



Baldwin County Planning & Zoning Department

Baldwin County Commission Staff Report

Case No. PID25-01
Pallet One Property
Planned Industrial Development (PID)
December 16, 2025

Subject Property Information

Planning District: 12
General Location: South of County Rd 64 of and east of Sugar Shack Lane
Physical Address: NA
Parcel Number: 05-41-01-11-0-000-013.001
Existing Zoning: M-1, Light Industrial District
Existing Land Use: Industrial
Proposed Land Use: Planned Industrial Development
Acreage: 28.7 ± acres
Applicant: Bruce Smith
457 St Michael St
Mobile, AL 36602
Owner: UFP Real Estate LLC
2801 E Beltline AVE NE
Grand Rapids, Michigan 49525
Lead Staff: Celena Boykin, Senior Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Agriculture	RA, Rural Agriculture
South	Agriculture	RA, Rural Agriculture
East	Agriculture	RA, Rural Agriculture
West	Agriculture	RA, Rural Agriculture

Summary

The subject property encompasses approximately 28.7 acres and is currently zoned M-1, Light Industrial. A request has been made to receive PID, Planned Industrial Development, approval. The current pallet business existed before Planning District 12 became zoned in 2006. The business is looking to add two warehouses to the property.

Section 8.1 M-1, Light Industrial District

8.1.1 Generally. 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.

8.1.2 Permitted uses. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted, conditioned on the *Commission Site Plan Approval requirements of Section 18.10*:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) Light industrial uses.
- (c) Transportation, communication, and utility uses except landfills and sewer treatment plants.
- (d) Outdoor recreation uses.
- (e) Marine recreation uses.
- (f) General commercial uses except racetracks.
- (g) Local commercial uses.
- (h) Professional service and office uses.
- (i) Institutional uses.
- (j) Agricultural uses.
- (k) Accessory structures and uses.

8.1.3 Conditional Use Commission Site Plan Approval. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed as Commission Site Plan Approval uses:

- (a) Transportation, communication, and utility uses not permitted by right per 8.2.2(c): Permitted uses.
- (b) General commercial uses not permitted by right per 8.2.2(f): Permitted uses.

8.1.4 Area and dimensional ordinances. Except as provided by Section 2.3: Establishment of Zoning in Planning Districts, Section 12.4: Height Modifications, Section 12.5: Yard Requirements, Section 12.6: Coastal Areas, Section 12.8: Highway Construction Setbacks, Section 18.5: Variances, and Article 20: Nonconformities, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	45-Feet
Maximum Height in Habitable Stories	4
Minimum Front Yard	25-Feet
Minimum Rear Yard	see (a & b)
Minimum Side Yards	see (a & b)
Minimum Lot Area	40,000 Square Feet
Minimum Lot Width at Building Line	120-Feet
Maximum Impervious Surface Ratio	.80

- (a) No minimum except where abutting a residential district, in which case there shall be a minimum yard of 25-feet abutting the residential district.
- (b) The required yards shall be increased by one foot for each foot of building height in excess of 35-feet.

Agency Comments

USACE, James Buckelew: Staff reached out but received no comments.

ADEM, Scott Brown: Staff reached out but received no comments.

Staff Analysis and Findings

The requirements and standards for review and approval of Planned Developments are found within Article 9 of the Baldwin County Zoning Ordinance. According to Section 9.1, “It is the purpose of this article to permit Planned Developments which are intended to encourage the development of land as planned communities, encourage flexible and creative concepts of site planning; preserve the natural amenities of the land by encouraging scenic and functional open areas; accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of these ordinances; provide for an efficient use of land resulting in smaller networks of streets and utilities where access to regional systems is impractical and thereby lowering development and housing costs; and provide a stable environmental character compatible with surrounding areas.” Specific variations in off-street parking and loading requirements, sign requirements, landscaping requirements and area and dimensional requirements, including lot sizes, lot widths, setbacks and building height, may be approved by the County Commission.

The proposed Planned Industrial Development (PID), covering 28.7 acres and known as Pallet One, is seeking site plan approval for the entire site. The applicant intends to add two new warehouses to the development and requests a reduction in parking beyond what is required by the Zoning Ordinance. This site existed prior to the establishment of Planning District 12 in 2006; currently, the applicant seeks to expand the site and bring it into compliance with the Zoning Ordinance. The primary deviation being requested through this site plan approval is for reduced parking. Currently, the site has 91 parking spaces, along with an additional 18

spaces in the Highway Construction Setback intended for overflow parking. The Zoning Ordinance requires a total of 172 parking spaces. The applicant has indicated that there are currently only 79 employees, and the two new warehouses will be used for storage purposes only, not resulting in new jobs. The development meets all other requirements outlined in the PID standards, and with this site plan approval, a landscape buffer of up to 75 feet will be provided around the property. The applicant requested a parking variance from the Board of Adjustments, but it was denied. They are now seeking approval from the PID.

According to the Master Plan, the area is designated for Moderate Development Density, with potential for Rural/Agriculture/Low Impact Development (LID) and Conservation Development. The site is also near a Commercial Industrial Center node which is located at the Wilcox exit. Staff has reviewed the submitted documentation and determined that the request is in compliance with the requirements of a Planned Industrial Development (PID).

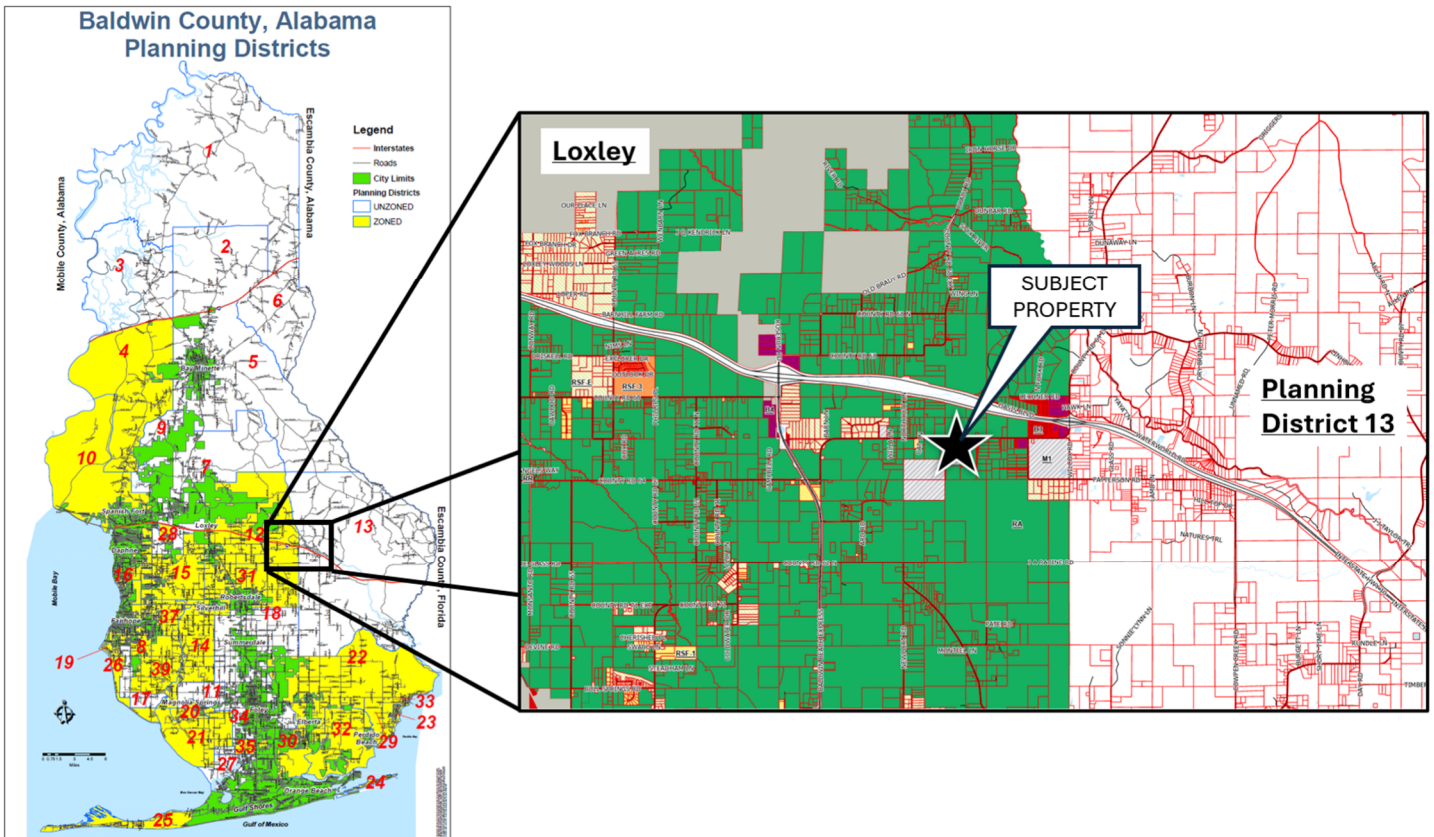
Staff Comments and Recommendation

Unless information to the contrary is revealed at the public hearing, staff feels PID Site Plan should be recommended for **Approval**.

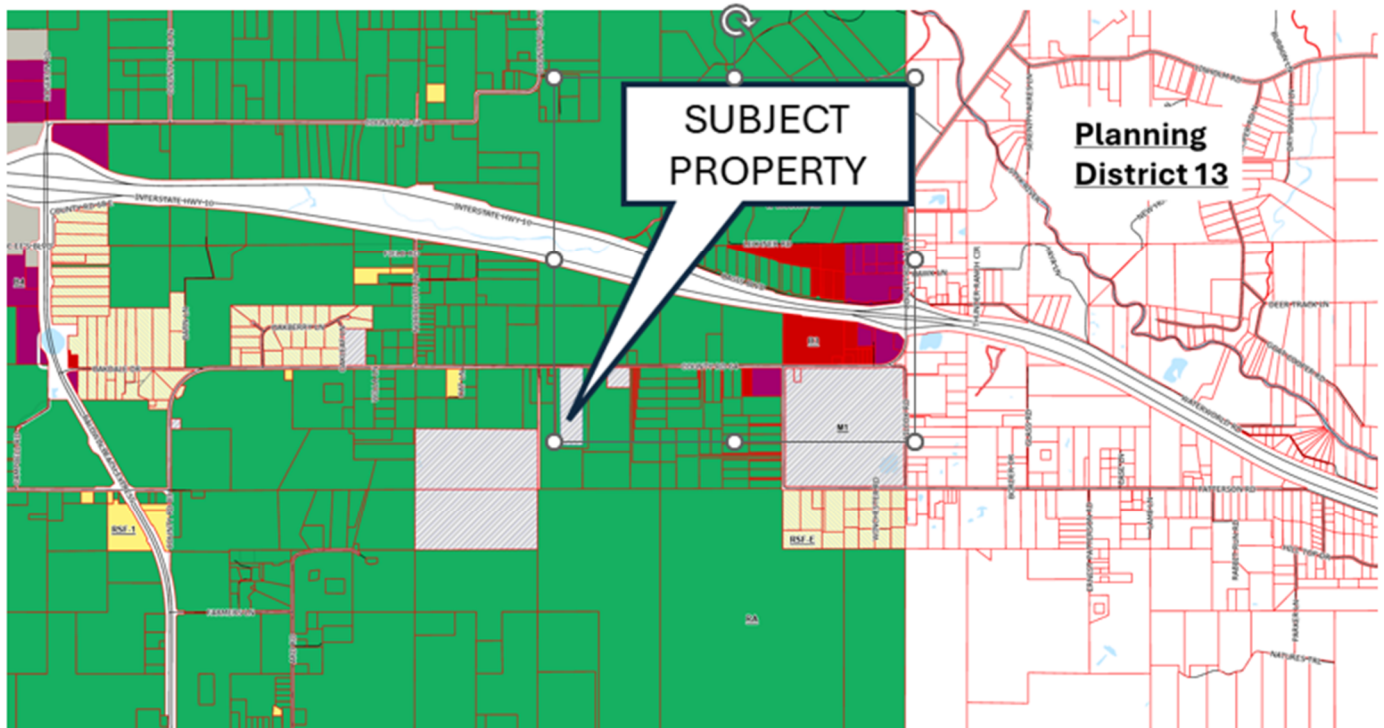
If it is the pleasure of the County Commission to approve the site plan, the following conditions would apply:

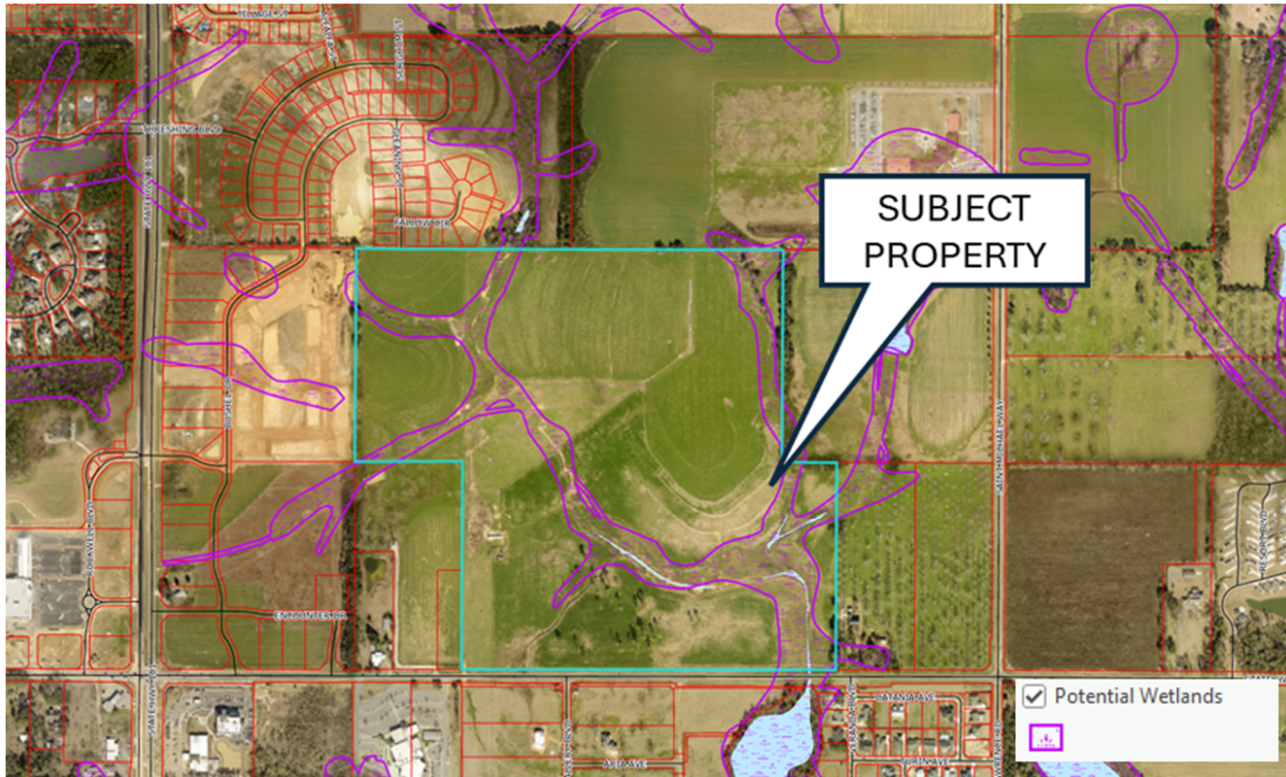
Any expansion of the proposed structures, facility, and/or industrial use shall necessitate a new site plan and be reviewed by the County Commission.

County Map



Locator Map





FLUM

COMMERCIAL/INDUSTRIAL CENTER

The mix of uses in this center may include light industrial, office, and/or institutional uses as well as supporting businesses, retail, restaurants, services, and recreation. Some portions may also be suitable for residential uses.

PRIMARY LAND USES

- Corporate office campus
- Research and Development
- Light manufacturing
- Single- and multi-tenant professional office
- Medical office
- Warehouse
- Large-scale shopping center
- Call center

SECONDARY LAND USES

- Multi-family homes, apartments, condominiums

RELATED ZONING DISTRICTS

- B-4 Major Commercial District
- M-1 Light Industrial District
- M-2 General Industrial District
- PID Planned Industrial Development District

CONNECTIVITY NETWORK

- Primarily auto-dependent with bike and pedestrian travel by sidewalks and trails



MODERATE DEVELOPMENT POTENTIAL AREAS

Moderate Development Potential Areas are suitable for all of the land uses described in the previous place types but may also include a variety of home types from large and medium-lot single-family detached homes to single-family attached homes such as duplexes and townhomes. Subdivision patterns may be amenity-based communities with small gardens, parks, and playgrounds within private lots or part of a community space. Neighborhood centers or nodes at key intersections would allow for a combination of retail, office, and service uses to meet the needs of the community.

PRIMARY LAND USES

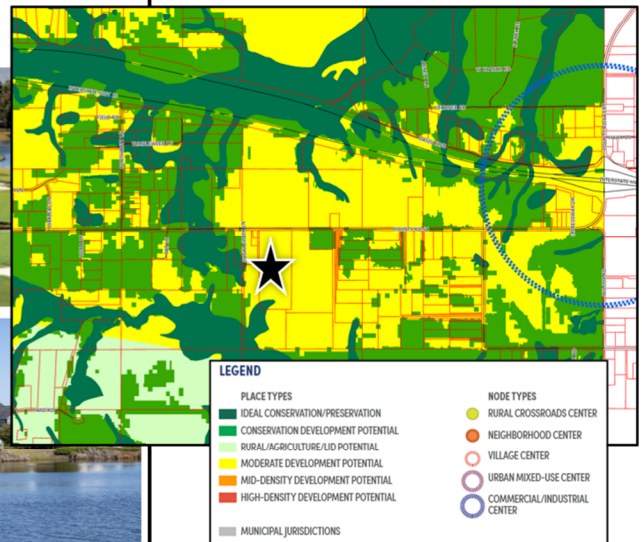
- Single-family neighborhoods (suburban)
- Amenity-based communities
- Neighborhood center/node

RELATED ZONING DISTRICTS

- RSF-1 Single Family District
- RSF-2 Single Family District

CONNECTIVITY NETWORK

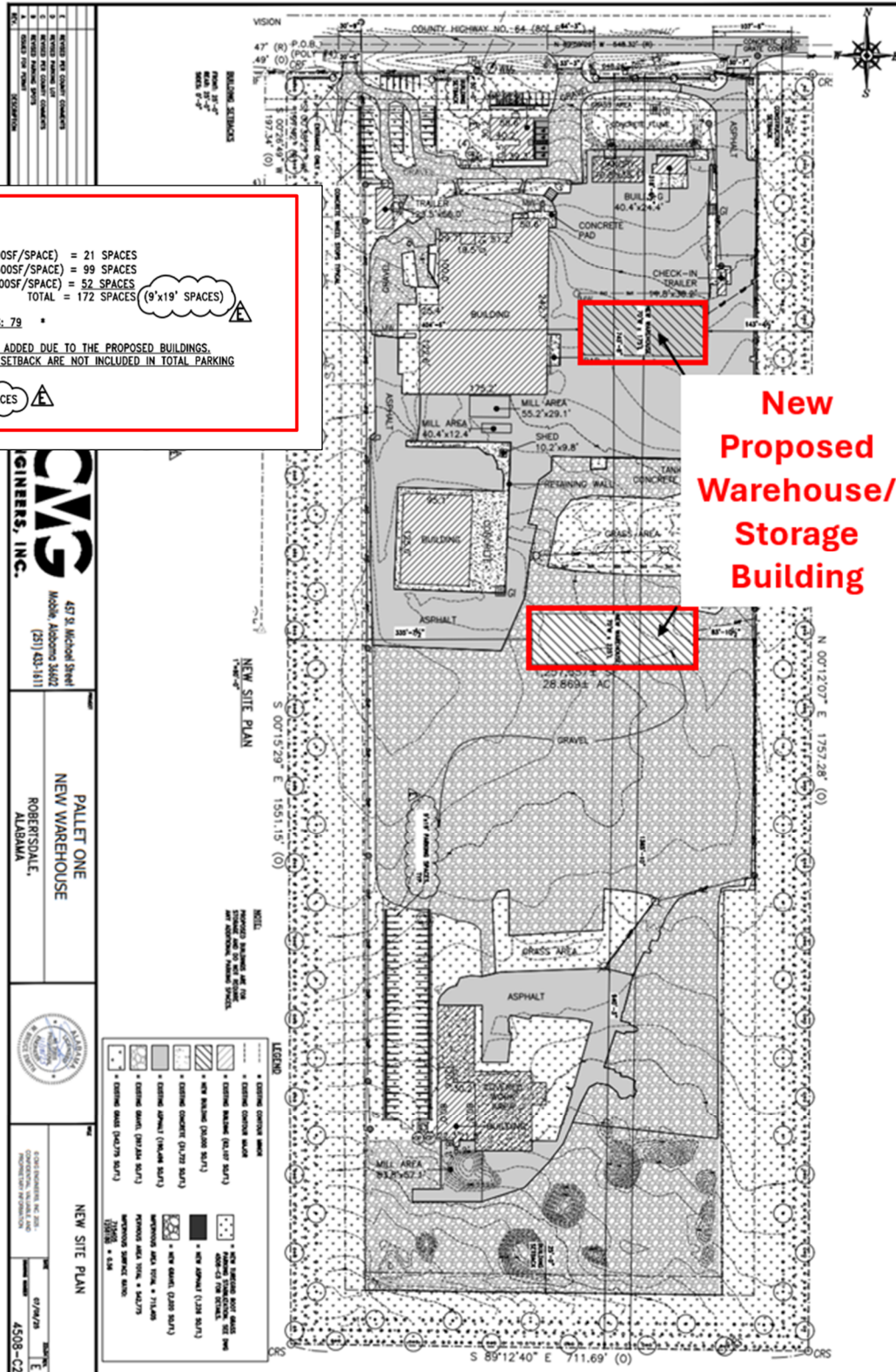
- Suburban street networks/limited use cul-de-sacs
- Open space, parks and amenities provided within neighborhoods
- Streets with sidewalks, bike lanes, and/or side paths based on local character and context
- Suburban greenways and trails



Pictures



Site Plan



PARKING REQUIREMENTS

REQUIRED PER ORDINANCE:

OFFICE SPACE: $4,070\text{SF} / (200\text{SF} / \text{SPACE}) = 21 \text{ SPACES}$

INDUSTRIAL SPACE: $49,477\text{SF} / (500\text{SF} / \text{SPACE}) = 99 \text{ SPACES}$

WAREHOUSE SPACE: $51,832 / (1,000\text{SF} / \text{SPACE}) = 52 \text{ SPACES}$

TOTAL = 172 SPACES

(9'x19' SPACES)

* TOTAL NUMBER OF EMPLOYEES: 79 *

NO ADDITIONAL EMPLOYEES WILL BE ADDED DUE TO THE PROPOSED BUILDINGS. PARKING SPACES IN CONSTRUCTION SETBACK ARE NOT INCLUDED IN TOTAL PARKING COUNT.

PARKING SPACES PROVIDED: 91 SPACES

**New
Proposed
Warehouse/
Storage
Building**



November 21, 2025

Project: Pallet One, Inc.
CMG Job Number: 4508

Narrative

Pallet One, Inc. (UFP Real Estate LLC) proposes to construct two new buildings (open structures/30,000sf total) at their location at 26640 County Rd 64 Robertsdale, Alabama. The existing use of the areas that will be used for the new buildings is open storage for pallets. The new buildings will be constructed to provide protection from the weather for the stored pallets. Each building will have two open sides. Minimal land disturbance will occur for this project as no slab foundations will be constructed for the buildings. Isolated footings will be constructed for the building foundations. The existing ground cover (gravel/asphalt) will be utilized for the new building floor surfaces. **There will be no new site grading for this project.** Improvements will be made to parking locations. TrueGrid Root will be installed in the parking locations to reinforce the grass areas and make them suitable for parking. Bumpers will be installed to delineate the spaces. This product is completely pervious and does not increase stormwater runoff. Additional parking improvements will be included in the handicap parking area near the main office building. The additional runoff due to the paved parking location will be negligible. This project does not increase the impervious area of the site. The stormwater runoff will continue to be conveyed and drain as it does in its current condition and will have no negative downstream impacts.

Pallet One has owned and operated the facility for the last 6 years. The construction of the new storage buildings requires the site to comply with the current zoning ordinance, including parking. The size and occupancy of the new and existing buildings require the site to have a total of 172 parking spaces. The company only has 79 total employees. Pallet One's hours of operations are 6 AM – 4:30 PM Monday thru Thursday and 6AM -12PM on Friday. In addition, approximately 10% of their workforce carpools daily, further lowering the

demand for parking spaces. This company operates on a national scale and rarely receives visitors. The ordinance required 172 parking spaces would create a large unnecessary burden on the site and the additional parking spaces would never be used. In addition, this large increase in parking spaces would drastically change existing operational layouts onsite due to space restrictions and repositioning of storage areas. No additional employees will be acquired due to the construction of the two new storage buildings. Ninety-four (94) parking spaces are proposed with this Planned Industrial Development. No traffic study is required because no new traffic will be generated due to the improvements. All lighting will be positioned towards the owner's property. No light pollution will trespass/effect any neighboring properties.

Please advise if additional information is needed.

Sincerely,



Bruce Smith, P.E.

