



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

REGULAR MEETING

FEBRUARY 12, 2026

BALDWIN COUNTY CENTRAL ANNEX

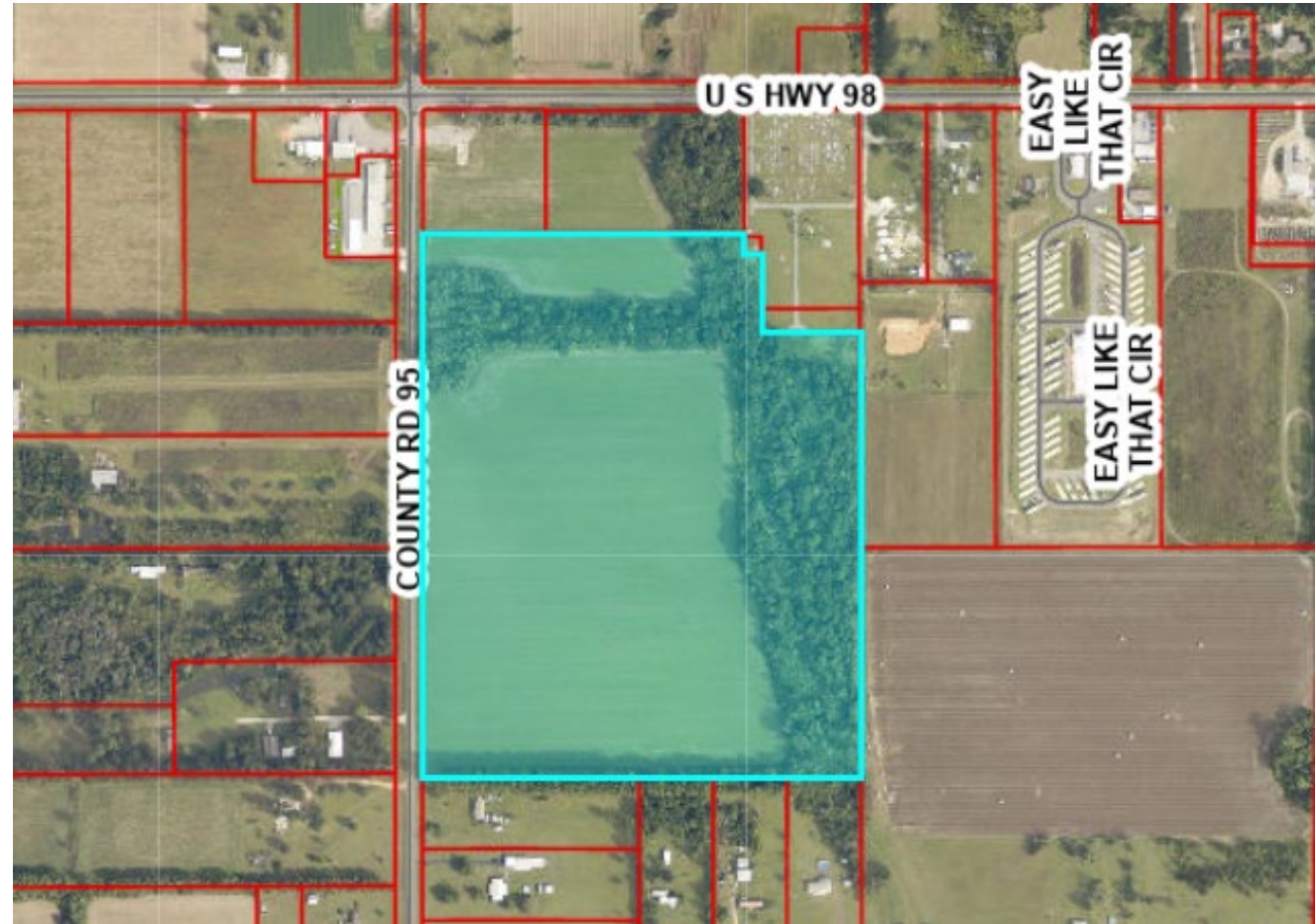
ROBERTSDALE, AL

ZVA25-59 KANHA DEVELOPERS PROPERTY

VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 22
- **Zoned:** RA, Rural Agriculture
- **Location:** The subject property is located on the east side of County Road 95
- **PID:** 53-53-07-26-0-000-004.000
- **PPIN:** 66253
- **Acreage:** 45 ac
- **Physical Address:** 12826 Co Rd 95
- **Applicant:** Thomas Granger
- **Owner:** Kanha Developers LLC



ZVA25-59 KANHA DEVELOPERS LLC PROPERTY

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

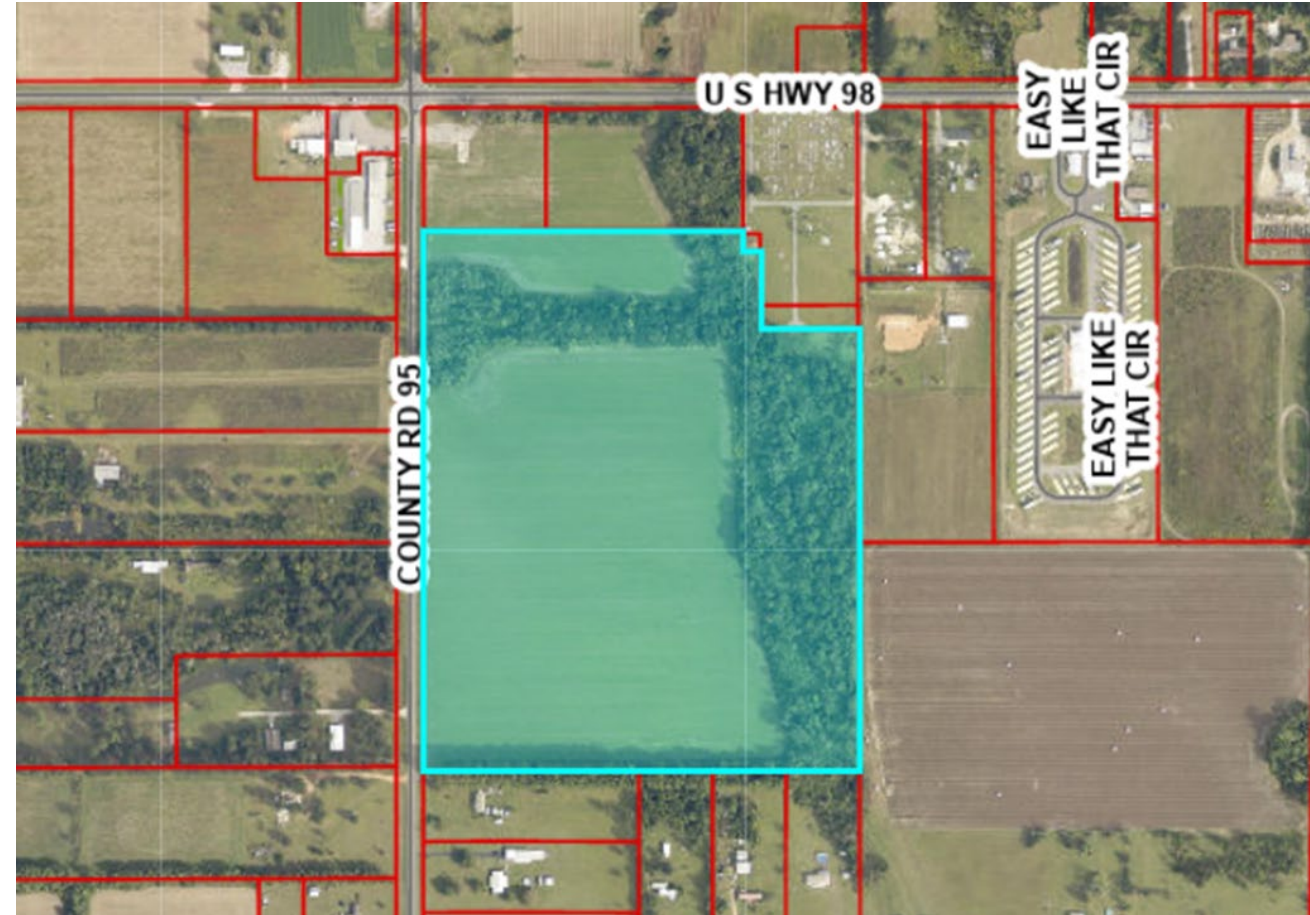
Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 17.2(a) regarding the 10-foot landscape buffer along a collector road, as well as from Section 15.3.3, which specifies that two-way access driveways adjacent to parking areas along County Road 95 must have a minimum width of 24 feet, in order to allow for RV/Boat storage.

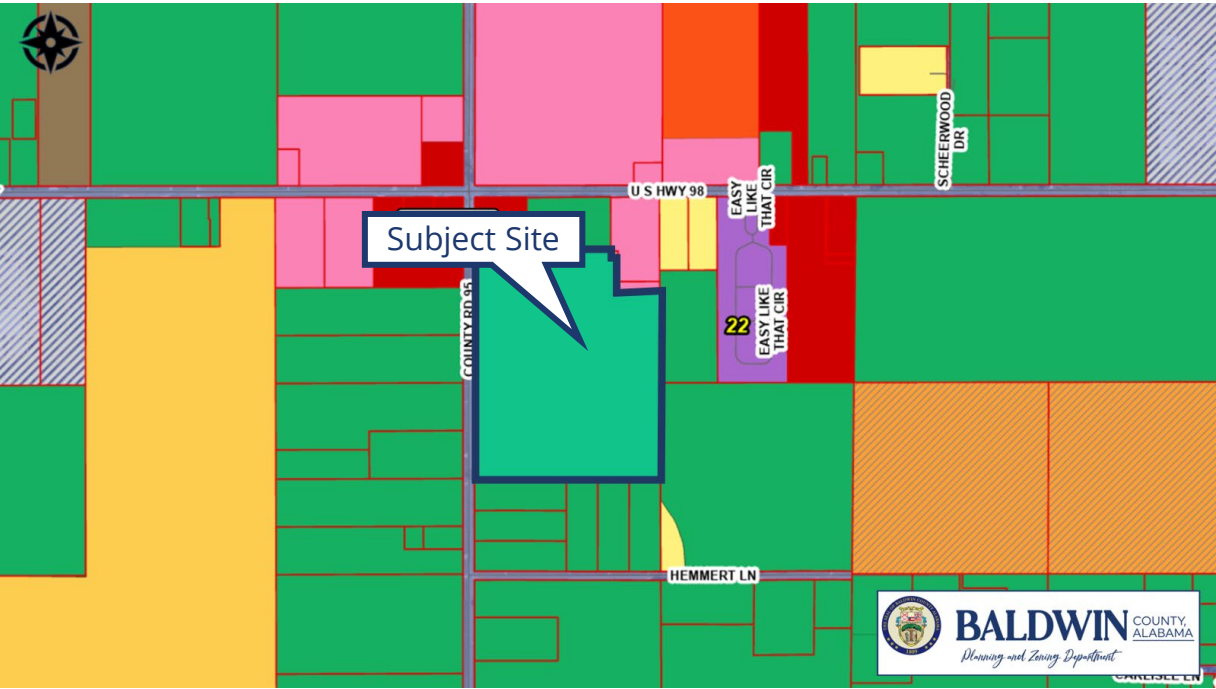
The applicant requests that landscaping not be installed along the front adjacent to County Road 95 and also requests that the minimum width of the two-way access driveways within and leading to the parking areas be less than 24 feet.

The staff acknowledges a hardship on the subject property regarding Section 17.2(a) and recommends that **approval be granted solely for the portions of the wetlands delineated on the site plan, while maintaining the required buffers on the north and south sides of these delineated wetlands on the site plan.**

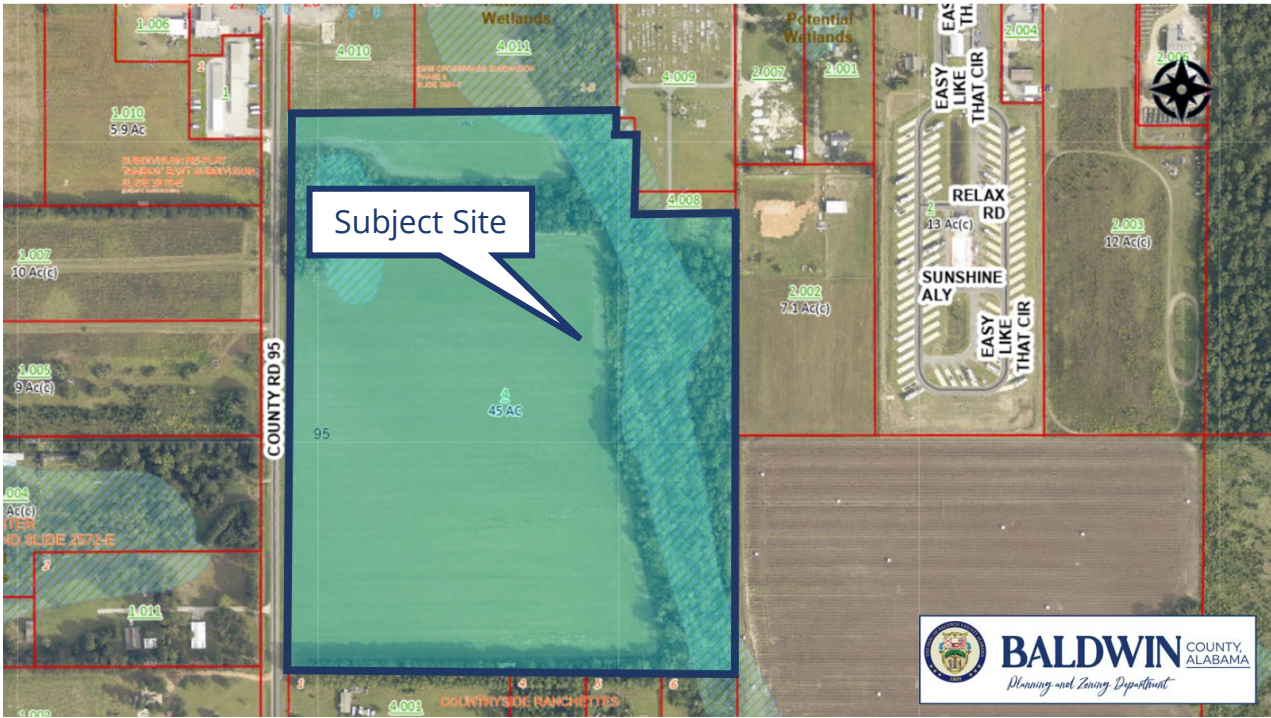
Regarding Section 15.3.3, **staff does not perceive a hardship** related to the minimum width of the two-way access driveways within and leading to the parking areas for case number **ZVA25-59** and **recommends this portion of the case be denied.**



Locator Map



Site Map



	Adjacent Zoning	Adjacent Land Use
North	B3, General Business District	Commercial/Under Construction
South	RA, Rural Agriculture	Residential
East	RA, Rural Agriculture	Agricultural
West	RA, Rural Agriculture	Agricultural



Subject Property
PIN: 66253



**VARIANCE PROPOSED
FOR THIS PROPERTY**
CASE NUMBER
ZVA25-000059
*For Information Contact
Baldwin County Planning &
Zoning Department
(251)580-1655 / (251)972-8523
(251)990-4623*



Jan 26, 2026 10:50:35 AM
30°24'38.10028"N 87°32'51.44392"W
96° E

Baldwin County Code Enforcement



Adjoining Property
to the North
PIN: 398365



Jan 26, 2026 10:52:32 AM
30°24'50.90198"N 87°32'51.27112"W
103° E

Baldwin County Code Enforcement



Adjoining
Property to
the South
PIN: 112168



Jan 26, 2026 10:53:20 AM
30°24'31.87228"N 87°32'51.65981"W
95° E

Baldwin County Code Enforcement



Adjoining Property
to the East
PIN: 41467



Jan 26, 2026 10:54:29 AM
30°24'25.98678"N 87°32'34.80486"W
360° N

Baldwin County Code Enforcement



Property to
the West
PIN: 99125



Jan 26, 2026 10:50:49 AM
30°24'38.17033"N 87°32'51.54058"W
276° W

Baldwin County Code Enforcement

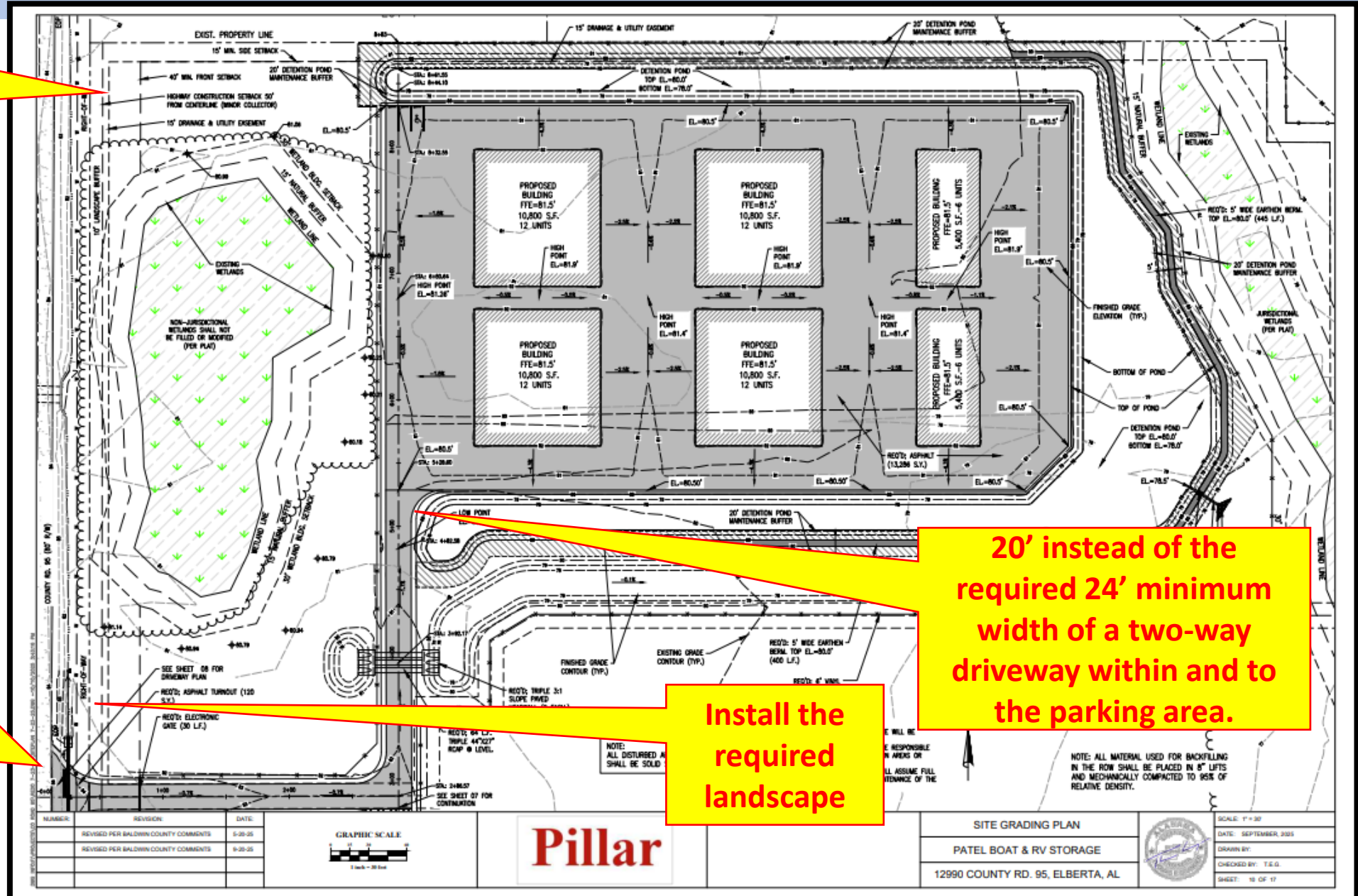
Site Plan

Install the required landscape

20' instead of the required 24' minimum width of a two-way driveway within and to the parking area.

20' instead of the required 24' minimum width of a two-way driveway within and to the parking area.

Install the required landscape



STATE OF ALABAMA
COUNTY OF BALDWIN

I, Trent Wilson, a Professional Land Surveyor, State of Alabama, hereby certify that I have surveyed the property of the Dan & Dan, a Limited Liability Corporation, John Arnold, and Larry Pfister situated in Baldwin County, Alabama and described as follows:

Legal Description:
LOT 2 OF 95/98 CROSSROADS SUBDIVISION as recorded in the Office of the Judge of Probate of Baldwin County, Alabama in Slide 2827-D.

And that the plat or map contained herein is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of the boundaries of each lot and easement and the number and showing the streets, alleys and public grounds and giving the bearings, length, width and name of the streets, and a map further shows the location of the lot as placed in the Government Survey, and that permanent monuments have been placed as herein shown. Further certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

WITNESS my hand this 12th day of Oct., 2023.

Trent Wilson
Professional Land Surveyor
Alabama # 58188

OWNER'S DECLARATION
Dan & Dan LLC, P.O. BOX 3188, CARMEL, IN 46032, as owner, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as 95/98 CROSSROADS SUBDIVISION, a part of Section 26, Township 7 South, Range 5 East, Baldwin County, Alabama, and that the (Streets, Drives, Alleys, Easements, etc.) as shown on said plat are hereby dedicated to the use of the public.

Owner: W. Hall (Planning Member)

ACKNOWLEDGMENT
STATE OF ALABAMA
COUNTY OF BALDWIN
I, J. L. HALL, County Clerk, do hereby certify that the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, and with full authority, executed the same voluntarily for and as the said corporation.

Given under my hand and official seal this 12th day of September, 2023.

OWNER'S DECLARATION
John Arnold, as owner, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as 95/98 CROSSROADS SUBDIVISION, a part of Section 26, Township 7 South, Range 5 East, Baldwin County, Alabama, and that the (Streets, Drives, Alleys, Easements, etc.) as shown on said plat are hereby dedicated to the use of the public.

John Arnold

ACKNOWLEDGMENT
STATE OF ALABAMA
COUNTY OF BALDWIN
I, J. L. HALL, County Clerk, do hereby certify that the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, and with full authority, executed the same voluntarily for and as the said corporation.

Given under my hand and official seal this 12th day of September, 2023.

OWNER'S DECLARATION
Larry Pfister, as owner, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as 95/98 CROSSROADS SUBDIVISION, a part of Section 26, Township 7 South, Range 5 East, Baldwin County, Alabama, and that the (Streets, Drives, Alleys, Easements, etc.) as shown on said plat are hereby dedicated to the use of the public.

