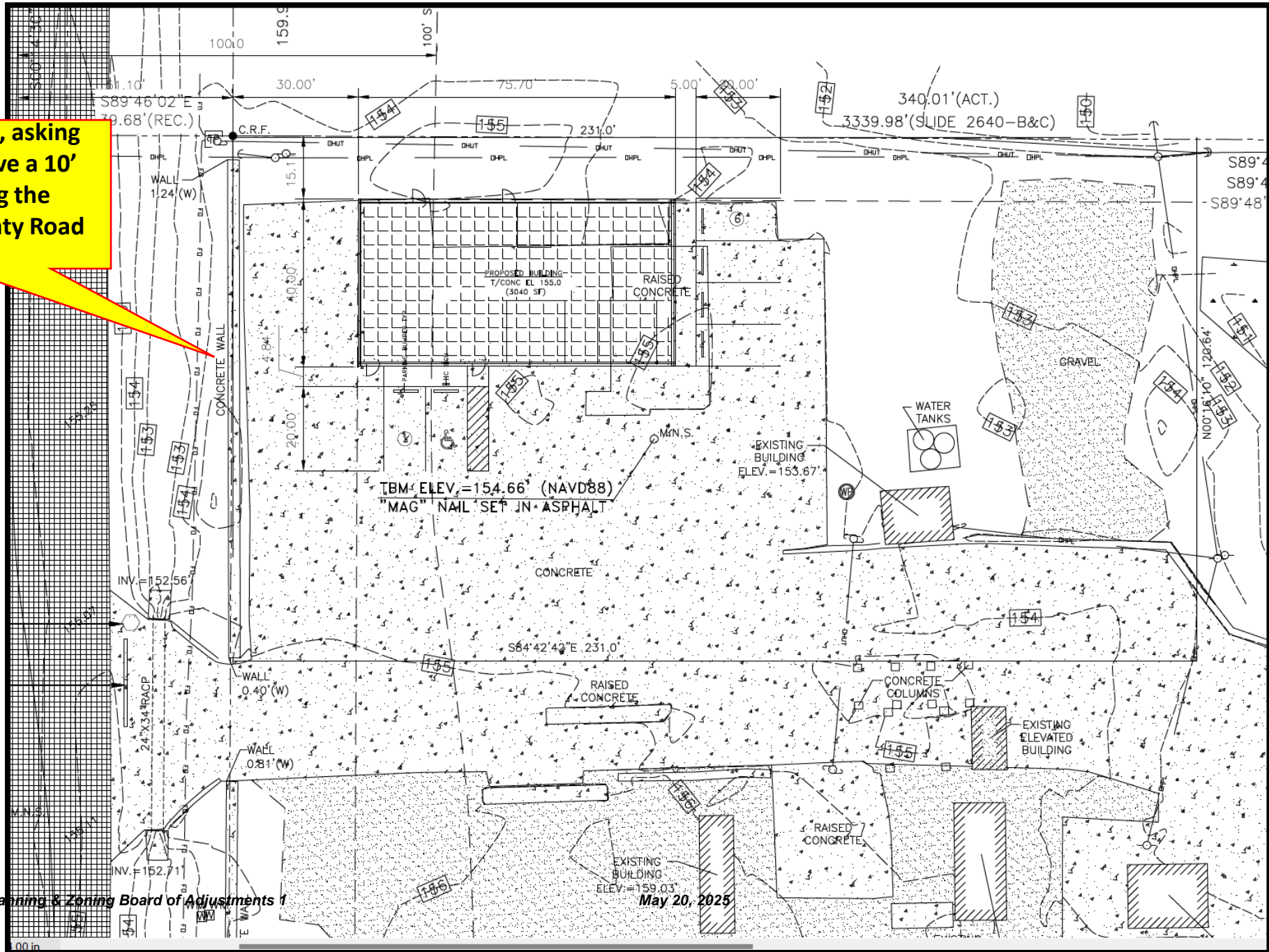


Apr 30, 2025 2:27:14 PM
30°35'56.72508"N 87°52'8.16708"W
279° W

Site Plan



Concrete wall in place, asking for variance to not have a 10' landscape buffer along the arterial roadway County Road 13.



Zoning Requirements

Section 17.1Section 17.2 Landscaping Plan A landscaping plan is required for all major projects. Such plan shall be submitted in

(a) A major project which abuts a freeway/expressway, arterial or collector shall maintain a minimum of ten (10) feet of the required setback as a buffer along the entire width of the property which abuts said freeway/expressway, arterial or collector except where curb cuts provide ingress and egress. Said buffer shall be planted with trees, shrubs and grass or other ground cover so that an attractive appearance is presented as detailed in the required landscape plan.

17.3.6 Plant and Structure Location. All plant materials shall be installed to achieve the purposes for which that planting is required. The required planting should generally be in an irregular line and should be spaced at random intervals in order to achieve maximum growth for each plant and tree species. (a) Canopy trees shall be located no closer than ten (10) feet from any structure. Under story trees and shrubs shall be planted no closer than three (3) feet from any structure. (b) To avoid a power line conflict, vegetation that exceeds twenty-five (25) feet in height at maturity shall not be included closer than thirty (30) feet of the vertical plane of an existing power line. (c) Visibility Triangles contained in Section 16.6.3 shall be maintained.

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 15 came into effect on August 1, 2006. The lot recorded is 935.6 x 499.70 and is 5 acres, and the minimum lot size requirement for B21, Professional Business District zoning is 20,000 sf with a Minimum Lot Width at the Building Line of 80'. Therefore, staff believes there isn't an expectational narrowness, shallowness, or shape of the subject property that would require a variance.

Minimum lot size: **20,000 SF**, Actual lot size: **467,519 SF** Minimum Lot width: **80'** Actual Lot Width **935.6'** Hardship: **No**

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

The subject property 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 B-1, Professional Business and Office District, is intended to allow a concentration of office type buildings and land uses that are most compatible with, and located near, residential areas. Most B-1 commercial, professional and business office districts will be placed in close proximity to residential areas, and therefore serve as a transitional zoning district between residential areas and higher intensity commercial zoning districts. The applicant has expressed an interest in constructing an additional building designated for office purposes on the property. To move forward with this plan, they would need to seek approval for a 2-lot concurrent subdivision, potentially obtain highway construction setback approval, and ultimately secure a Commercial Site Plan (CSP) with the Planning Commission. Additionally, this process would initiate a requirement for a 10-foot landscaping buffer along the front of the property along County Road 13. Staff perceives that the granting of the application is not necessary for the preservation of a property right and is merely to serve as a convenience to the applicant.

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.

POA Statement

Not Applicable

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

ZVA25-21 REYNOLDS READY MIX LLC PROPERTY

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant requests a variance from Section 17.2 of the Baldwin County Zoning Ordinance concerning the Landscaping Plan as it pertains landscape plan along arterial roadways. This request is made to facilitate an office building to be built on the property.

The applicant seeks approval not to have the 10' landscape buffer along County Road 13.

Staff recommends ZVA25-21 be **DENIED due to the lack of a qualifying hardship** unless information to the contrary is revealed at the public hearing.

1. If approved, the variance is limited to the request as shown on the site plan provided herein.
2. A 2-lot Concurrent Subdivision review will be required before submitting for CSP review.
3. A Hwy Construction setback variance for the concrete wall would be required before submission of the CSP review. If left in place.
4. A Commercial site plan approval would be required from the Planning Commission.
5. 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.

ZVA25-21 REYNOLDS READY MIX LLC 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 #1

NEXT REGULAR MEETING

JUNE 17, 2025 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL