



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

REGULAR MEETING

AUGUST 18, 2026

BALDWIN COUNTY CENTRAL ANNEX

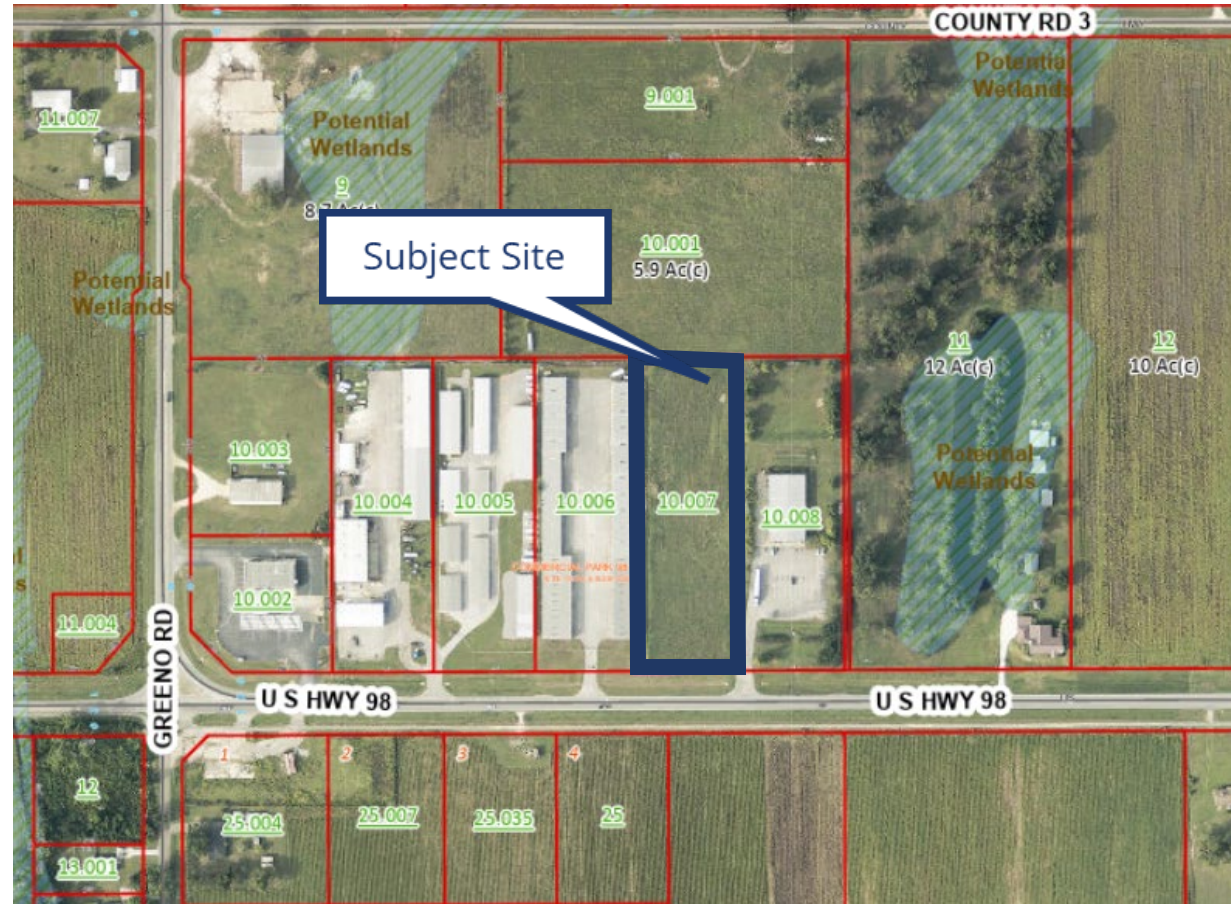
ROBERTSDALE, AL

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



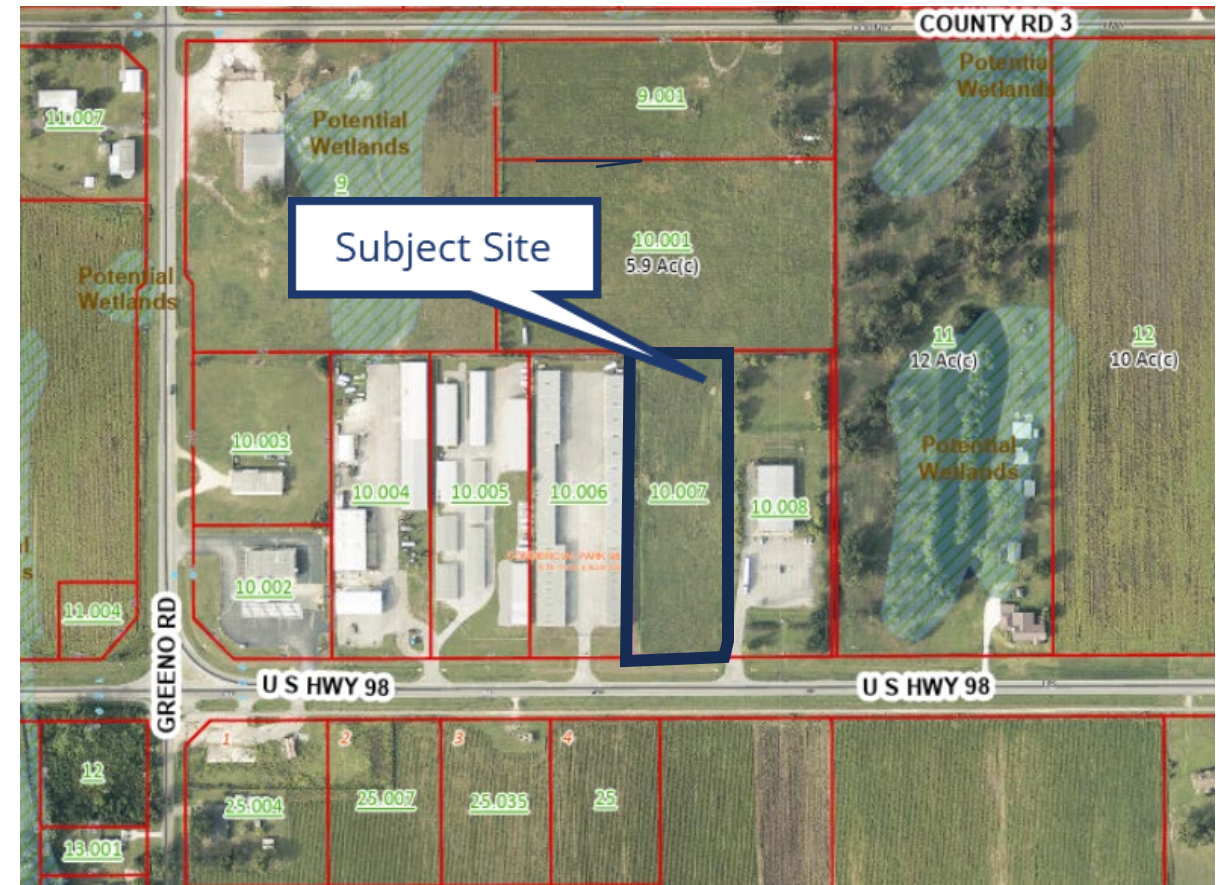
ZVA26-20 BOE ROAD PROPERTY LLC

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

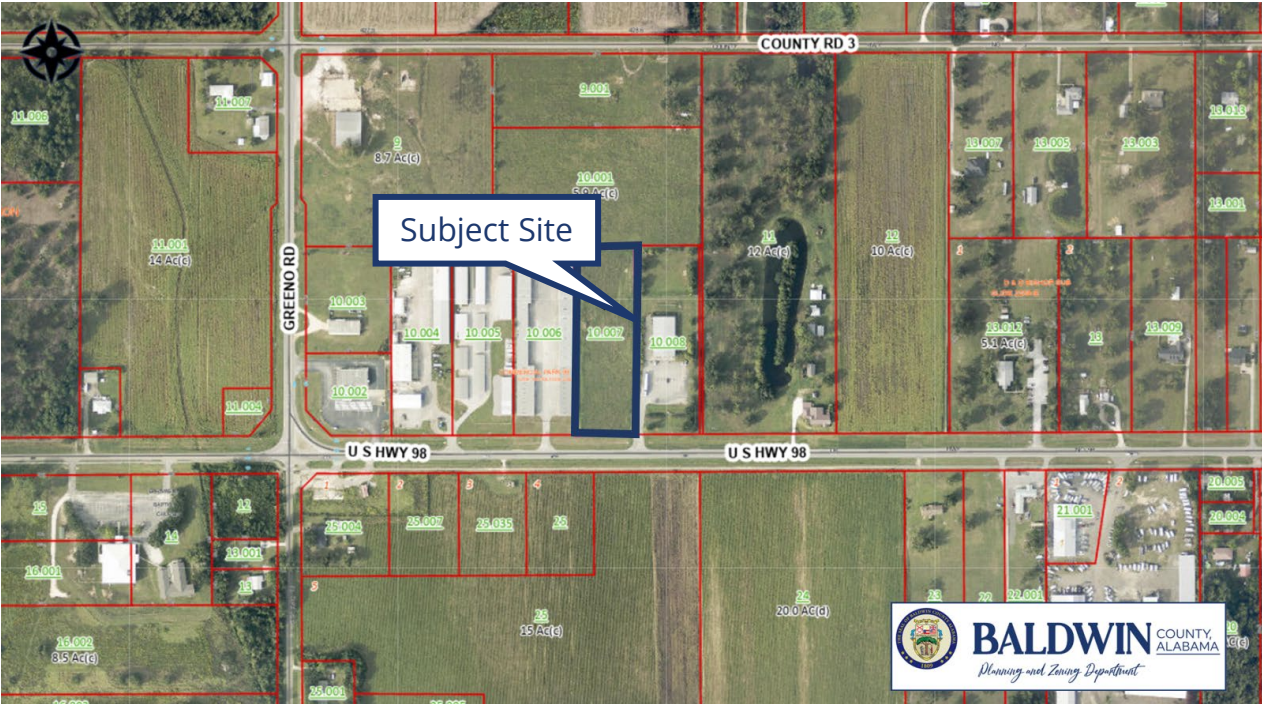
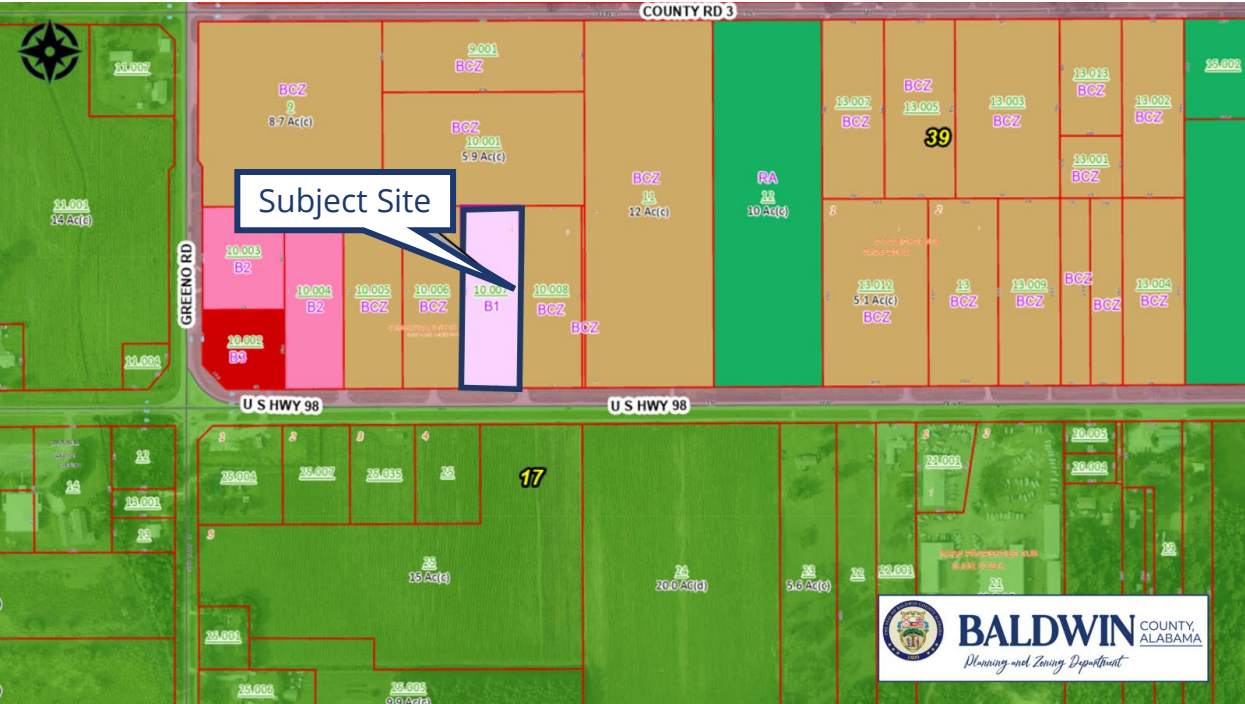
The applicant is requesting a variance from Section Baldwin County Zoning Ordinance Section 13.14 (c) Mini Warehouses & Boat & RV Storage Facilities, as it pertains to the minimum land area of 3 acres, in order to construct a mini storage complex.

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



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

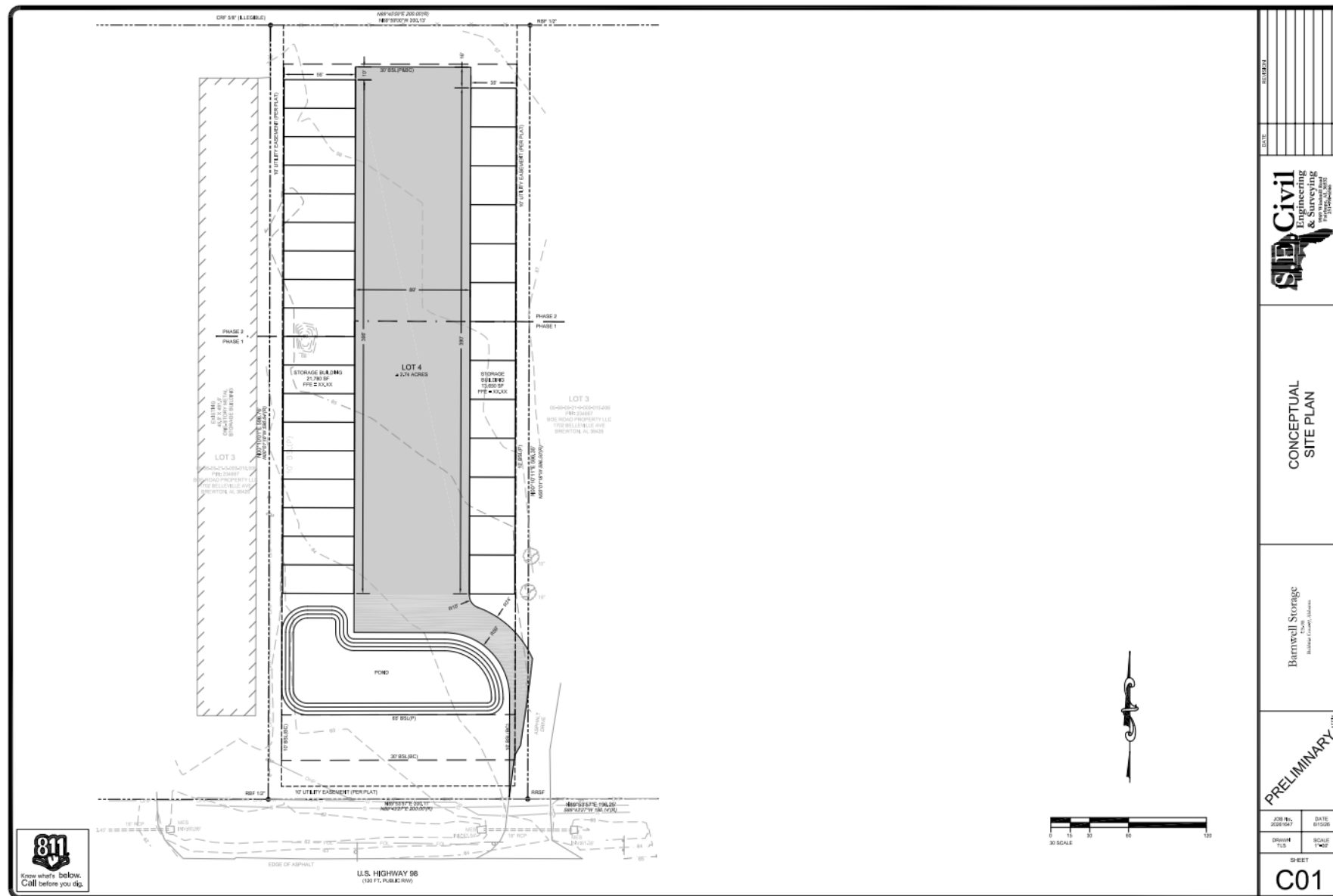
Adjoining Property
to the West
PIN: 234667



Aug 5, 2026 10:50:20 AM

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

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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