



# Baldwin County Planning & Zoning Department

## Baldwin County Commission Staff Report

Case No. PID26-01  
Pallet One Property  
Planned Industrial Development (PID)  
July 21, 2026

### 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. The applicant received a PID approval in December of last year for this property. A request has been made to modify the current PID in order to add an additional building to the site plan.

### 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 Planned Industrial Development (PID), covers 28.7 acres and known as Pallet One, is seeking a new site plan approval. The applicant intends to add another building to the development. The last approved request asked for two new warehouses and 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.

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).

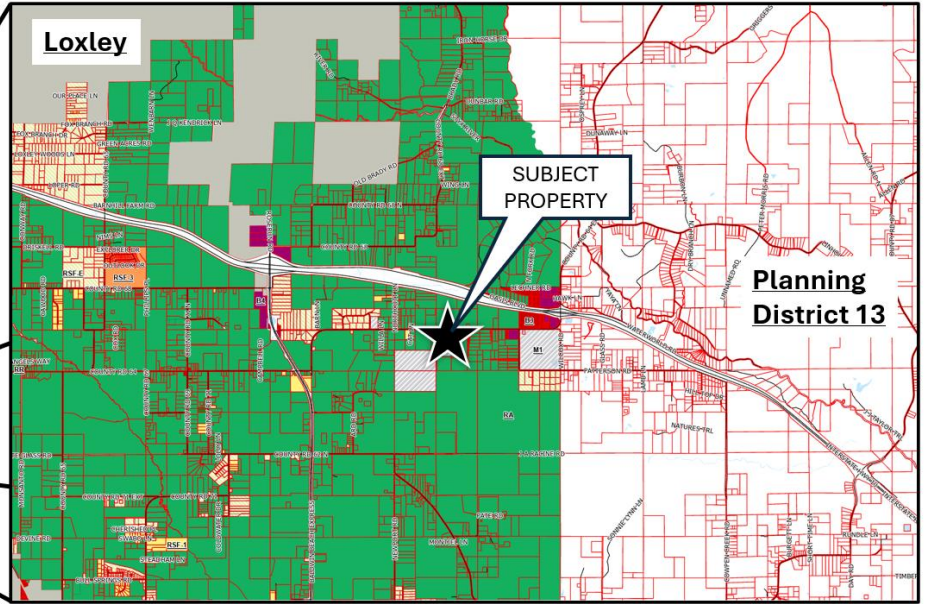
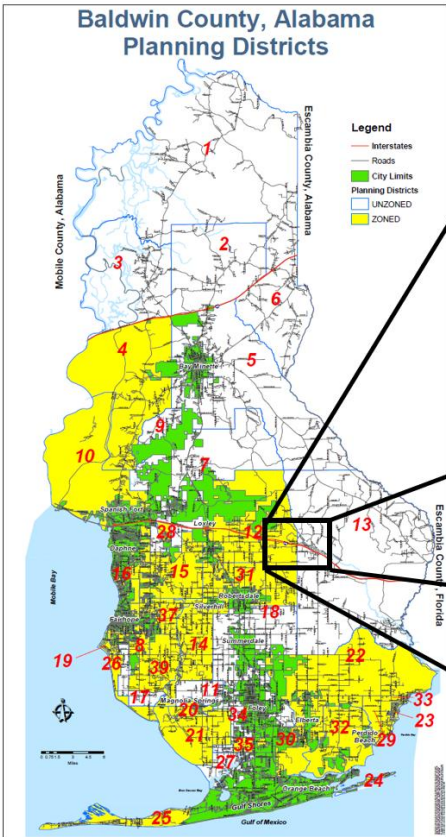
### Staff Comments and Recommendation

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

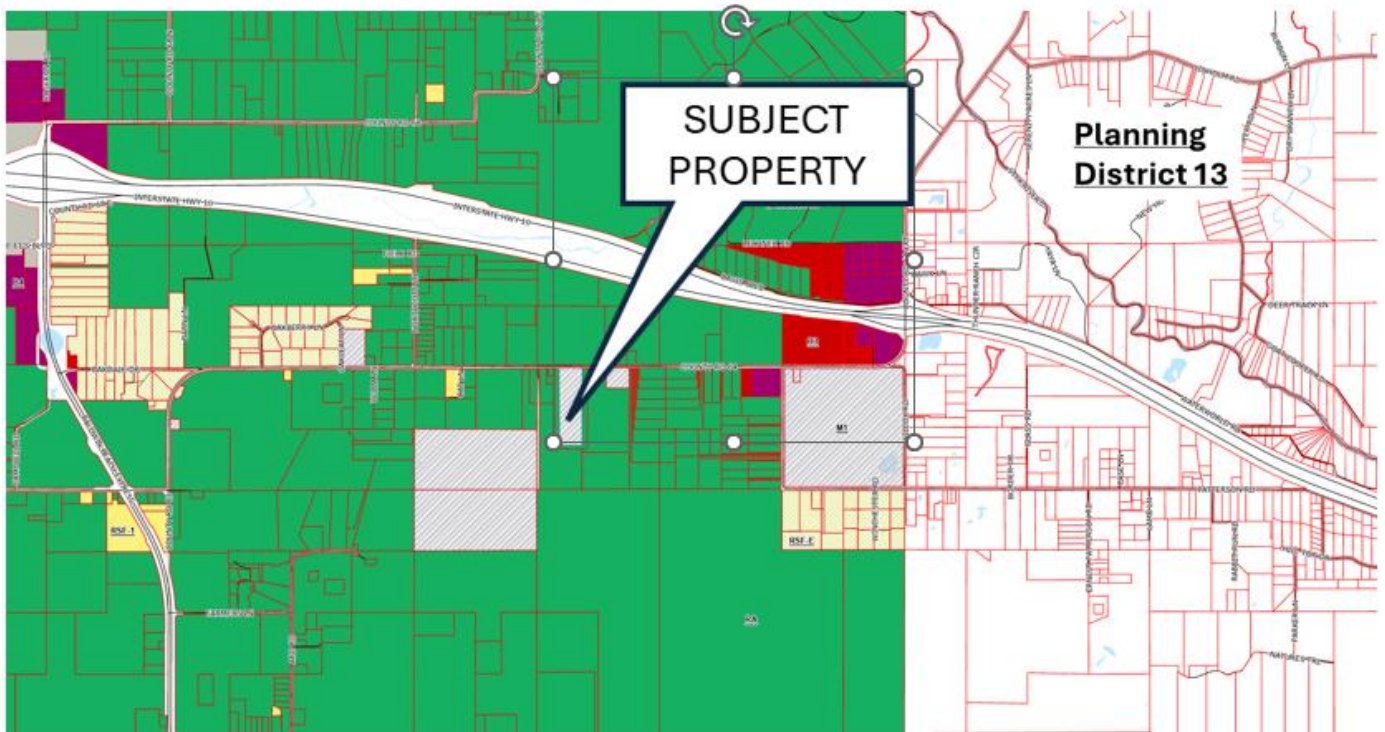
If it is the pleasure of the County Commission to approve the site plan, the following conditions would apply:

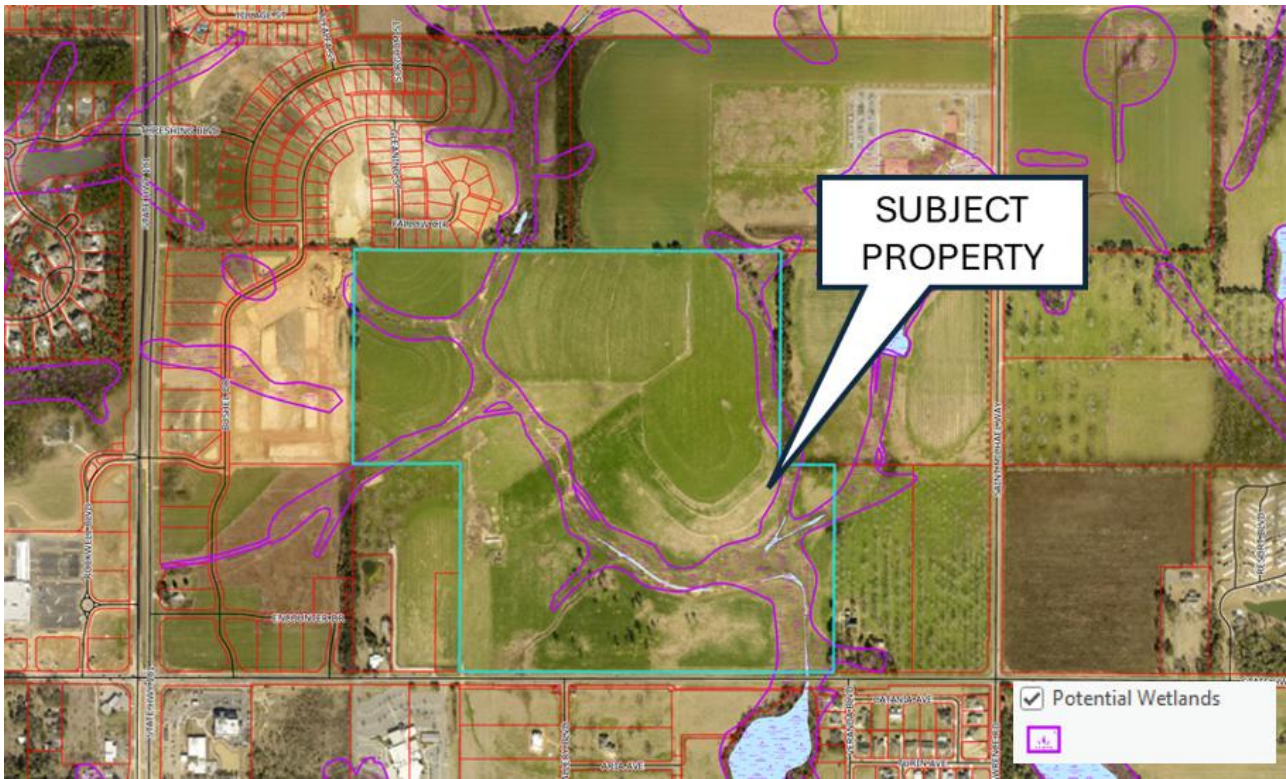
Any expansion of the proposed structures, facility, and/or industrial use shall necessitate a new site plan and be reviewed by the County Commission.

# 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**

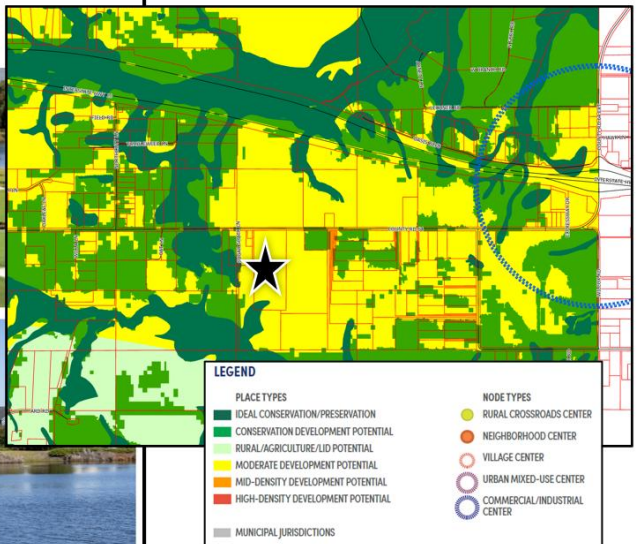
- Single-family neighborhoods (suburban)
- Amenity-based communities
- Neighborhood center/node

**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





