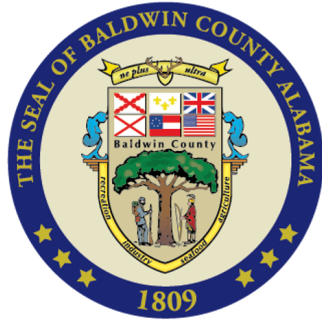




# BALDWIN COUNTY, ALABAMA

*Planning and Zoning Department*

## BALDWIN COUNTY BOARD OF ADJUSTMENT #1

### REGULAR MEETING

# OCTOBER 21, 2025

BALDWIN COUNTY CENTRAL ANNEX

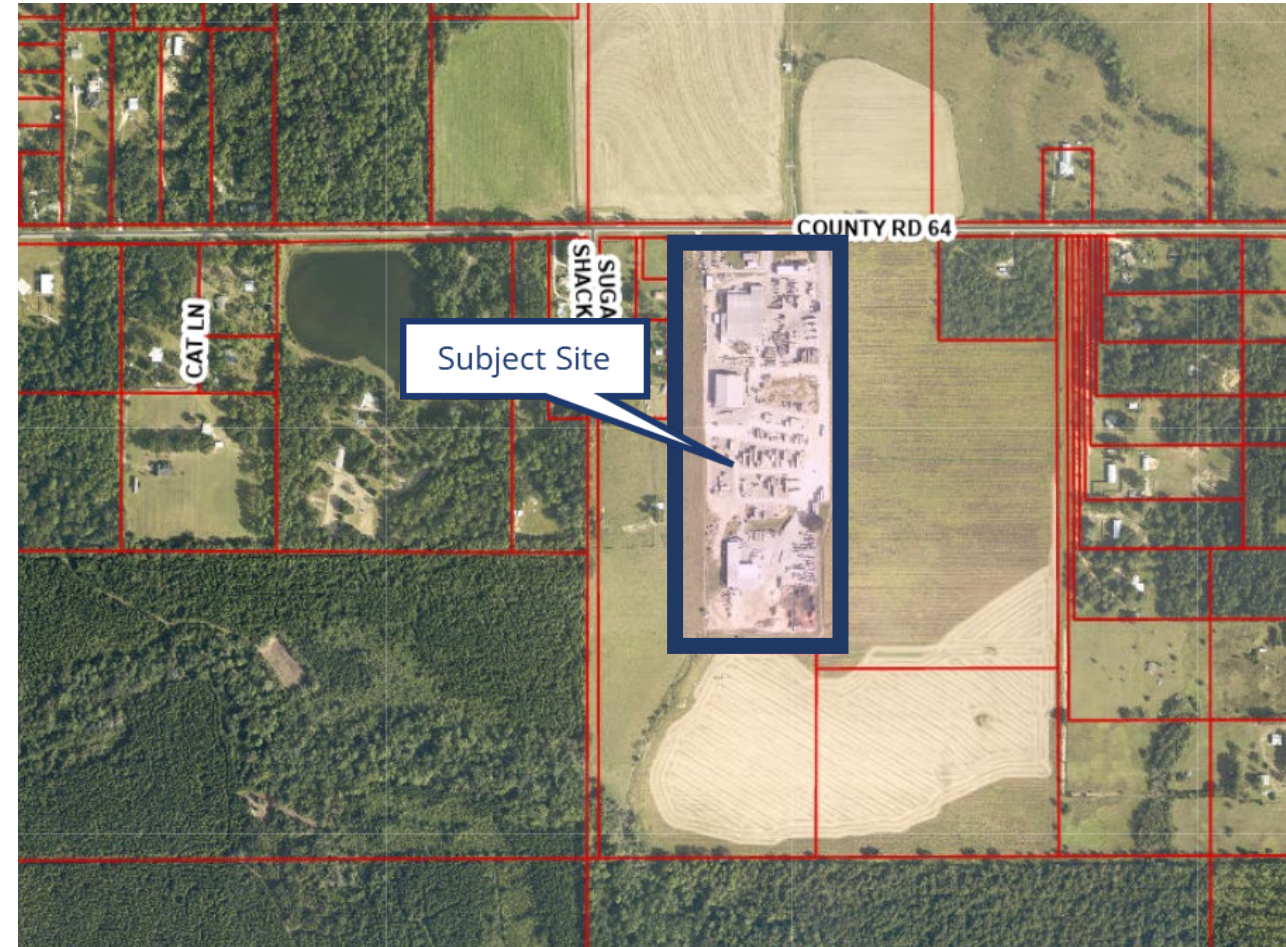
ROBERTSDALE, AL

# ZVA25-54 UFP REAL ESTATE LLC PROPERTY

## VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 12
- **Zoned:** M1, Light Industrial
- **Location:** The subject property is located on the south side of County Road 64
- **PID:** 05-41-01-11-0-000-013.001