Larry Pfister

ACKNOWLEDGMENT
STATE OF ALABAMA
COUNTY OF BALDWIN
I, J. L. HALL, County Clerk, do hereby certify that the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, and with full authority, executed the same voluntarily for and as the said corporation.

Given under my hand and official seal this 12th day of September, 2023.

CERTIFICATE OF APPROVAL BY BALDWIN EMC
The undersigned, as authorized by Baldwin EMC, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this 12th day of September, 2023.

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
The undersigned, as County Engineer of Baldwin County, Alabama, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this 12th day of September, 2023.

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION
The undersigned, as Chairman of the Baldwin County Planning and Zoning Commission, hereby certifies that, at its meeting of Sept. 1, 2023, the Baldwin County Planning and Zoning Commission approved the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this 12th day of Sept., 2023.

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING DIRECTOR
The undersigned, as Director of the Baldwin County Planning and Zoning Department, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this 12th day of October, 2023.

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE
The undersigned, as authorized by Baldwin County Sewer Service, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this 12th day of October, 2023.

CERTIFICATE OF APPROVAL BY PERDIDO BAY WATER AUTHORITY
The undersigned, as authorized by Perdido Bay Water Authority, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this 12th day of Oct., 2023.

CERTIFICATE OF APPROVAL BY PERDIDO BAY WATER AUTHORITY
The undersigned, as authorized by Perdido Bay Water Authority, hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this 12th day of Oct., 2023.

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95/98 CROSSROADS SUBDIVISION
PHASE II

A RE-DIVISION OF LOT 2
95/98 CROSSROADS SUBDIVISION SLIDE 2827-D
BALDWIN COUNTY, ALABAMA
SECTION 26, TOWNSHIP 7 SOUTH, RANGE 5 EAST
DATE OF PLAT: AUGUST 18, 2022

OWNER
Dan & Dan, LLC
P.O. BOX 3188
CARMEL, IN 46032
05-03-07-26-0-000-004.000

OWNER
John Arnold
8187 Waymont Street
Indianapolis, IN 46253
05-03-07-26-0-000-004.000

OWNER
Larry Pfister
303 N. East Street
Indianapolis, IN 46203
05-03-07-26-0-000-004.000

OWNER
V & S LAND LLC
1474 LANE ONE EAST
MADISON, IN 46006
05-03-07-26-0-000-004.000

OWNER
Wendy Wilson
208 S. 20th St.
Gulf Shores, AL 36542
Phone: (251) 475-1555

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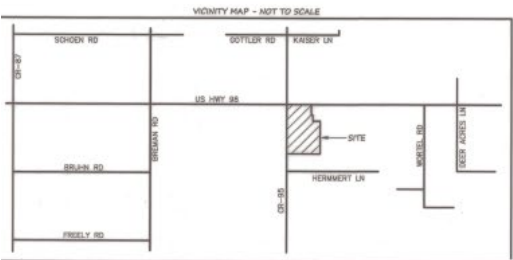
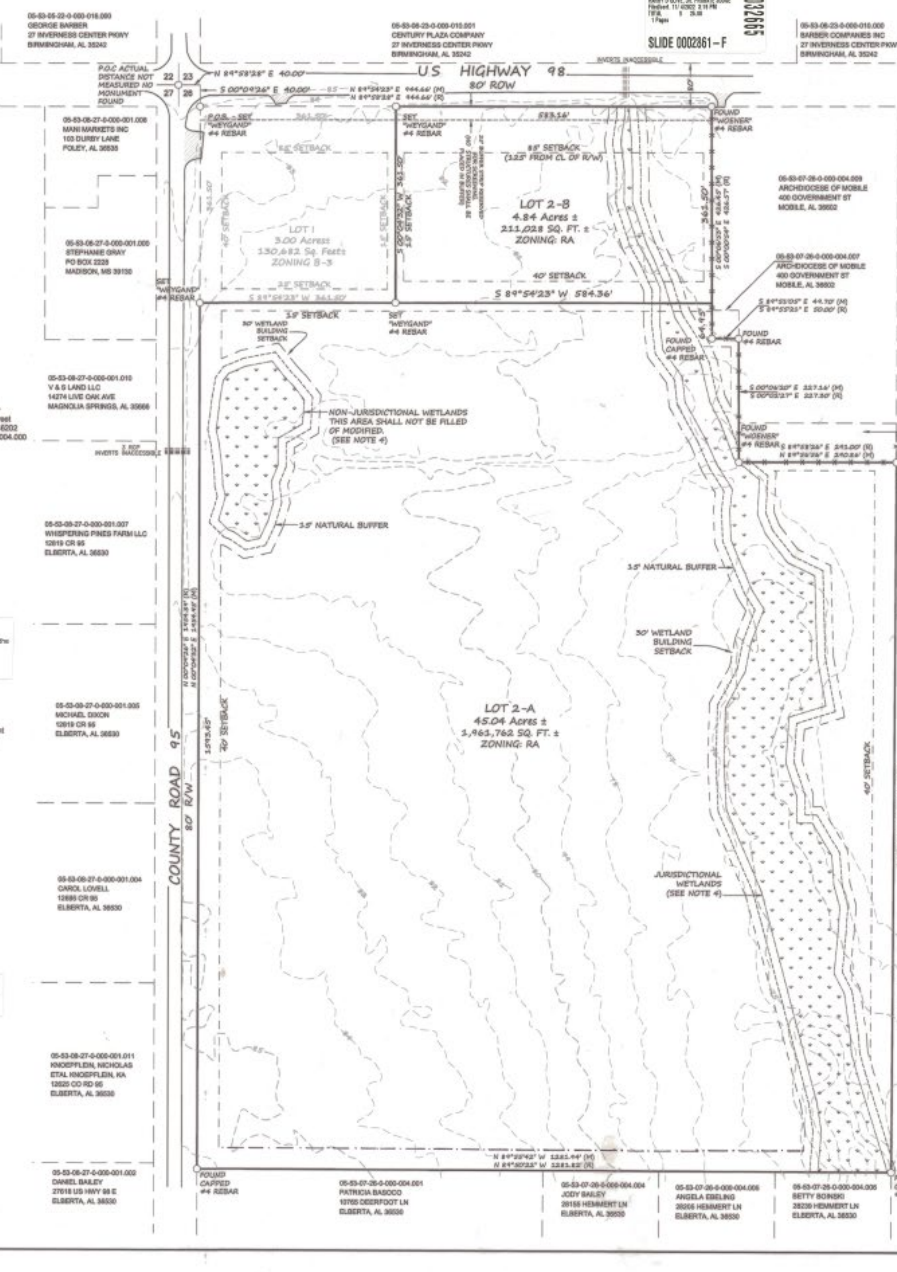
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NOTES
1. SURVEYOR'S ARE BASED ON GEODETIC NORTH AS OBTAINED BY GPS OBSERVATION.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THIS PROPERTY WAS SCALED ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP (FIRM) EFFECTIVE 4/10/2015 AND FOUND TO BE IN ZONE X.
4. WETLANDS WERE IDENTIFIED BY THE SURVEYOR AND INCORPORATED AND PROVIDED TO SURVEYOR IN STATE PLANS COORDINATES.
5. NO CLEARING OF WOODLAND AREAS SHALL BE CARRIED OUT BY THE SUBDIVISION PROCESS.

Zoning Requirements

Section 15.3 Design Standards and Improvement Requirements

15.3.3 Width of two-way access driveways. The minimum width of two-way access driveways within and to parking areas shall be 24-feet.

15.3.4 Paving standards. Parking spaces and driveways shall be improved with a suitable hard surface permanent type of pavement such as asphalt, concrete, limestone or other similar surface approved by the Planning Commission.

15.3.5 Drainage. Off-street parking facilities shall be drained to prevent damage to abutting property and streets and to prevent pollutants from draining onto the adjacent lots. Landscaped areas and perimeter areas shall be so graded as to receive a reasonable portion of the rainfall from the surrounding pavement. Protective curbing around landscaped areas will leave openings for the flow of water onto unpaved areas. No runoff shall be directed to the beaches or to surface waters.

15.3.6 Landscaping. Parking lots shall be landscaped in accordance with *Section 17.5: Parking Lots*.

15.3.7 Off-street loading and unloading space. Off-street loading/unloading spaces shall be provided as hereinafter required by this Ordinance.

- (a) **Size of spaces.** Each off-street loading/unloading space shall have minimum dimensions of 14-feet in height, 12-feet in width, and 55-feet in length. However, upon sufficient demonstration that a particular loading space will be used exclusively by shorter trucks, the Board of Adjustment may reduce the minimum length accordingly to as little as 35-feet.
- (b) **Connection to street or alley.** Each required off-street loading/unloading space shall have direct access to a street or alley or have a driveway which offers satisfactory ingress and egress for trucks.
- (c) **Floor area over 10,000 square feet.** There shall be provided for each hospital, institution, hotel, commercial, or industrial building or similar use requiring the

Section 17.2 Landscaping Plan

A landscaping plan is required for all major projects. Such plan shall be submitted in conjunction with an application for a site plan approval as herein provided. The plan shall clearly show what existing trees, shrubbery, and other vegetation will be retained, and what trees, shrubbery, and other vegetation will be added to complete the landscaping of the property. The developers shall attempt to retain as many trees as possible on the property unless the trees are a safety hazard to pedestrians, property, or vehicular traffic, or that their removal is necessary to construct the proposed improvements. In such case, the landscape plan shall indicate replacement trees at least 6 feet tall and one inch in diameter for each indigenous tree of at least three (3) inches in diameter removed, unless the property already has a tree density which does not allow adequate space or light for additional trees. The landscape plan shall show the locations of the proper number of replacement trees. Replacement trees and other vegetation to be installed shall be native species or noninvasive exotics which are not likely to out-compete native vegetation and do not require excessive pesticides, fertilizer, or water to maintain growth.

- (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.
- (b) A minimum of five (5) feet side and rear landscaping may be required in the landscape plan depending on the topography and arrangement of parking facilities. If required, such areas shall be planted with a combination of trees, shrubs and grass or other ground cover adequate to break the expanse of contiguous parking areas and to present an attractive appearance as determined by the Zoning Administrator. Adjacent property owners may jointly agree on the establishment of a common landscaped area between their properties that meets the requirement of this Section; provided that such agreement and the planting and maintenance of the common area shall be binding upon both parties and their successors, interests and assigns.
- (c) Junk yards shall be buffered with vegetation so as to achieve a complete visual screen of the yard and its ancillary operations.

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 22 came into effect on November 19, 2002. The lot of record is approximately 45 acres. The minimum lot size requirement for RA, Rural Agriculture District, is 3 acres with a minimum lot width at the building line of 210'. Therefore, staff believes there isn't exceptional narrowness, shallowness, or shape of the subject property that would require a variance.

Minimum lot size: 3 acres, Actual lot size: 45 acres, Minimum Lot width: 210', Actual Lot Width: 1593.45' Hardship: NO

2.) Exceptional topographic conditions or other extraordinary situations or conditions of a specific piece of property. The subject property indicates the presence of wetlands on a portion of the front parcel and features relatively flat terrain. As a result, staff may determine that there are exceptional topographical conditions or other extraordinary circumstances on the property that may warrant the consideration of 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 RA, Rural Agriculture District. Boat and RV storage are permitted under the RA zoning with a Commercial Site Plan, provided that the standards of 13.14.1 are met and the plan receives approval from the Planning Commission. Staff recognizes the possibility of a variance from the 10-foot landscape buffer in the area where the wetlands are delineated. However, staff feel that the other areas, as well as the reduced width of the two-way access driveways within and leading to the parking areas, are mainly intended to offer added convenience. Therefore, staff observes that the requested variance appears to be primarily for convenience and may not meet the criteria for a hardship as outlined in the Baldwin County Zoning Ordinance.

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

July 11, 2025

Cory Rhodes
Baldwin County Planning and Zoning
22251 Palmer Street
Robertsdale, AL 36567

RE: Patel Boat/RV Storage Facility
Case No: PUD25-000008
Open Space and Useable Open Space Variance Request

Dear Miss Rhodes:

As the Owner of Lot 2-A of Phase II of the 95/98 Crossroads Subdivision, I hereby confirm that there is no Property Owner's Association, and the restrictions placed on this Subdivision are presented in the Declaration of Covenants and Restrictions applicable to this Subdivision.

Please let me know if you need any additional information to supplement my request.

Sincerely,



Hetal Patel
4088 Craigend Loop
Gulf Shores, AL 36542

ZVA25-59 KANHA DEVELOPERS LLC PROPERTY

VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

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The staff acknowledges a hardship on the subject property regarding Section 17.2(a) and recommends that **approval be granted solely for the portions of the wetlands delineated on the site plan, while maintaining the required buffers on the north and south sides of these delineated wetlands on the site plan.**

Regarding Section 15.3.3, **staff does not perceive a hardship** related to the minimum width of the two-way access driveways within and leading to the parking areas for case number **ZVA25-59 and recommends this portion of the case be denied.**

ZVA25-59 KANHA DEVELOPERS LLC PROPERTY

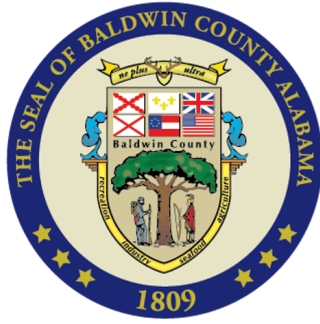
VARIANCE REQUEST SUMMARY AND RECOMMENDATION

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

MARCH 12, 2026 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL