



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #2

REGULAR MEETING

OCTOBER 9, 2025

BALDWIN COUNTY SATELLITE COURTHOUSE

FOLEY, AL

ZVA25-48 SHOENIGHT PROPERTY

VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 30
- **Zoned:** RMF-6
- **Location:** The subject property is located on the south side of County Road 12
- **PID:** 05-61-05-16-0-001-010.002
- **Acreage:** 3.4 acres
- **Physical Address:** 20524 County Road 12
- **Applicant:** Paul Shoenight
- **Owner:** Paul Shoenight



ZVA25-48 SHOENIGHT PROPERTY

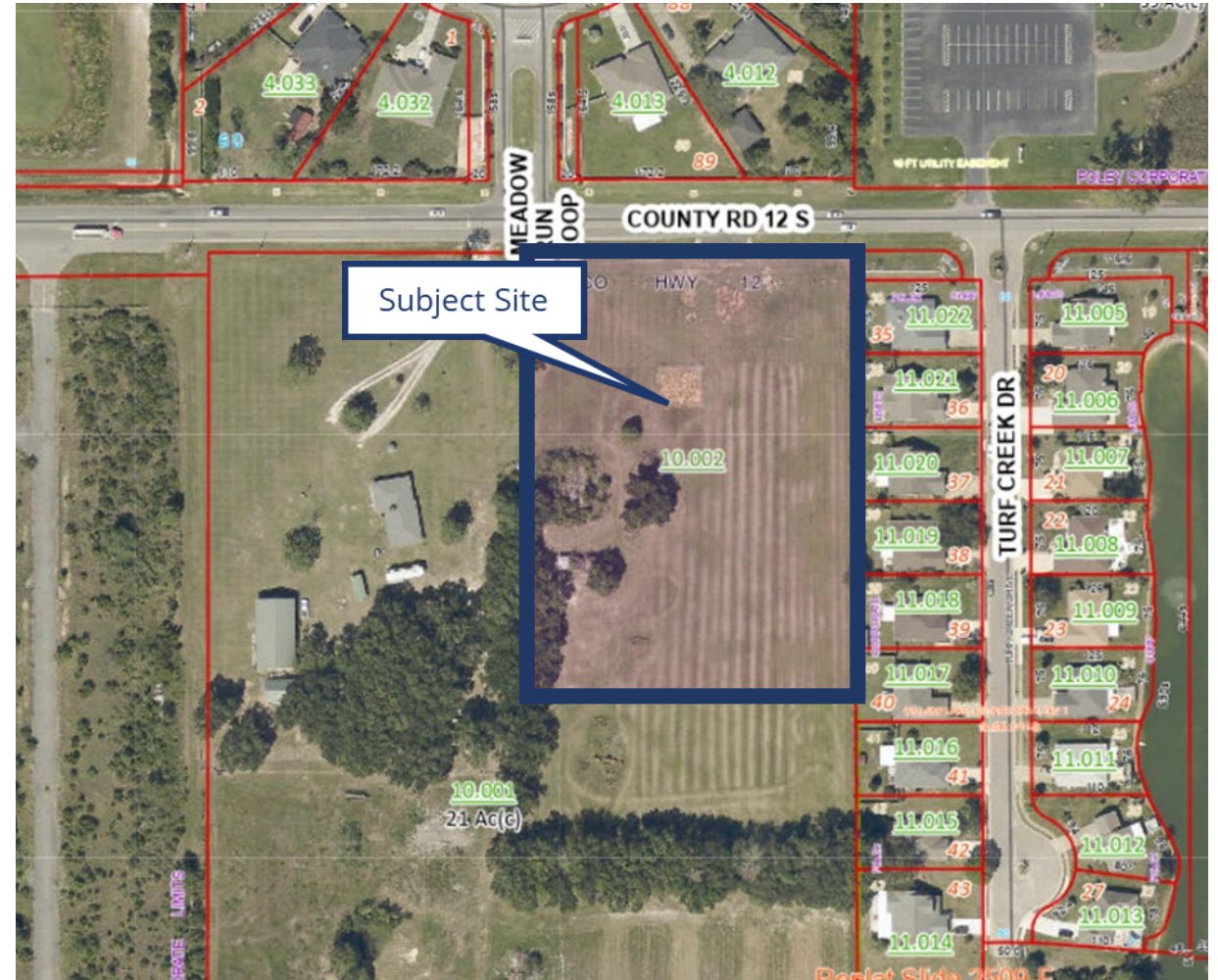
VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

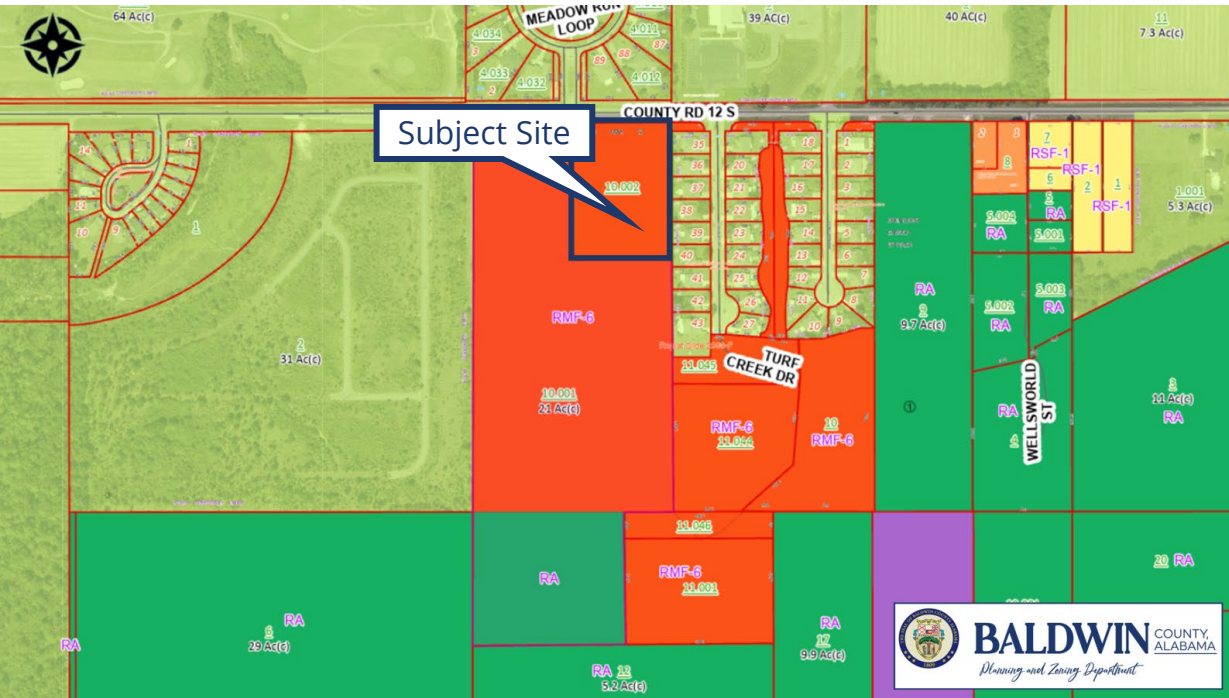
The applicant is seeking a variance from Section 13.14.2 (f) buffer requirements of the Baldwin County Zoning Ordinance, as it pertains to the 30' landscape buffer to allow for a boat/RV storage facility.

The applicant would like to avoid the installation of the south side landscape buffer of 30' that is required.

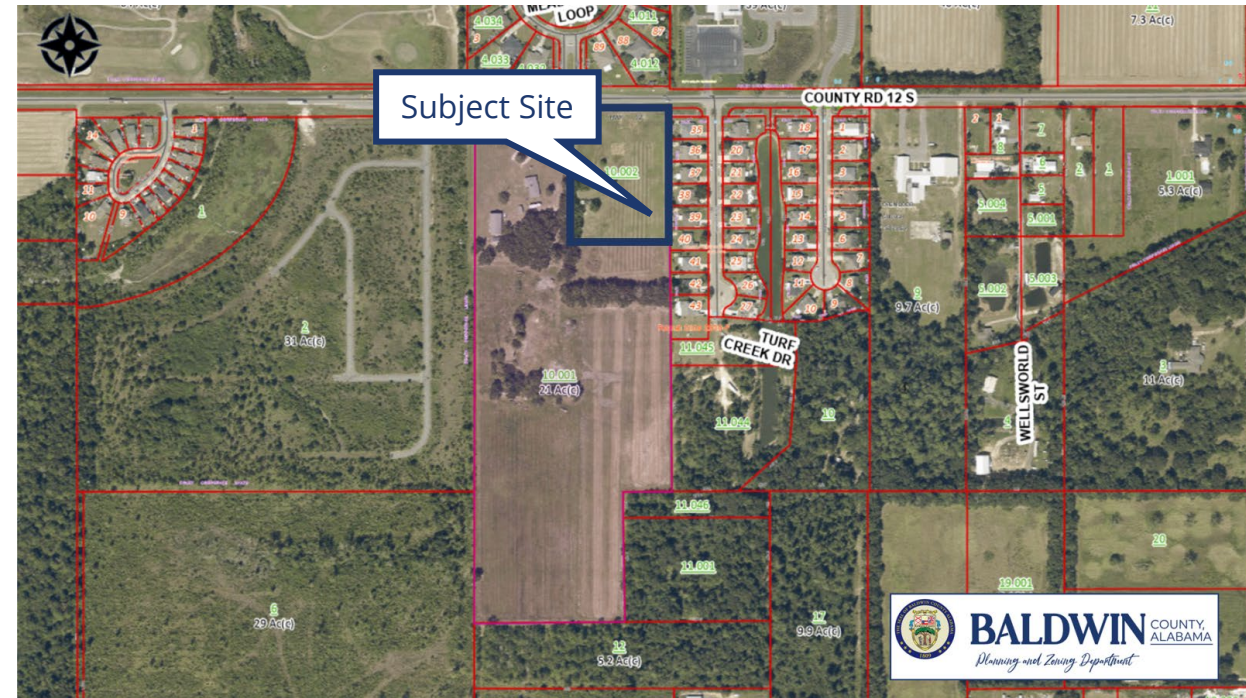
Staff recommends that ZVA25-48 be denied, unless information to the contrary is revealed at the public hearing.



Locator Map



Site Map



Adjacent Zoning

North

City of Foley

South

RMF-6, Multi Family

East

City of Foley

West

RMF-6, Multi Family

Adjacent Land Use

Residential

Residential

Residential

Residential



Subject Site

COUNTY RD 12 S

Natural
buffer

TURF
CREEK DR

WELLSWORLD
ST



BALDWIN COUNTY, ALABAMA
Planning and Zoning Department



64 Ac(c)

MEADOW RUN LOOP

39 AC(c)

40 AC(c)

11
7.3 Ac(c)

COUNTY RD 12 S

Subject Site

10.002

RMF-6

10.001
21 Ac(c)

RMF-6
11.044

10
RMF-6

RA
9
9.7 Ac(c)

5.002
RA

5.003
RA

WELLSWORLD ST

11 Ac(c)
RA

RA
6
29 Ac(c)

RA

RMF-6
11.001

RA 12
5.2 Ac(c)

RA
17
9.9 Ac(c)

20 RA



BALDWIN COUNTY, ALABAMA
Planning and Zoning Department



Subject Property
PIN: 234234



VARIANCE
PROPOSED
FOR THIS PROPERTY
Case Number
ZVA25-000048
For information Contact
Baldwin County Planning &
Zoning Department
(251) 580-1655

Sep 19, 2025 11:21:16 AM
181° S



Adjoining Property
to The East
PIN: 234234



Sep 19, 2025 11:25:37 AM
171° S



Adjoining Property
to the West
PIN: 201485



Sep 19, 2025 11:22:43 AM
180° S

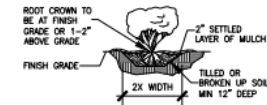
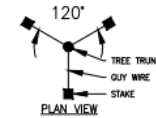
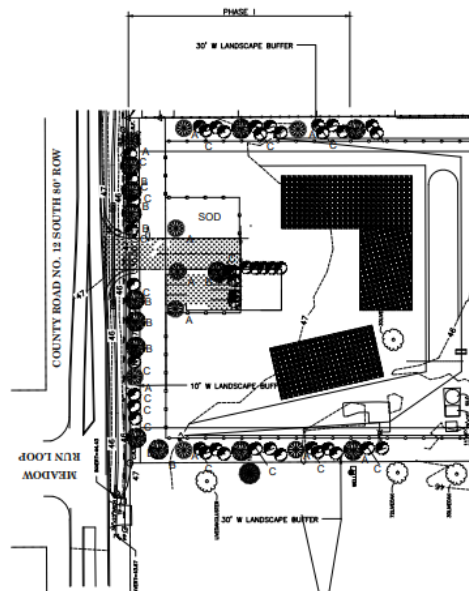


Property to
the North
PIN: 215039

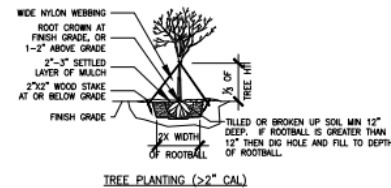


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193° S

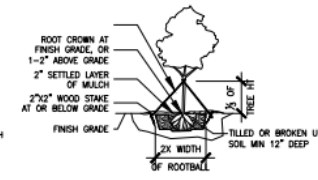
Site Plan



TYPICAL SHRUB AND ORNAMENTAL GRASS PLANTING



TREE PLANTING (>2" CAL



TREE PLANTING (<2" CAL)

LANDSCAPING REQUIREMENTS:

1. 30' BUFFER ALONG ZONED PROPERTY (EAST, WEST, SOUTH)- PROVIDED: 30' WIDE PLANTING
2. 10' BUFFER ALONG FRONT (NORTH)- PROVIDED: 10' WIDE PLANTING

LANDSCAPING NOTES:

-  A CANOPY TREE 8' MIN HEIGHT (SEE DESCRIPTION BELOW) (NEW)- 50' OC
-  B UNDERSTORY TREES 4' MIN HEIGHT (NEW) - 50' OC
-  C YAUPOIN (LEX VOMITORIA) 5' OC

1. EXISTING TREES ON SITE TO REMAIN UNLESS REMOVAL IS APPROVED BY OWNER.
 2. CANOPY TREES TO BE: OAK (EXCLUDING WATER & SCRUB), HICKORY, SYCAMORE, YELLOW PEAR, SWEET GUM, MAGNOLIA, AND CYPRESS
- UNDERSTORY TREES DOGWOOD, CREPE MYRTLES, BRADFORD PEAR, RED BUD
3. SOO TO BE INSTALLED AROUND BLDG PERIMETER 10' WIDE MINIMUM OTHER CUT AND FILL TO BE GRASSED IN ACCORDANCE WITH ALA DEPT OF TRANSPORTATION SPEC SECTION 652 NOT SHOWN TO BE SODDED.

GENERAL LANDSCAPE NOTES

1. SURVEY TO 0-500' COVER SHEET FOR GENERAL NOTES REFERENCING SURVEY INFORMATION, DATUMS, GENERAL PROJECT AND CONSTRUCTION INFORMATION.
2. NAMES OF PLANTS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT LIST, 1942 Edition, PREPARED BY THE AMERICAN LANDSCAPE ARCHITECTS ASSOCIATION, INC. AND THE NATIONAL FLORIST ASSOCIATION, INC." FOR CONFORMITY TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
3. ALL EXPOSED GROUND SURFACES THAT ARE NOT FRAMED WITHIN THE LIMIT OF PLANTING OR PLANTING LINE SHALL BE COVERED BY A NATURAL PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL PLANTING OR SEEDING AS SPECIFIED.
4. NO PLANTS SHALL BE PUT INTO THE GROUND BEFORE ROOTING GRADING HAS BEEN COMPLETED.
5. STANDARD FOR TREE, SPREAD NEEDED, ROOT BALL AND QUALITY OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH SPECIFICATIONS SET FORTH IN THE "AMERICAN STANDARDS FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ARCHITECTS ASSOCIATION. MATERIAL SHALL HAVE NORMAL VARIETY OF GROWTH AND BE HEALTHY, FREE FROM DISEASE AND FREE FROM INJURY.
6. NO PLANT MATERIAL, SHALL BE NURSERY GROWN UNLESS OTHERWISE SPECIFIED. PLANT MATERIAL SHALL BE OF THE BEST QUALITY AND IN RELATIONSHIP TO PROVIDED GRADE AS THE PLANT'S ORIGINAL GROWTH HABIT. PLANT MATERIAL SHALL BE SPECIALLY SELECTED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR, HEIGHT.
7. ALL LANDSCAPE AREAS TO BE CLEARED OF ROCKS, STUMPS, TRUNKS AND OTHER OBSTRUCTIONS. ALL EXPOSED GROUND SURFACES SHALL BE GRADED SMOOTH ELIMINATING ANY CLUMPS AND UNDESIRABLE SURFACES FROM THE LANDSCAPE.
8. ALL PLANTS SHALL BE WATERED THOROUGHLY THREE DURING THE FIRST 24 HOURS PRIOR AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED DAILY FOR THE FIRST 14 DAYS AFTER PLANTING. THEREAFTER, PLANTS SHALL BE WATERED AS NECESSARY TO MAINTAIN PLANT HEALTHY PLANTING CONTRACTOR MAY NEED TO WATER PLANTS DURING PERIODS OF DROUGHT OR DURING PERIODS OF ESTABLISHMENT.
9. NEW PLANTING MATERIAL SHALL BE PLANTED TO BE ABLE AND IN WINDWARD GROWING CONDITION FOR A PERIOD OF TWO YEARS FOLLOWING THE DATE OF PLANTING.
10. THE BACKFILL MATERIAL AND SOIL MIXES TO BE INSTALLED FOR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AND ANALYSIS TO MAKE THE COMPOSITION OF BACKFILL OR AMENDMENTS LONG TERM PLANT HEALTH AND VIABILITY.
11. FOR ANY DISCREPANCIES BETWEEN THE PLANT SCHEDULE AND THE PLANTING PLAN THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESOLUTION.
12. THE CONTRACTOR ON GIVE ALL INSTALLATIONS SHALL BE COMPLETED PRIOR TO STARTING ANY LANDSCAPE PLANTING, LAWN, GRASSES OR IRRIGATION WORK.
13. ALL PLANT INSTALLATIONS SHALL BE COMPLETED EITHER BETWEEN APRIL AND MAY OR BETWEEN SEPTEMBER AND OCTOBER UNLESS OTHERWISE DIRECTED BY PROJECT LANDSCAPE ARCHITECT.
14. EXISTING TREES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION SHALL BE REMOVED OR PROTECTED BY THE CONTRACTOR. THE CONTRACTOR FOR LOCAL REGULATORY AGENCY REGULATIONS, DAMAGE TO EXISTING TREES OR REMOVAL OF TREES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MATERIALS, COMPENSATION OF ROOT ZONE, DRILLING OR PRUNING WITHIN THE LIMITS OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MATERIALS, ETC. WITHIN THE LIMITS OF THE CONTRACT.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL STAKING OF THE PLANTING LINE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREE TRUNKS AND MATERIALS TO PROTECT THE HEALTH AND SAFETY OF THE PLANTS.

FOR PLANNING DEPARTMENT REVIEW



LIMITED SERVICE DRAWINGS
THE OWNER HAS SELECTED TO CONSTRUCT THIS BUILDING WITHOUT TECHNICAL SUPERVISION AND THEREFORE THE ENGINEER & OR ARCHITECT ASSUMES RESPONSIBILITY FOR THE BUILDING. ALL DESIGN SPECIFICATIONS ARE PROVIDED BY THE OWNER AND ARE IN COMPLIANCE WITH THE IRC LATEST EDITION.

GULFWIDE ENGINEERING, LLC



**HARBOR LIGHTHOUSE
RECREATIONAL STORAGE**

LANDSCAPE PLAN- PHASE 1

APPROVALS

DATE: JANUARY 16, 2025

4

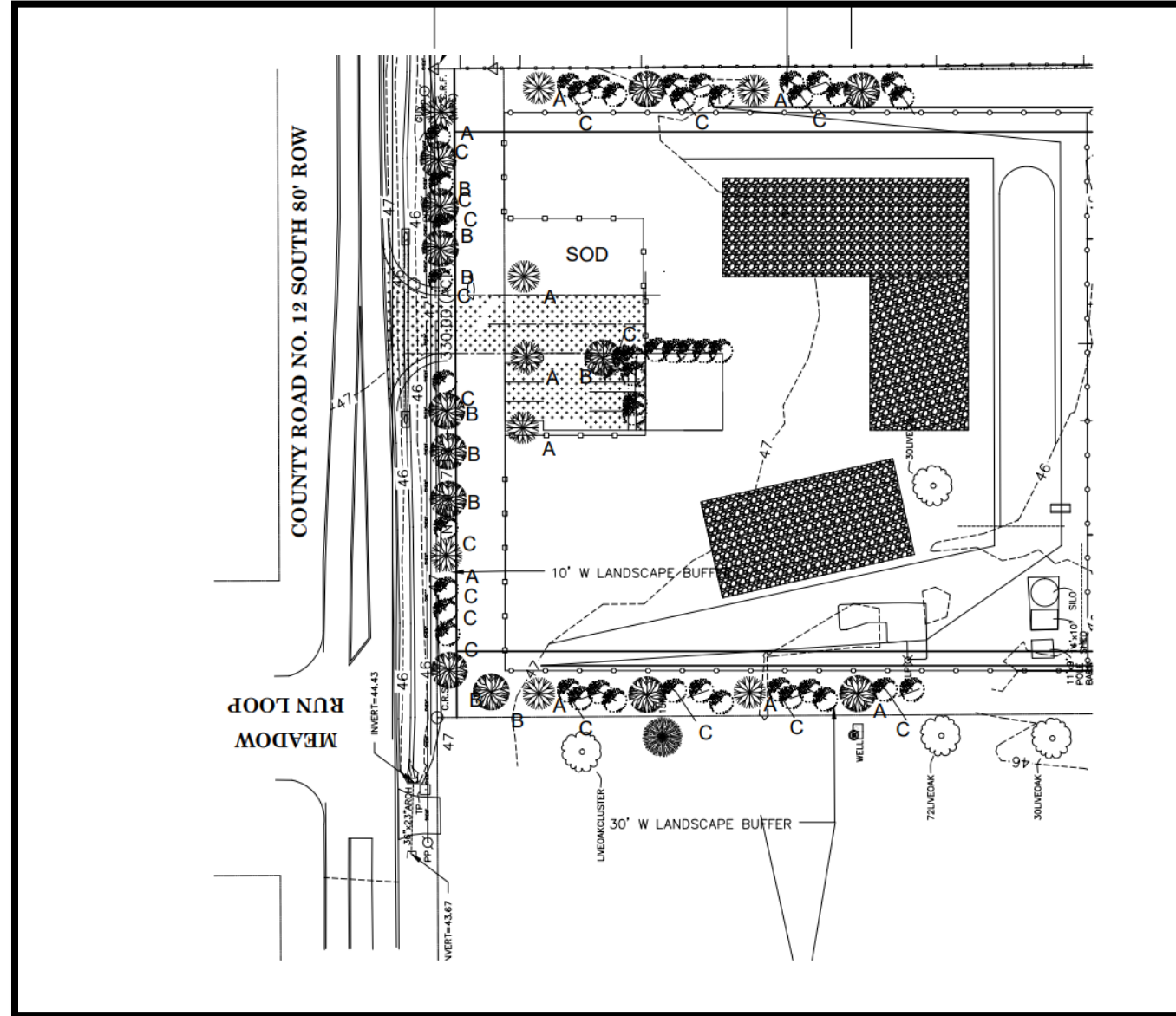
REVISIONS

CONF. NO.


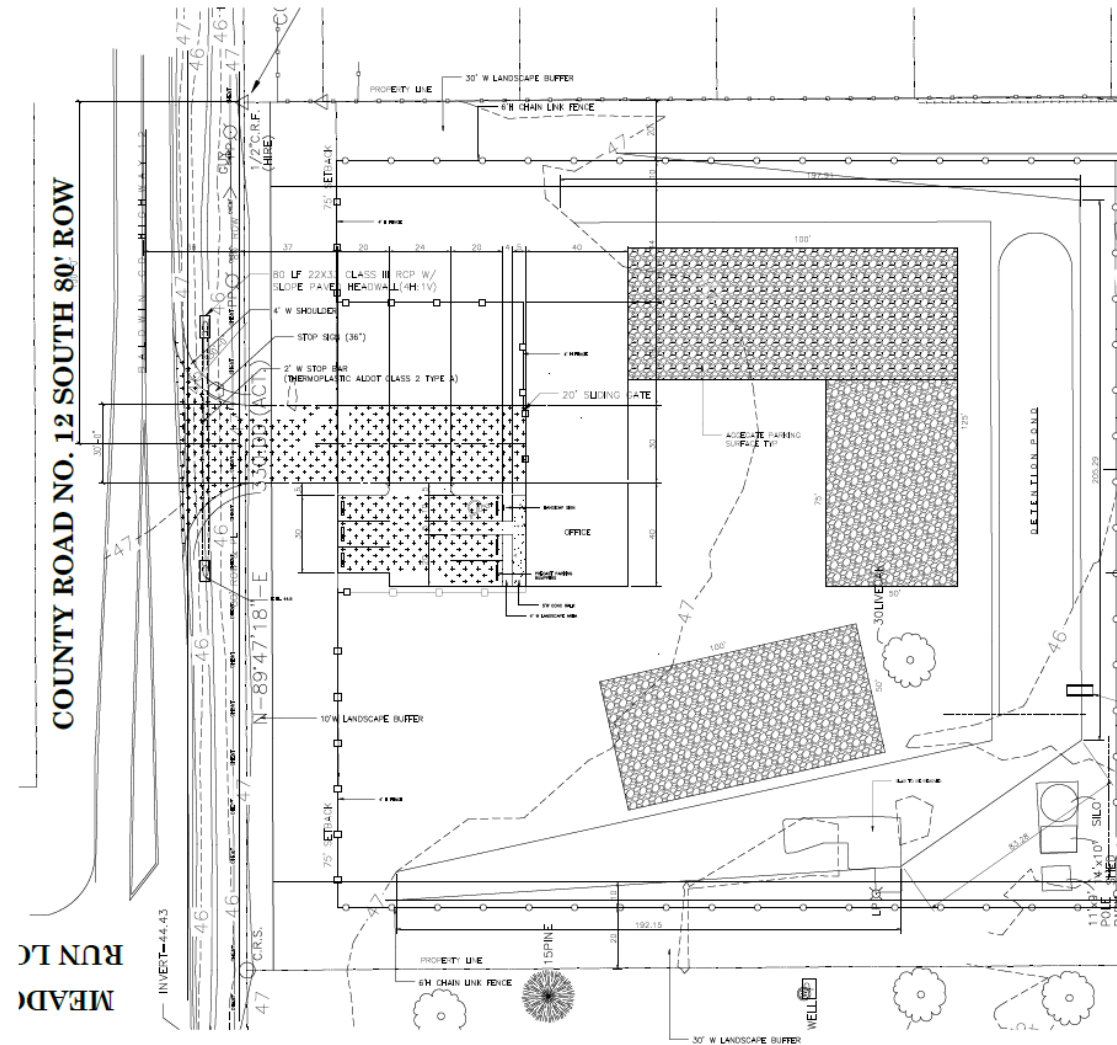
SHEET NO.

C-6.2
OF TOTAL SHE

Enlarged Landscape Plan



Site Plan



VICINITY MAP
SCALE - NONE

SITE DATA

TRACT, PARCEL, AREA:	#423039 9F (60.73 AC)
AREA TO BE DEVELOPED:	SEE DESCRIPTION OF DEVELOPMENT PARCELS PARCELS 1, 1.37 AC. PARCELS 2, 2.85 AC. PARCELS 3, 5.34 AC.
ADDRESS:	20254 COUNTY ROAD 102 SOUTH PUEBLO, ALABAMA 36533
PARCEL ID #:	05-01-05-10-00-010-001 PIR 234234
	SALWELL COUNTY, AL
ZONING:	RWF-6 RECREATIONAL MULTIPLE FAMILY PLANNING DISTRICT 30
CURRENT USE:	RESIDENTIAL
PROPOSED USE:	OUTDOOR TENNIS AREA - MEN HANDICAPPED (THREE BAY)
PROPOSED INDEVELOP CODE:	10740D OF (2.44) 2356 ± ACRES TOTAL AREA OR 3.92 AC (PARCELS 1-3)
OFFICIALS:	OWNER: COUNTY TO VERIFY TITLE: COUNTY TO VERIFY FEAR: COUNTY TO VERIFY YEAR: 1 MAY 12 75
LANDSCAPE BUFFERS:	FRONT: 10' SIDE & REAR: 30'
REQUIRED PARKING (415):	2 SPACES FOR WORK QUARTERS + 5 OFFICE CUBICLE 2 SPACES
PROPOSED PARKING:	5 REGULAR SPACES 1 BICYCLE SPACE TOTAL = 8 SPACES
FULL SITE	SPACE SEE 100 X 201 ASILE WIDTH HANDICAPPED VAN-5' HANDICAPPED VAN-4'
SEIN:	PRE-EXISTING WALK SIGN AREA 72' OF WALK INT 20'
UTILITIES:	WATER: SALWELL UTILITIES SEWER: SALWELL CO SEWER SYSTEM POWER: SALWELL EDC GAS: NONE TELEPHONE: CENTURY LINK

	ASPHALT PAVING
	AGGREGATE SURFACE (PHASE I) FOR STORAGE
	CONCRETE

 FENCE 6" HIGH CHAIN LINK
 FENCE 4" HIGH ORNAMENTAL SEE DETAIL

FDR PLANNING DEPARTMENT REVIEW



GULFWIDE ENGINEERING, LLC
PO BOX 7665, SPANISH FORT, ALABAMA 36577
(251) 209-1040 EM:AL: njac2015@aol.com



**HARBOR LIGHTHOUSE
RECREATIONAL STORAGE**
20524 COUNTY ROAD 12 SOUTH, FOLEY, ALABAMA 36535

SITE PLAN- PHASE I
SCALE 1"=20'

APPENDIX:

DATE: JANUARY 15, 2025	
DRAWN: JH	CHECKED:
REVISIONS:	

CSAM. N3.	
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SHEET NO.
C-2.2
OF TOTAL SHEETS

POA Statement

Sorry, I completely misunderstood the question.

No, there is no HOA on this property.

Thank You,

A handwritten signature in blue ink that reads "Paul E Shoenight Jr". The signature is written in a cursive style.

Paul E Shoenight Jr.

9-13-2025

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 30 came into effect on July 20, 1993. The lot described is 330 x 450 feet and is approximately 3.4 acres. The minimum lot size requirement for RMF-6, Multiple Family District, is 6,500sf, with a Minimum Lot Width at the Building Line of 60'.

Minimum lot size: **6,500sf**, Actual lot size: **3.4 acres, 148,500sf**, Minimum Lot width at building line: **30'**, Actual Lot Width: **330'**,
Hardship: **No**

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

The property is relatively flat and 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 purpose of this district is to offer opportunities for multi-family residential development and mini-warehouse facilities. These include facilities for storing boats and recreational vehicles and are permitted in RMF-6 zoning as long as a commission site plan approval is obtained. The applicant has expressed a preference to possibly reduce the 30-foot landscaped buffer on the rear side of the development that borders the remaining 21 acres, which they own and live on, which is also zoned RMF-6. There is an existing natural buffer further away from the development, on the adjacent parcel, and the owner would like to explore the possibility of obtaining a variance from the 30-foot buffer to potentially facilitate the continuation of phase 2 in the future. Staff believes that the granting of the application is not necessary for the preservation of a property right and 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.
- * The applicant has been under review for a Commercial Site Plan permit.

ZVA25-48 SHOENIGHT PROPERTY

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant is seeking a variance from Section 13.14.2 (f) buffer requirements of the Baldwin County Zoning Ordinance, as it pertains to the 30' landscape buffer to allow for a boat/RV storage facility.

The applicant would like to avoid the installation of the south side landscape buffer of 30' that is required.

Staff recommends that ZVA25-48 be denied, unless information to the contrary is revealed at the public hearing.

If the board grants the variance request, staff recommends the following conditions,

1. If approved, the variance is limited site plan as shown and provided herein.
2. 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.

ZVA25-48 SHOENIGHT 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 #2

NEXT REGULAR MEETING

NOVEMBER 13, 2025 @ 3:00PM

BALDWIN COUNTY SATELLITE COURTHOUSE

FOLEY, AL