

BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

REGULAR MEETING

MAY 20, 2025

BALDWIN COUNTY CENTRAL ANNEX

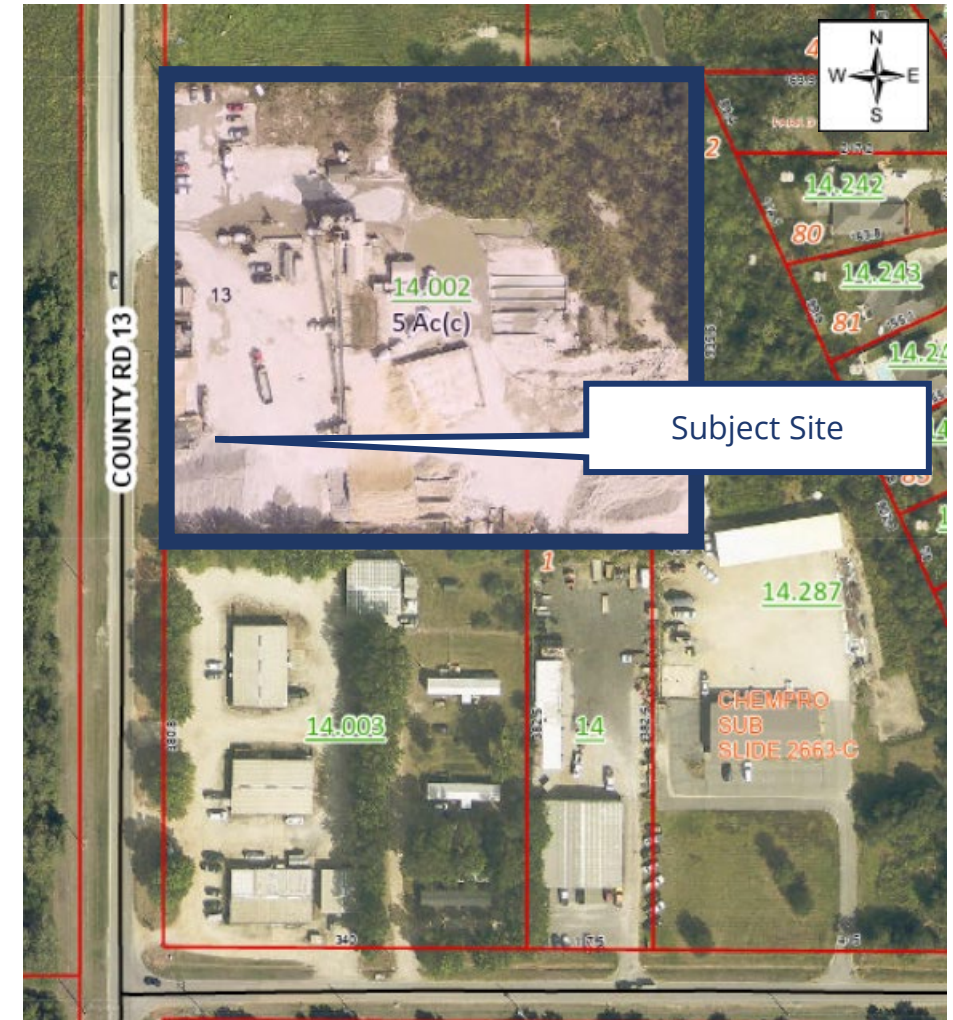
ROBERTSDALE, AL

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

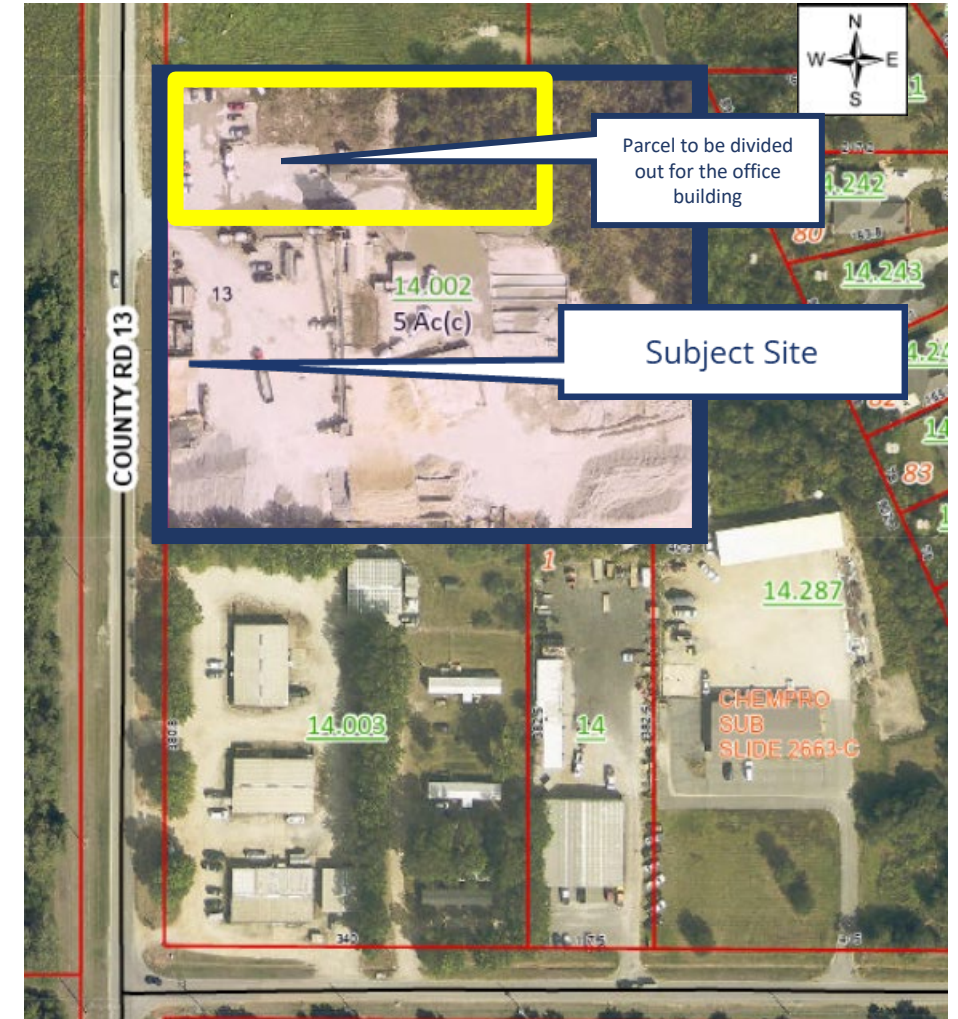
VARIANCE REQUEST SUMMARY AND RECOMMENDATION

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

Baldwin County Code Enforcement



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

Baldwin County Code Enforcement



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

Baldwin County Code Enforcement



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

Baldwin County Code Enforcement



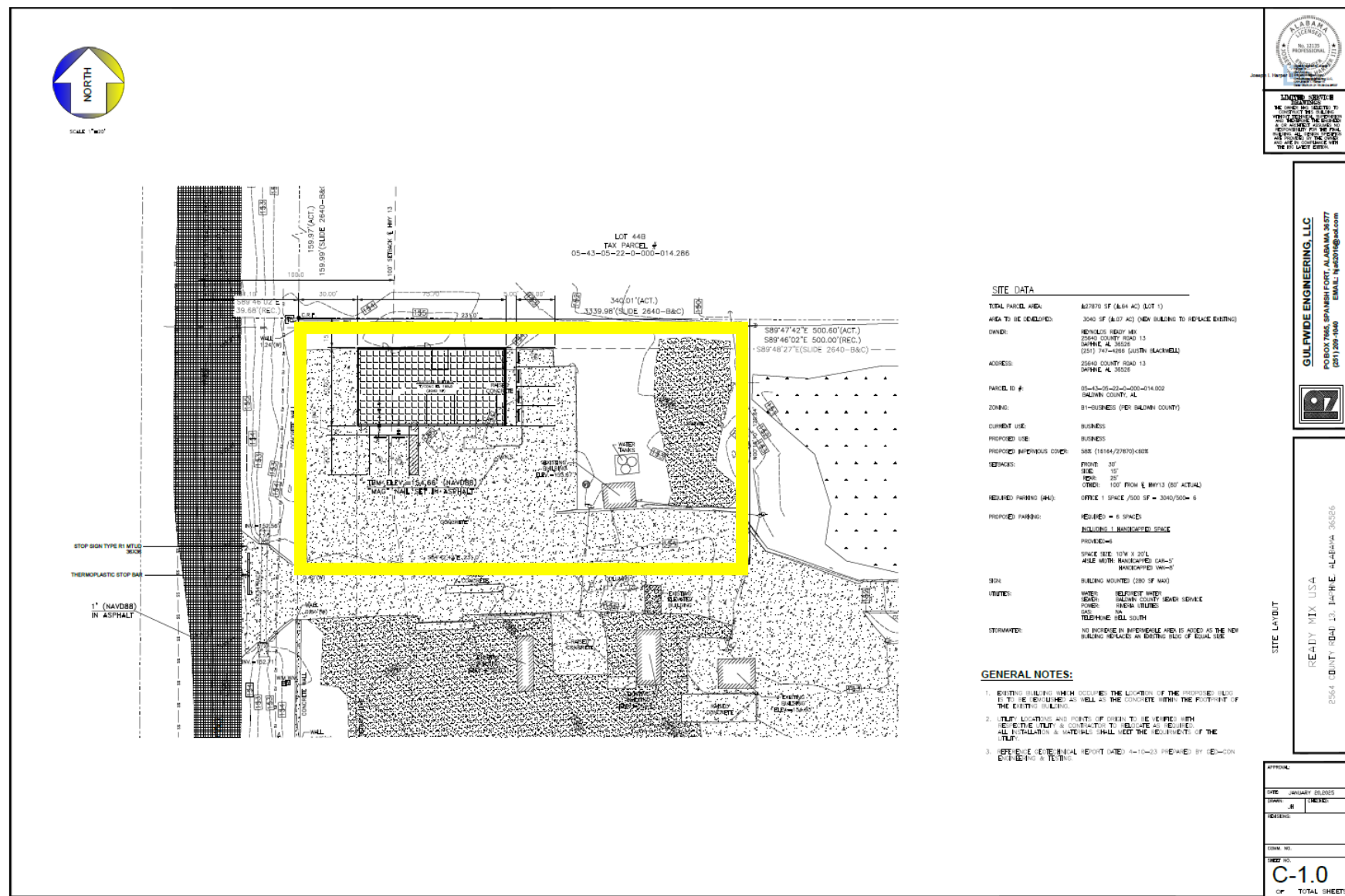
Property to The
West
PIN: 3724



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

Baldwin County Code Enforcement

Site Plan



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.

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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