- **Acreage:** 18 acres
- **Physical Address:** 22640 County Road 64
- **Applicant:**
- **Owner:** Palletone of Mobile LLC



# ZVA25-54 UFP REAL ESTATE PROPERTY

## VARIANCE REQUEST SUMMARY AND RECOMMENDATION

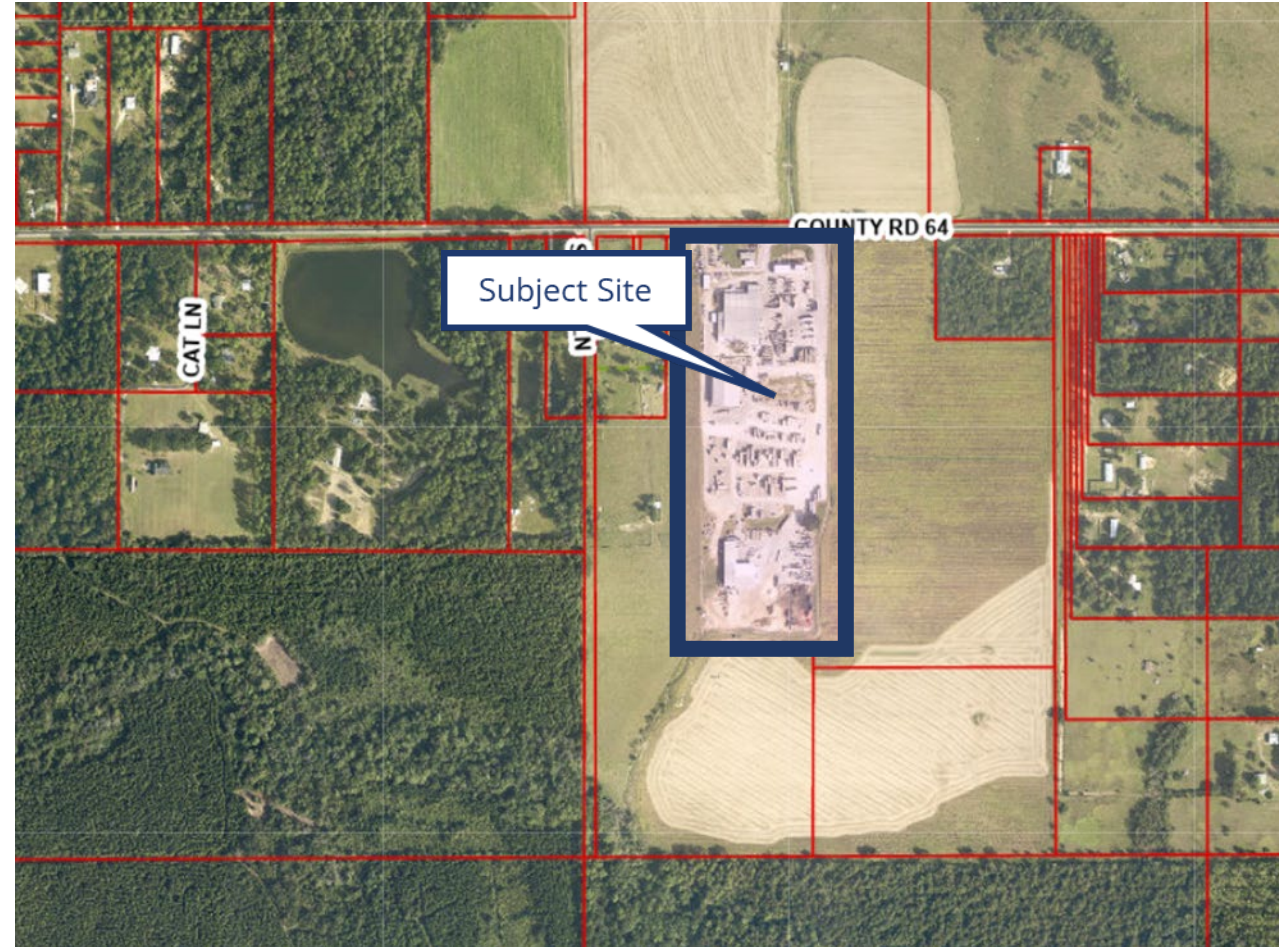
Lead Staff: Crystal Bates, Planning Technician II

The applicant is seeking a variance from Section 15.2.6 (a) and (b) parking requirements of the Baldwin County Zoning Ordinance, as it pertains to the required parking spaces for the addition of industrial and warehouse spaces.

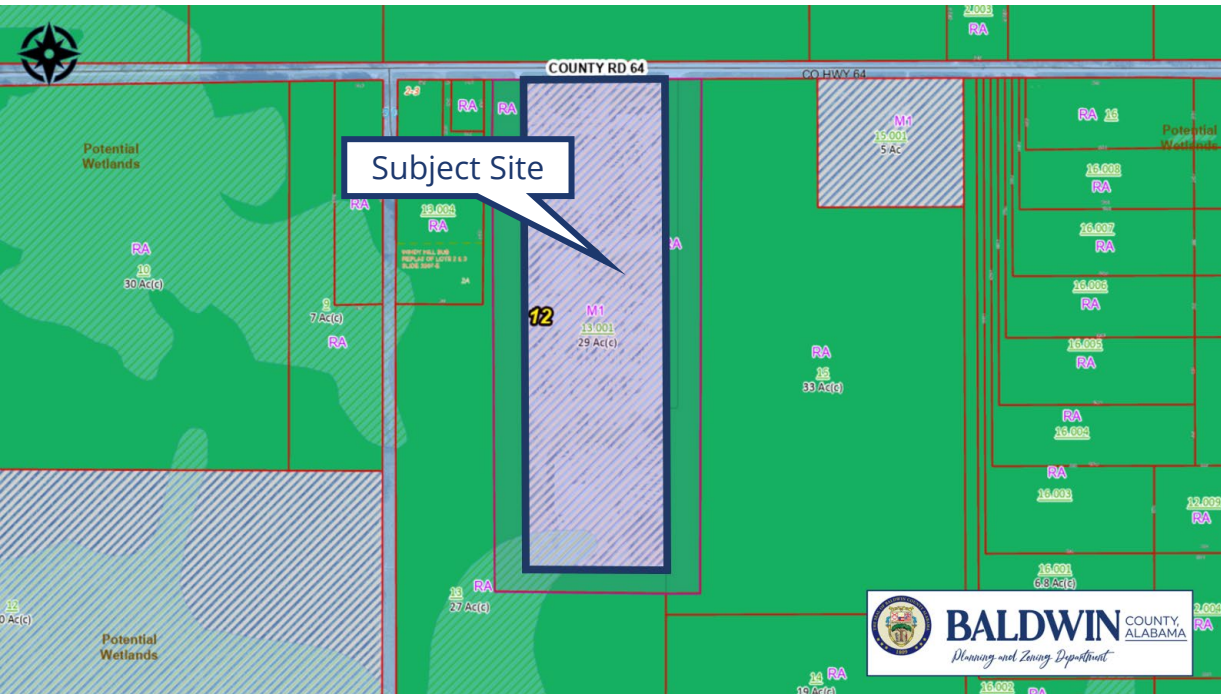
The applicant prefers to refrain from installing the additional parking spaces required by the zoning ordinance, which mandates 172 spaces. Instead, the applicant has provided 68 spaces, representing a variance that involves adding 104 fewer spaces.

They have 15 additional spaces in the Hwy Construction Setback, but these cannot be counted as required parking; they have to be considered as overflow parking.

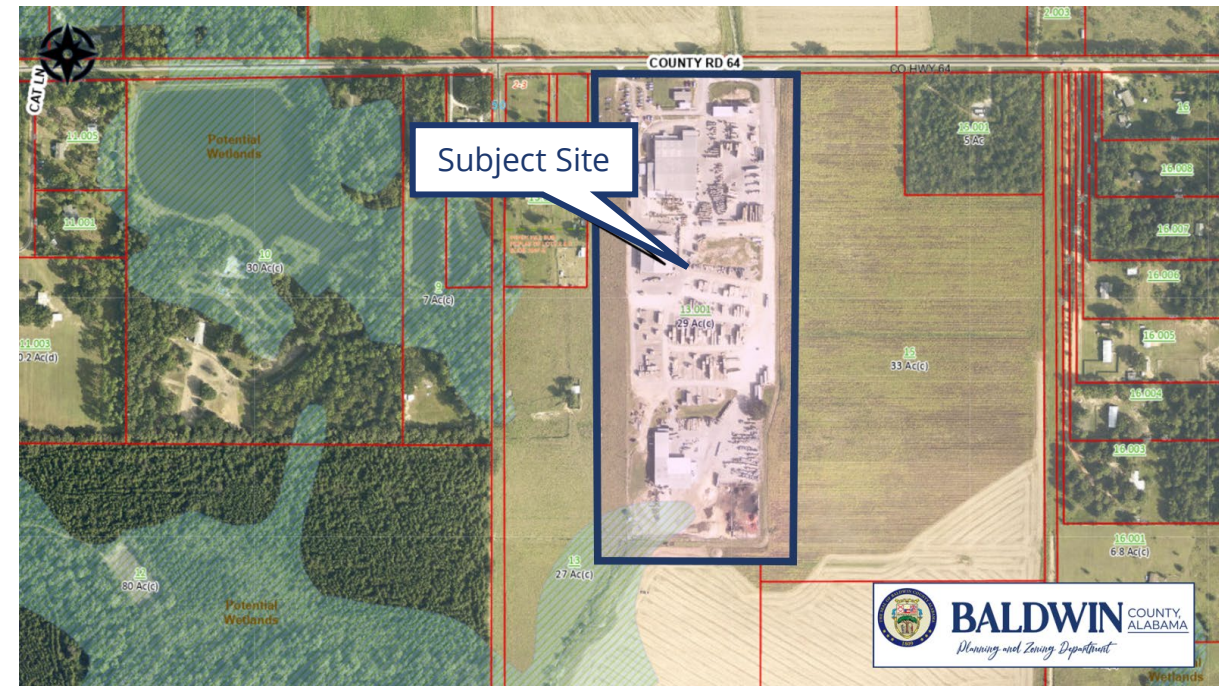
Staff recommends that ZVA25-54 be denied unless information to the contrary is revealed at the public hearing.



# Locator Map



# Site Map



## Adjacent Zoning

North

B2, Neighbor Business

South

RA, Rural Agriculture

East

RA, Rural Agriculture

West

B3, General Business

## Adjacent Land Use

Vacant

Vacant

Vacant

Convenience Gas Station



COUNTY RD 64

CO HWY 64

Subject Site

Potential  
Wetlands

10  
30 Ac(c)

7  
7 Ac(c)

13 001  
29 Ac(c)

13  
33 Ac(c)

20  
80 Ac(c)

Potential  
Wetlands

13  
27 Ac(c)

16 001  
6.8 Ac(c)



**BALDWIN** COUNTY, ALABAMA  
*Planning and Zoning Department*



COUNTY RD 64

CO HWY 64

Subject Site

Potential  
Wetlands

Potential  
Wetlands

RA  
10  
30 Ac(c)

2  
7 Ac(c)  
RA

15.002  
RA

MOORE HILL SUB  
REPLAT OF LOTS 2 & 3  
BLDG 2007-6

12

M1  
13.001  
29 Ac(c)

RA  
15  
33 Ac(c)

RA 16

16.008  
RA

16.007  
RA

16.006  
RA

16.005  
RA

RA  
16.004

RA  
16.003

16.002  
6.8 Ac(c)

16.001  
RA

11  
10 Ac(c)

Potential  
Wetlands

RA  
14  
27 Ac(c)

RA  
14  
19 Ac(c)



**BALDWIN** COUNTY, ALABAMA  
*Planning and Zoning Department*

16.001  
RA



Subject Property  
PIN: 20699



**VARIANCE PROPOSED  
FOR THIS PROPERTY  
CASE NUMBER  
ZVA25-000054**

*For Information Contact  
Baldwin County Planning &  
Zoning Department  
(251)580-1655 / (251)972-8523  
(251)990-4623*

Scan 

Oct 6, 2025 10:13:07 AM  
30°37'33.66336"N 87°38'15.89568"W  
191° S  
Baldwin County Code Enforcement



Property to  
the North  
PIN: 321442



Oct 6, 2025 10:13:24 AM  
30°37'33.61577"N 87°38'15.78314"W  
2° N

Baldwin County Code Enforcement



Adjoining  
Property to  
the South and  
West  
PIN: 31887



Oct 6, 2025 10:16:04 AM  
30°37'33.22153"N 87°38'22.11536"W  
188° S

Baldwin County Code Enforcement



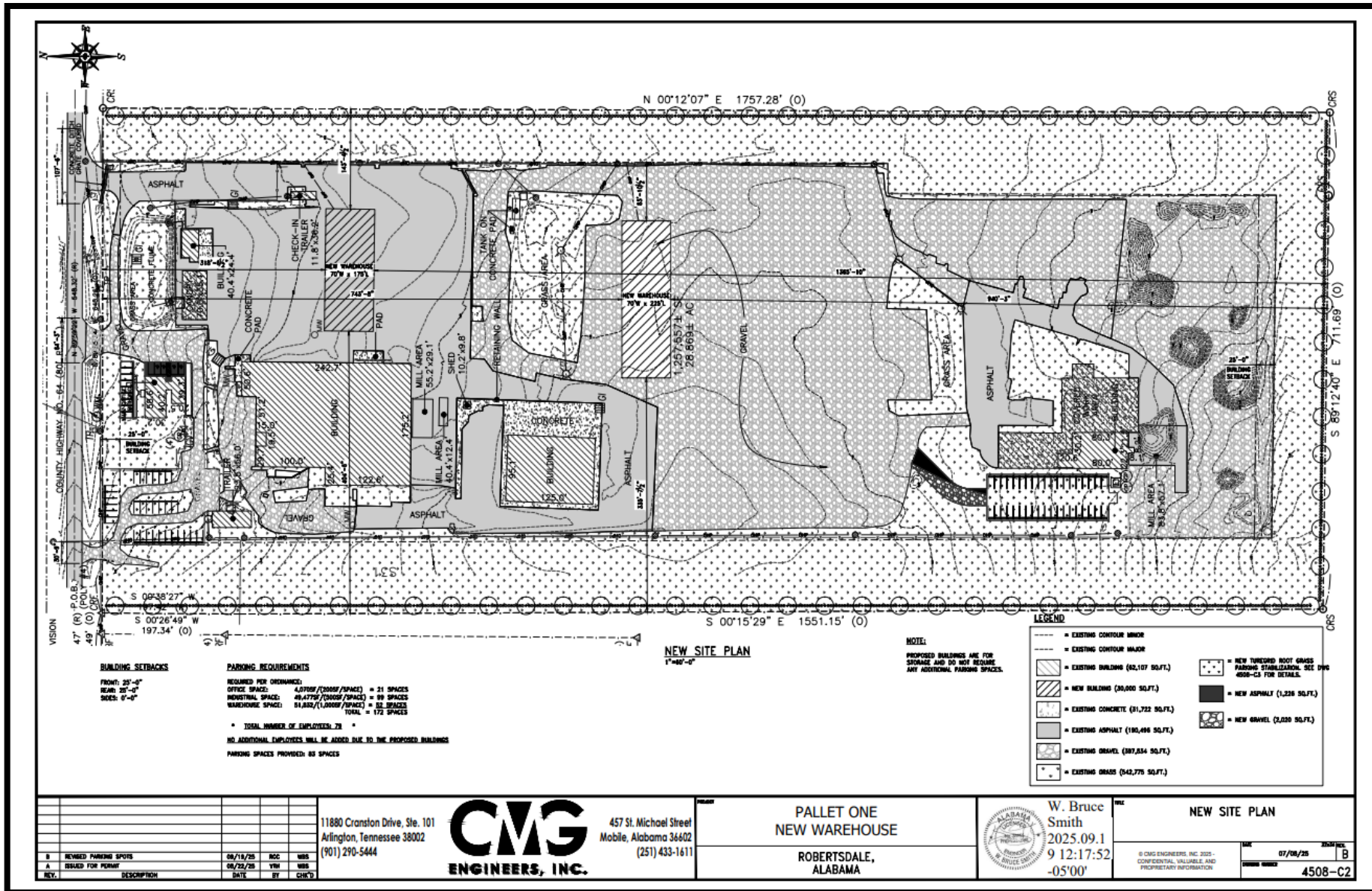
Adjoining Property  
to The East  
PIN: 64255



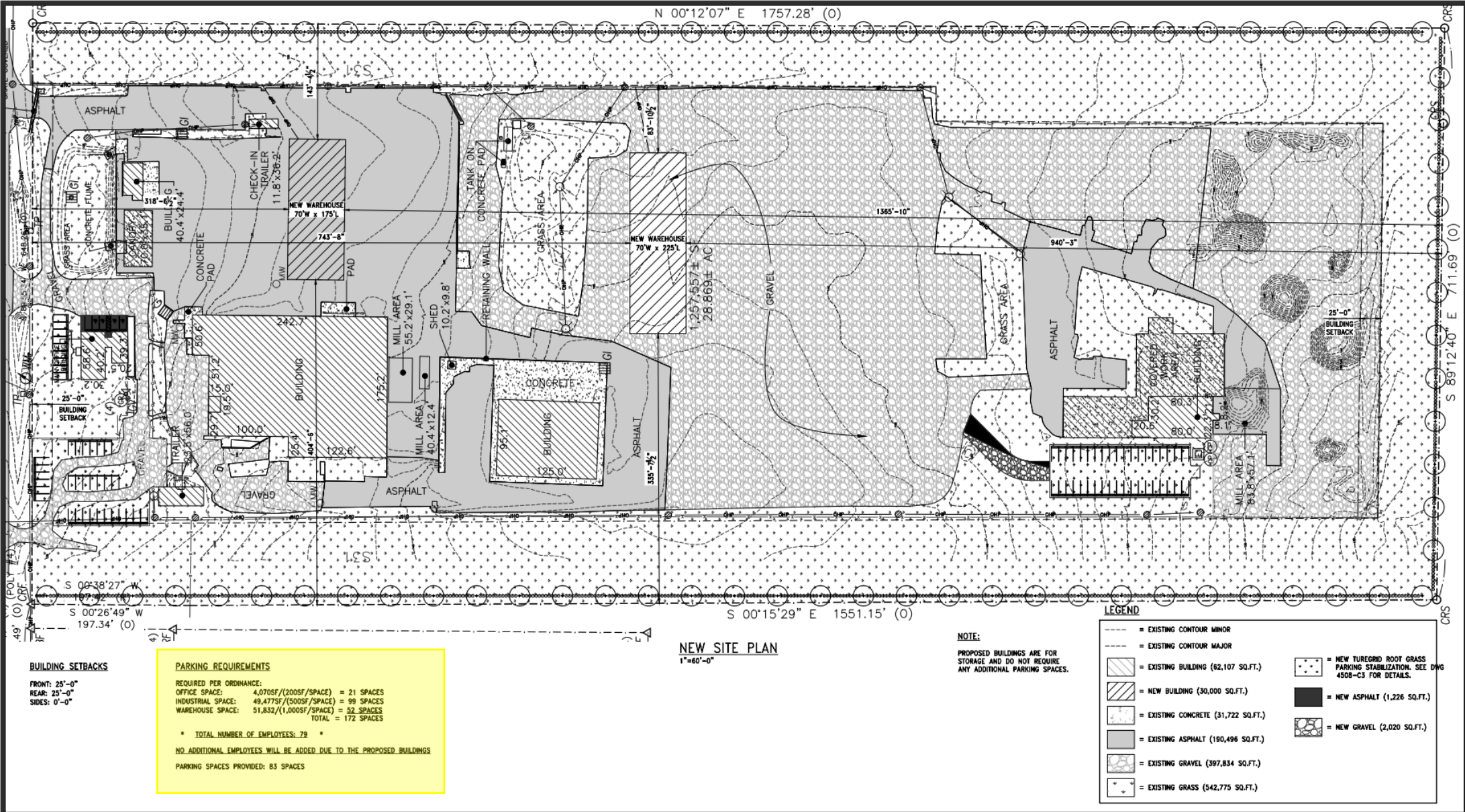
Oct 6, 2025 10:14:26 AM  
30°37'33.62588"N 87°38'12.3558"W  
175° S

Baldwin County Code Enforcement

# Site Plan



# Site Plan Enlarged



**BUILDING SETBACKS**

FRONT: 25'-0"  
REAR: 25'-0"  
SIDES: 0'-0"

**PARKING REQUIREMENTS**

REQUIRED PER ORDINANCE:  
OFFICE SPACE: 4,070SF/(200SF/SPACE) = 21 SPACES  
INDUSTRIAL SPACE: 49,477SF/(500SF/SPACE) = 99 SPACES  
WAREHOUSE SPACE: 51,832/(1,000SF/SPACE) = 52 SPACES  
TOTAL = 172 SPACES

\* TOTAL NUMBER OF EMPLOYEES: 79 \*

NO ADDITIONAL EMPLOYEES WILL BE ADDED DUE TO THE PROPOSED BUILDINGS  
PARKING SPACES PROVIDED: 83 SPACES

**NOTE:**

PROPOSED BUILDINGS ARE FOR STORAGE AND DO NOT REQUIRE ANY ADDITIONAL PARKING SPACES.

**LEGEND**

- = EXISTING CONTOUR MINOR
- - - = EXISTING CONTOUR MAJOR
- [Hatched Box] = EXISTING BUILDING (62,107 SQ.FT.)
- [Hatched Box] = NEW BUILDING (30,000 SQ.FT.)
- [Dotted Box] = EXISTING CONCRETE (31,722 SQ.FT.)
- [Solid Grey Box] = EXISTING ASPHALT (190,496 SQ.FT.)
- [Dotted Box] = EXISTING GRAVEL (397,834 SQ.FT.)
- [Dotted Box] = EXISTING GRASS (542,775 SQ.FT.)
- [Dotted Box] = NEW TUREGRID ROOT GRASS PARKING STABILIZATION. SEE DWG 4508-C3 FOR DETAILS.
- [Solid Black Box] = NEW ASPHALT (1,226 SQ.FT.)
- [Dotted Box] = NEW GRAVEL (2,020 SQ.FT.)

# Zoning Requirements

## *15.2.5 Recreation and amusement.*

- (a) Skating rinks, dance halls, exhibition halls, pool rooms and other places of amusement or assembly without fixed seating arrangements. One space for each 200 square feet of floor area.
- (b) Bowling alleys. 4 spaces for each alley.
- (c) Marinas. One space for each slip or berth plus 1 space for each 500 square feet of dry boat storage area.
- (d) Golf course. 4 spaces per golf hole.
- (e) Golf driving range. One space for each driving tee area.
- (f) Amusement park. One space per 200 square feet of area within enclosed buildings, plus One space for every 3 persons that the outdoor facilities are designed to accommodate.

## *15.2.6 Industrial, warehouse and similar establishments.*

- (a) *Industrial/manufacturing.* One space for each 500 square feet of gross floor area.
- (b) *Warehouses.* One space for each 1,000 square feet of gross floor area.
- (c) *Mini warehouses.* 2 parking spaces shall be provided for the manager's quarters plus one additional space for every 25 storage cubicles to be located at the project office for use of clients.

# 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 12 came into effect on November 7, 2006. The lot described is roughly 891' x 1757' and is 18 acres. The minimum lot size requirement for M1, Light Industrial District, is 40,000sf, with a Minimum Lot Width at the Building Line of 120'.

Minimum lot size: **40, 000sf** Actual lot size: **18 acres, 784,080 sf**, Minimum Lot width at building line: **120'**, Actual Lot Width: **891'**  
Hardship: **No**

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

The subject property does not contain any jurisdictional wetlands or any other topographic condition. 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 zoning district is to provide a suitable protected environment for manufacturing, research and wholesale establishments which are clean, quiet and free of hazardous or objectionable emissions, and generate little industrial traffic. The applicant has requested to forgo the required parking spaces for the addition of two new warehouses. According to Baldwin County zoning ordinance, a total of 172 parking spaces are typically required for the property. Currently, there are 83 parking spaces available, which results in a variance request for 89 additional spaces. The applicant has stated that there are only 79 employees and that no additional employees are expected to be added with the proposed buildings, therefore not increasing traffic. We acknowledge that meeting the full parking requirements may present certain challenges. Staff believes that 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.

**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

I, Joe Hultquist, certify that there are no neighborhood associations associated with this property (Parcel # 05-41-01-11-0-000-013-.001).

Signature

Date

9/26/25

# **ZVA25-54 PROPERTY**

## **VARIANCE REQUEST SUMMARY AND RECOMMENDATION**

Lead Staff: Crystal Bates, Planning Technician II

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Staff recommends that ZVA25-54 be denied unless information to the contrary is revealed at the public hearing.

# **ZVA25-54 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

NOVEMBER 18, 2025 @ 3:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL