



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. PUD25-03 & CSP25-13
Milton Jones Warehouse Development
Commission Site Plan (CSP) & Planned Unit Development (PUD) Approval
August 7, 2025

Subject Property Information

Planning District: 15
General Location: Subject property is located south of Milton Jones Rd and west of State Highway 181 in the Daphne area
Physical Address: 9844 Milton Jones Rd, Daphne
Parcel ID: 05-43-05-22-0-000-020.008 **PIN:** 307162
05-43-05-22-0-000-020.013 **PIN:** 379976
05-43-05-22-0-000-020.012 **PIN:** 364251
Zoning: B4 & M1
Proposed Use: Additional storage buildings
Acreage: 1.41 +/- acres
Applicant: Larry Smith, P.E., S.E. Civil
Owner: Wise Properties, LLC
Lead Staff: Fabia Waters, Associate Planner
Attachments: *Within Report*

	Adjacent Land Use	Adjacent Zoning
North	Residential	RSF3, Single Family District
South	Commercial	M1, Light Industrial
East	Commercial	M1, Light Industrial
West	Residential	RSF1, Single Family District

Summary

The applicant is requesting Commission Site Plan (CSP) and Planned Unit Development (PUD) approval for additional office warehouses and one office building. The subject property encompasses +/- 9.07 total acres and zoned as B4, Major Commercial District & M1, Light Industrial. The adjacent parcels are designated primarily for commercial purposes. The request meets the requirements of the Baldwin County Zoning Ordinance and Subdivision Regulations.

Agency Comments

USACE, James Buckelew: Staff reached out on 6/10/2025 but received no comments.

ADEM, Scott Brown: Staff reached out on 6/10/2025 but received no comments.

Subdivisions, Fabia Waters: If more than 2 businesses will lease space in this building, a Planned Unit Development application is required.

Planning and Zoning Staff: The property is subject to the Baldwin County Subdivision Regulations and the Baldwin County Zoning Ordinance. Any future development or subdivision of the property will be required to adhere to the adopted regulations that are current at the time of application for future development. A subdivision application may likely include, but not be limited to the following: a wetland delineation and/or wetland determination, a traffic study with the scope established by County staff, a subdivision preliminary plat to be considered by the Planning Commission, a subdivision permit depicting drainage and transportation improvements on subject property, a turnout or ROW permit depicting drainage improvements and transportation improvements in the public ROW, and any permits of other agencies such as the Alabama Department of Transportation (ALDOT), U.S. Army Corps of Engineers (USACE), U.S. Fish and Wildlife Service (USFWS), etc. Approval of a zoning change does not necessarily guarantee a subdivision will be approved on subject property.

Staff Analysis and Findings

The criteria for reviewing Commission Site Plan approvals are outlined in Section 18.10.5 of the Baldwin County Zoning Ordinance. Staff carefully considered all of these factors during the evaluation of the application.

The proposed Site Plan for the additional storage buildings (approximately 30 units) conforms to the requirements of the Zoning Ordinance. The future land use of the property is Ideal for Mixed Density Development & Conservation Preservation Area, which includes large lots, open space views, and a large buffer distance between buildings. The development pattern of the area is primarily commercial and residential.

Milton Jones Rd is a local road, which provides service for trips of moderate length as well as offers connectivity to the higher arterial system. Staff believes that the continuation of the current use with the inclusion of additional storage buildings remains consistent with the community welfare and should not detract from the public's convenience at this location.

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 Planning Commission and shall be shown on the approved Final Site Plan.

The request is an addition to the current existing flex space 50'x200' building with 5 units. The three additional buildings of approximately 11,250SF, 12,000SF and 20,000SF are proposed for office warehouse use and an

1,800SF Office Building use. No variations from lot size, width, or building setbacks are proposed. There are, however, requested variances from specific PUD requirements. The variance includes the elimination of useable open space requirement.

Staff has reviewed the submitted documents as well as evaluated the relevant factors and has found that the request meets the requirements of Commission Site Plan (CSP) and Planned Unit Development (PUD) for approval.

Staff Comments and Recommendation

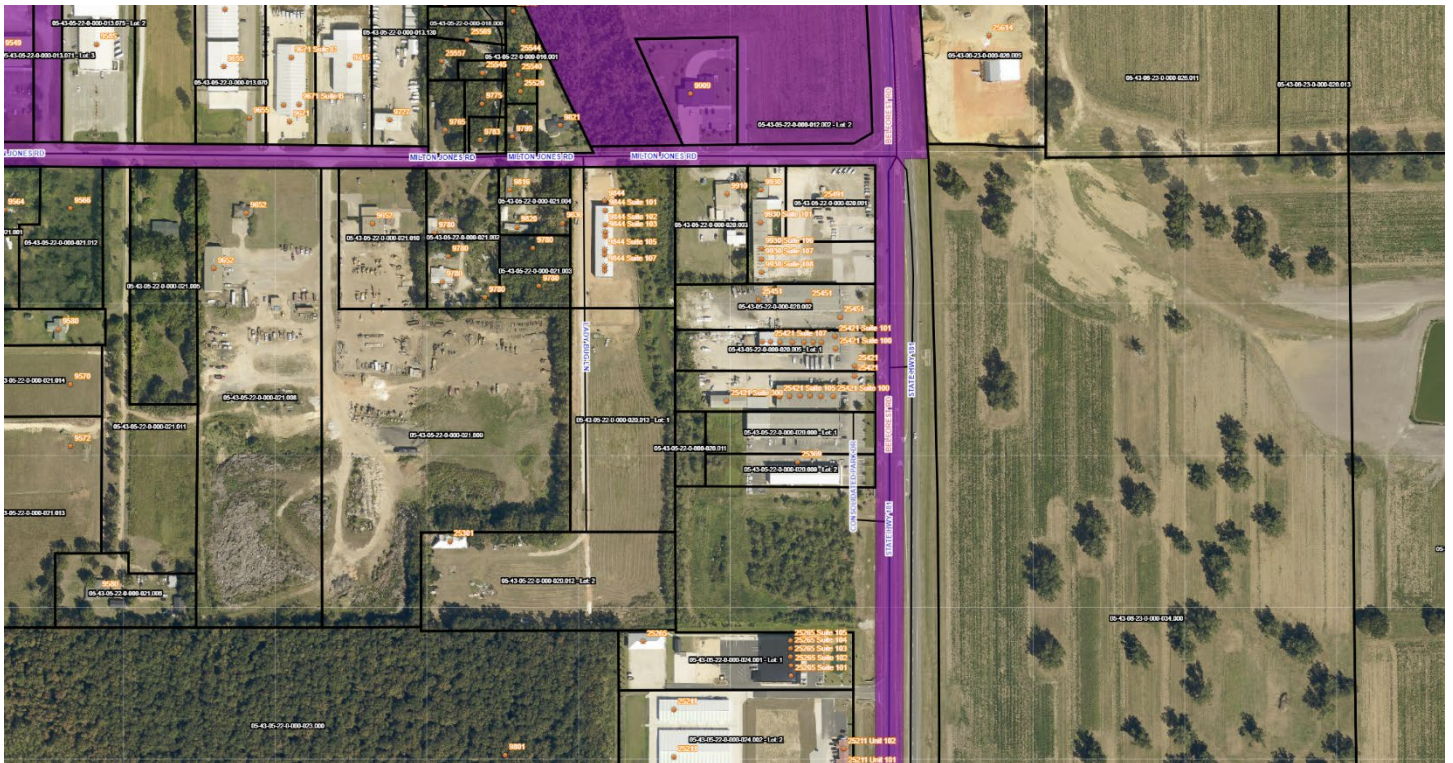
Staff recommends that the COMMISSION SITE PLAN APPROVAL (CSP) AND Planned UNIT DEVELOPMENT(PUD) for Case No. CSP25-03 & PUD25-03 MILTON JONES WAREHOUSE DEVELOPMENT be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

1. Approval of SV25-17
2. Staff requests the Building Permit 180-day deadline required by Section 18.3.4 be increased to **one (1) calendar year** from the date of Planning Commission approval.
 - a. The CSP approval letter shall be obtained by the applicant prior to approval of any building permits
3. The closeout requirements of Section 18.10.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
 - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
 - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
 - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
4. Any signage installed on the site shall require separate review and approval as required by Article 16.
 - a. Further memorialize that section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind.
5. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
6. Per Section 18.10.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.
7. Fire flow requirements must meet ISO standards and the local Fire Code. Calculations by a licensed engineer must be approved by the Fire Marshal. Any needed water system upgrades must be completed before vertical construction or issuance of a Certificate of Occupancy.
8. Submit construction plans (CPR permit) for review. No land disturbance or improvements shall occur until the CPR has been approved, and a Subdivision Permit has been issued to a licensed general contractor in the state of Alabama.
9. Record final site plan within 90 days of Subdivision Permit has been issued.
10. Approval of the final site plan/PUD is granted for **two years**, and the activities listed above shall be carried out within the two-year approval period or request an extension for final site plan approval.

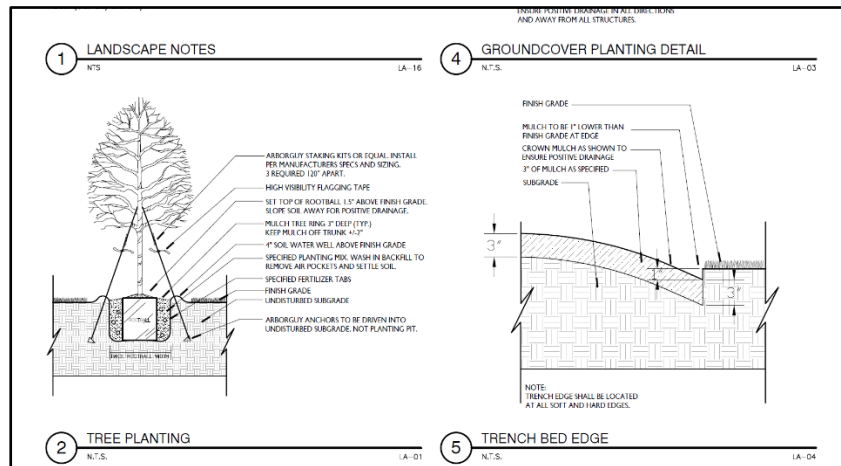
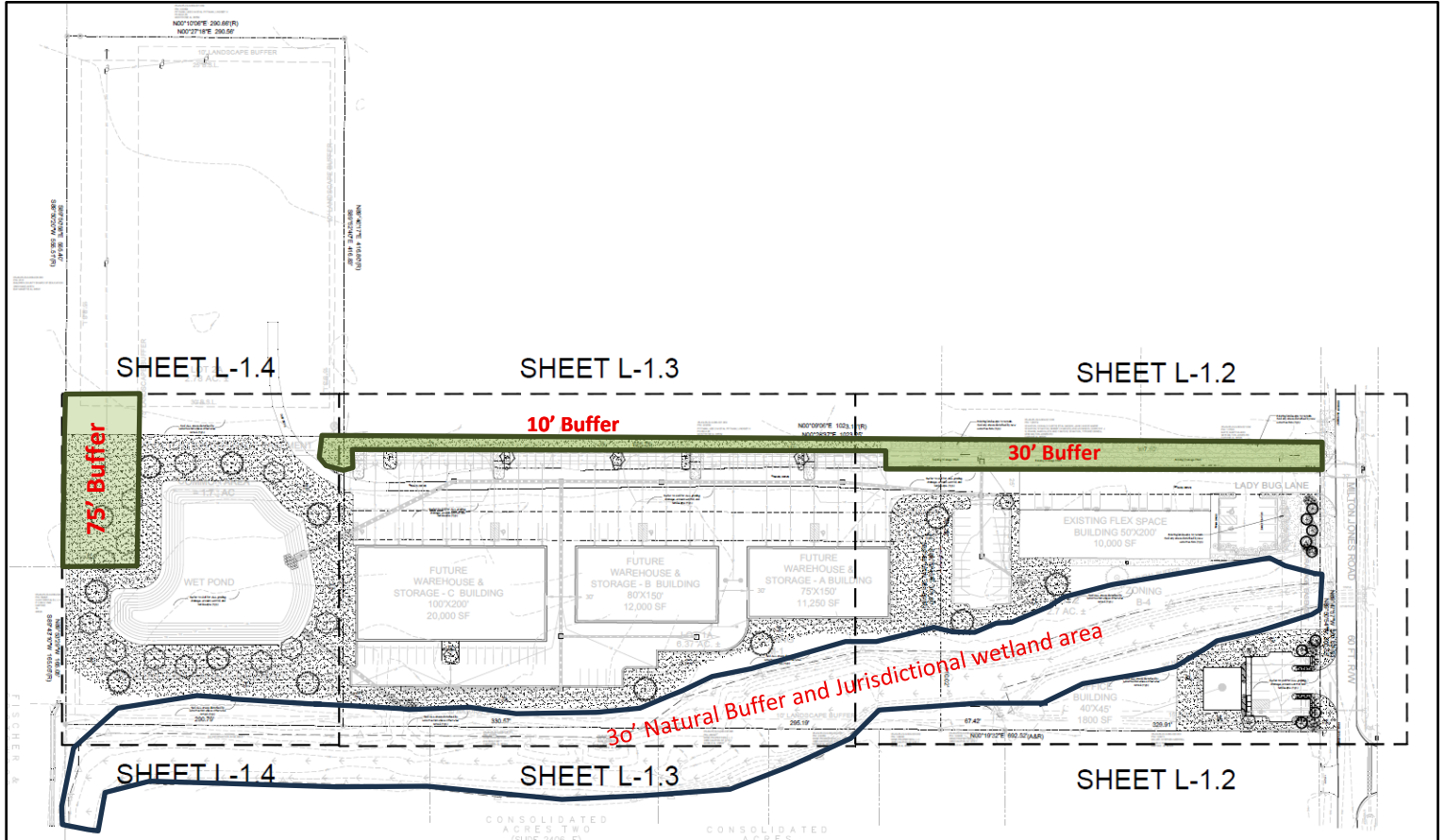
Locator Map













Site Map



Landscape Plan



PLANT SCHEDULE								
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	PLANT UNIT	DETAIL	REMARKS
TREES								
	7	Ilex cassine	Dahoon Holly	30 gal	2" Cal. Min.			Tree Form
	9	Ilex vomitoria 'Kathy Ann Batson'	TF Kathy Ann Yapon Holly	30 gal				Tree Form, Multi-Trunk, 3/4" Cal., 4' 5" Ht. Min. Required By County Greenforest Nursery
	12	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	30 gal	2" Cal. Min.	8' Ht. Min.		Greenforest Nursery
	13	Taxodium distichum	Bald Cypress	30 gal	2" Cal. Min.	8' Ht. Min.		
SHRUBS								
	39	Camellia sasanqua 'Green 02-004'	White Shi-Shi Camellia	3 gal			36" o.c.	
	42	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetgum	3 gal			36" o.c.	
	2	Mahonia nymphaeacea 'Soft Caress'	Mahonia Soft Caress	7 gal.			42" o.c.	
	16	Myrica cerifera 'Tom's Dwarf'	Tom's Dwarf Waxmyrtle	3 gal			48" o.c.	
GROUND COVERS								
	96,667 sf	Cynodon dactylon	Bermuda Grass	sqd				
	87	Lirioden muscari 'Love Potion No. 12'	Emerald Goddess Liriope	1 gal			18" o.c.	

Subdivision Variance Request for SV25-17

Specific Variance Request:

The applicant is requesting a variance from the following subdivision requirements:

1. Elimination of usable open space as required per section 6.1.4 Design Requirement

Section 8.1 – Conditions for variance approval

“Where it is found that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, the Baldwin County Planning and Zoning Commission may approve variances to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations.”

Applicant’s response to Variance Criteria

- **The purpose of this Variance is to allow:**

Applicant’s response: Limited usable open space for the project and not being centrally located on the property due to drainage limitations and constrictions for the outfall location.

- **Where it is found that extraordinary hardships or practical difficulties may result from strict compliance with the subdivision regulations and/or the purposes of the subdivision regulations may be served to a greater extent by an alternative proposal, the Baldwin County Planning and Zoning Commission may approve variances to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations. The variance, if approved, shall be noted on the Final Plat. A variance shall not be approved unless found to be appropriate under the factors below.**

Applicant’s response: Noted.

- **Please explain how the granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property.-**

Applicant’s response: The granting of this variance will not be detrimental to the public safety, health, or welfare or injurious to other property as the variance is to allow for less usable open space on the property due to the restrictions that are set forth in buffers and LID usable open space. The site will still be meeting safety requirements.

- **Please explain how the conditions upon which the request for a variance is based are unique to the property for which the variance is sought.**

Applicant’s response: The different zonings present on the parcels and space required for stormwater detention on the site create a unique situation in forming appropriate usable open space that meet the minimum requirements set forth in the Baldwin County subdivision regulations. Open space will still be present on site, but due to the limitations the site presents it does not meet minimum requirements for useable open space and a variance is needed.

- **Please explain how, because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.**

Applicant's response: The property contains many hardships that limit where the stormwater detention pond must go. The grading of the pond and its outfall location has to stay where it is currently located due to the existing site outfall. If the wet pond was centrally located, it would be on the high end of the site. The different zonings for each parcel and the surrounding parcels dictate certain buffer requirements that take away from usable open space that could be used on the site. We do meet the overall open space. The owner is trying to make the site beneficial to businesses to the best extent possible. The building layouts on the site are bunched close together to be able to satisfy grading and drainage needs to service the site properly and to leave larger groupings of open space.

- **Please explain whether the variance will not in any manner vary the provisions of other adopted policies and regulations of the Baldwin County Commission.**

Applicant's response: The variance will not in any manner vary the provisions of other adopted policies and regulations of the Baldwin County Commission, as the site will continue to meet other ordinances and regulations set forth by the County. The variance is only aimed towards the proposed development and the limitations that are present for this site.

Staff Comments and Recommendation

The applicant is requesting a variance from some of the requirements of a Planned Unit Development, which include the elimination of the usable open space requirement. Staff believes the granting of this variance request is in compliance with Article 8, Section 8.1 of the Baldwin County Subdivision Regulations.

Staff recommends that the subdivision variance for Case No. SV25-17, Milton Jone Warehouse Development be **APPROVED**