



Case No./Name: PID23-1 Ecovery Property
Meeting Date: October 15, 2024
Request: Modify approved site plan for less parking
Recommendation: Approval for PID23-1 Site Plan Modification

Staff Lead: Celena Boykin
Owner / Developer: *Ecovery, LLC*
Engineer: Goodwyn, Mills, & Cawood, LLC

To view maps/plats in higher resolution and public comments received related to this case, please visit the “Upcoming Items” Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

PID23-1 ECOVERY PROPERTY

Lead Staff: Celena Boykin, Senior Planner

Planning District: 12

Zoned: M-2, General Industrial District

Location: Subject property is located on the east of Railroad Ave and south of Black Devine Rd.

Current Use: Industrial (Ecovery)

Acreage: 64.44 +/- acres

Physical Address: 26320 Railroad Ave.
Loxley, AL 36551

Applicant: Goodwyn, Mills, & Cawood, LLC

Owner: Ecovery, LLC

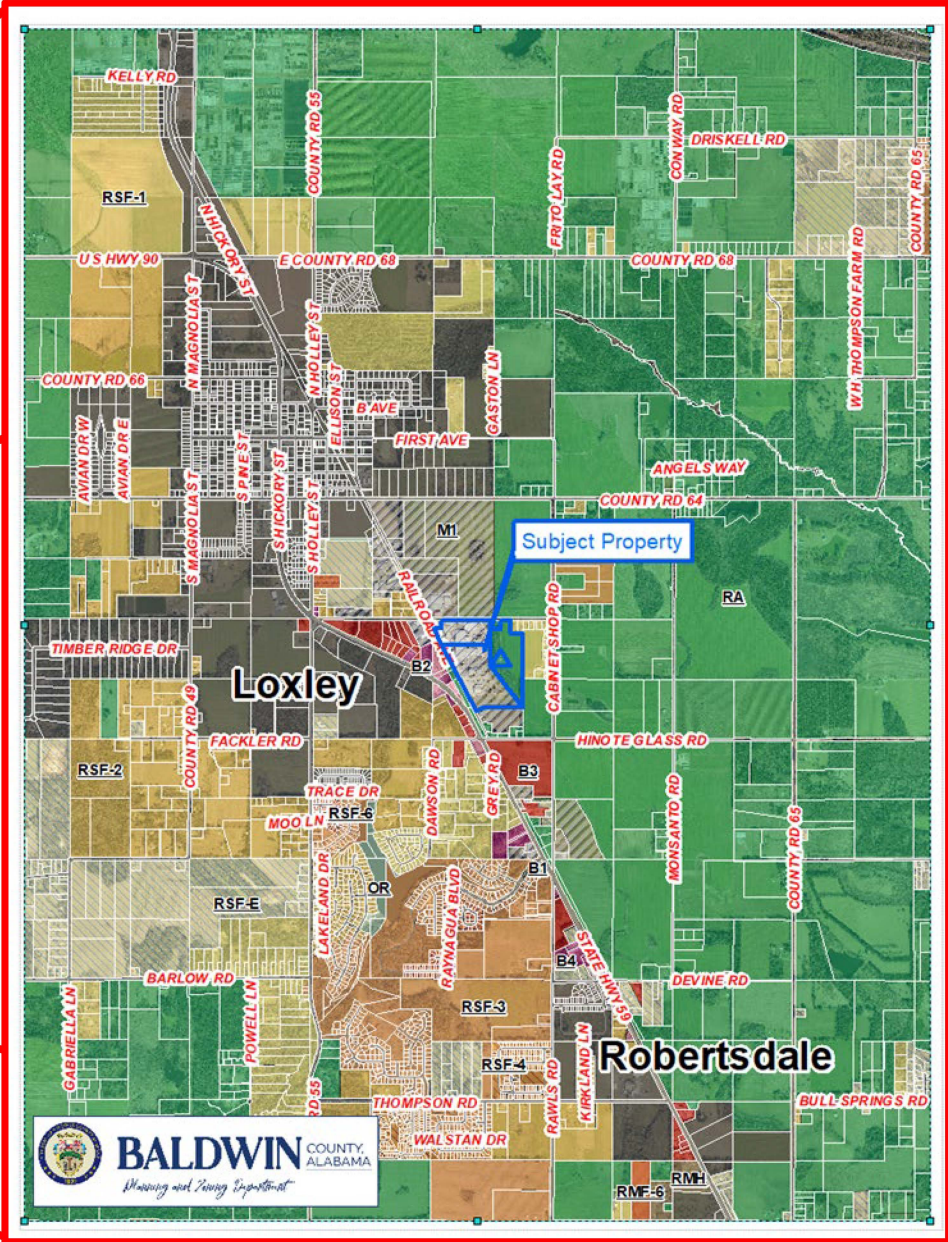
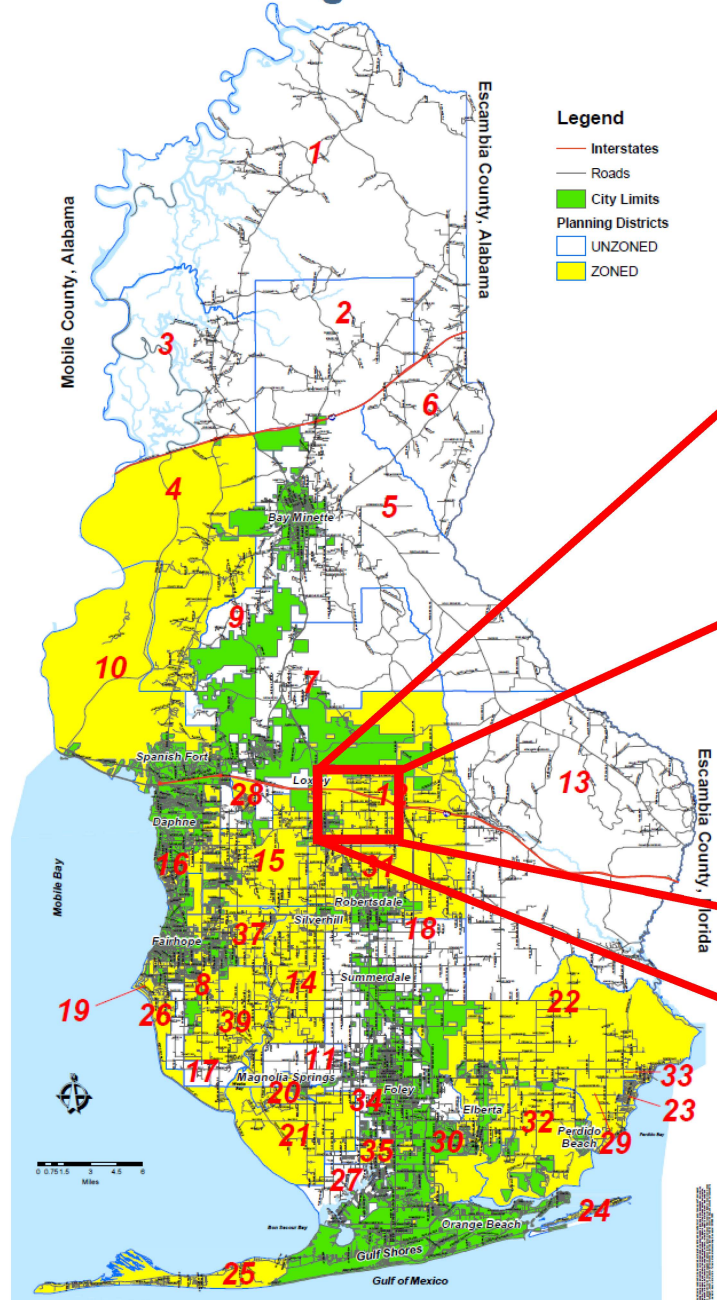
Applicant's Request: Modify the existing site plan approval to have less parking than what was originally approved in September 2023.

Online Case File Number: The official case numbers for this application is PID23-1, however, when searching the online CitizenServe database, please use PID23-000001.

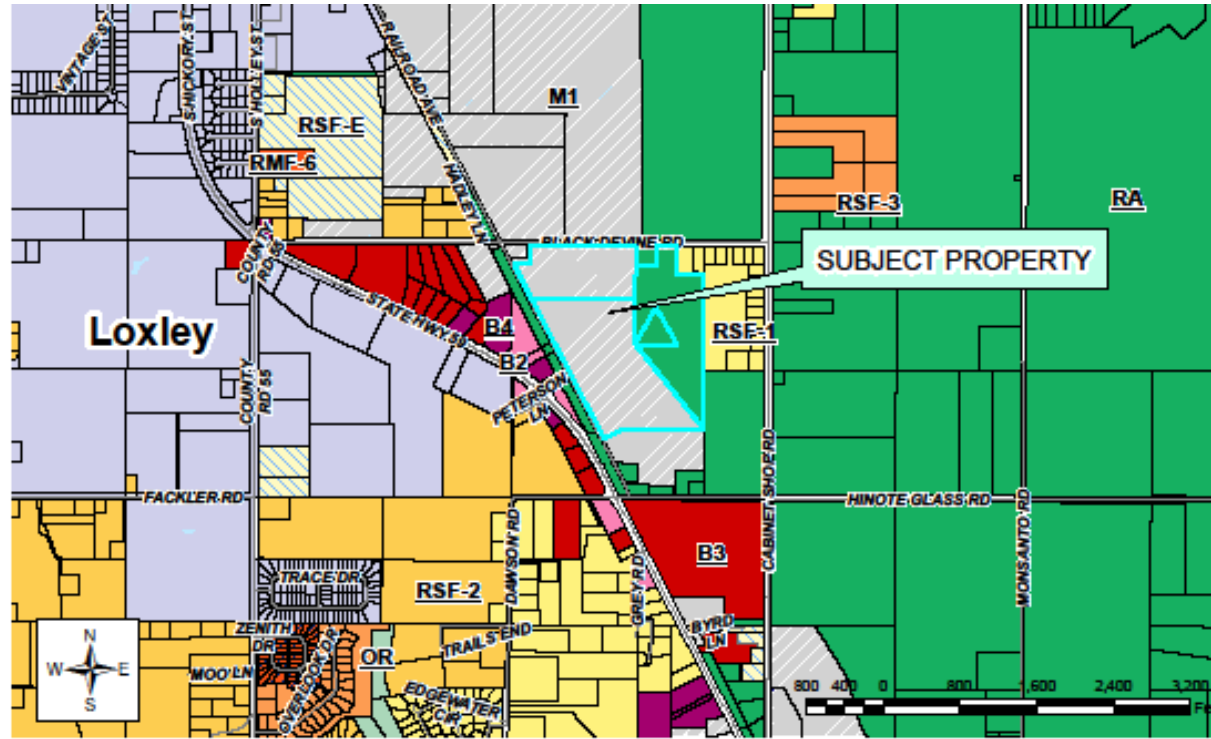
Baldwin County, Alabama Planning Districts

Legend

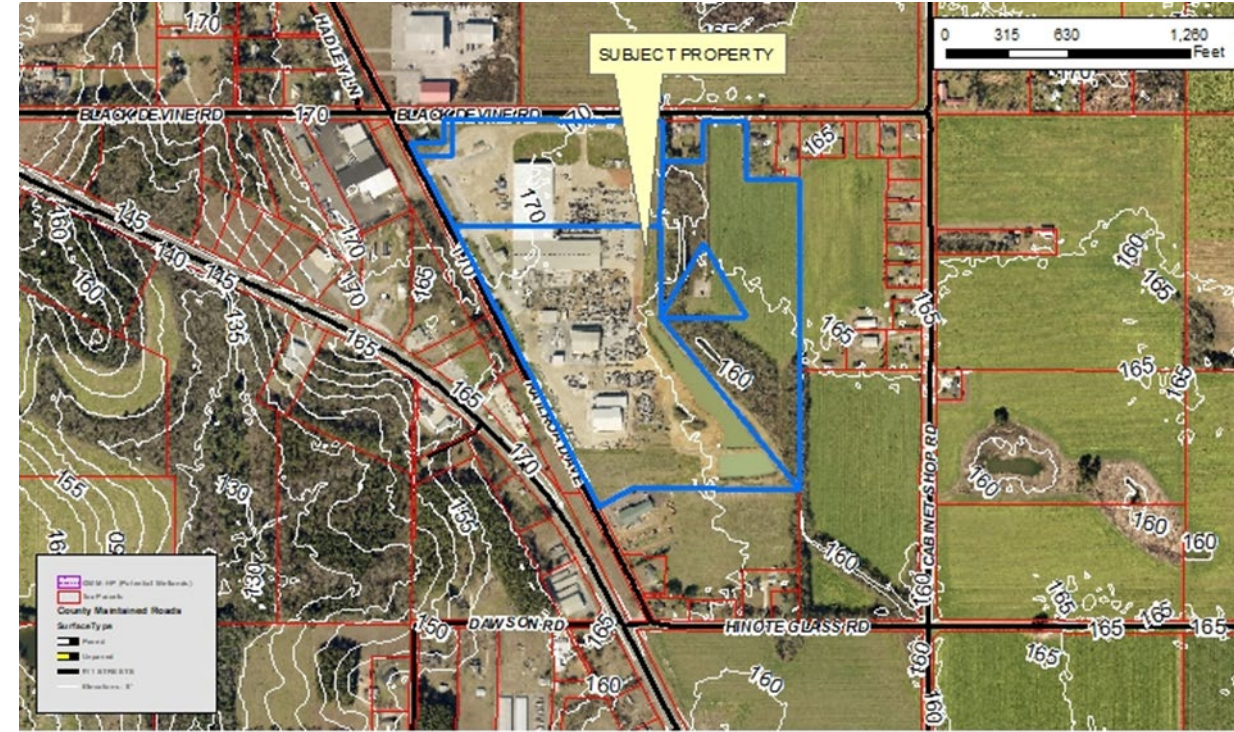
- Interstates
- Roads
- City Limits
- Planning Districts
- UNZONED
- ZONED



Locator Map



Site Map



Adjacent Zoning

North	M-1, Light Industrial
South	M-1, Light Industrial
East	RA, Rural Agriculture and RSF-1, Single Family Residential
West	RA, Rural Agriculture and Railroad Ave

Adjacent Land Use

North	Industrial
South	Commercial
East	Agriculture, Cell Tower, and Residential
West	Vacant

Proposed Zoning Requirements - PID

Article 9 Planned Development Districts

Section 9.1 Purpose

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.

Definitions. Words and phrases used in this section shall have the meanings as set forth in this section. Words and phrases not defined in this section but defined elsewhere in the zoning ordinances shall be given the meanings as set forth in such ordinances. All other words and phrases shall be given their common, ordinary meaning unless the context clearly requires otherwise.

Large scale planned developments: A development of land, occupying 1000 contiguous acres or more, that is under unified control and is planned and developed as a whole in a single development operation or programmed series of development stages. A large scale planned development containing 4 units or less is exempt from these provisions. Large Scale Planned Developments are required to obtain Conceptual Site Plan approval (reviewed first by Planning Commission and recommendation sent to the County Commission for final consideration), and then obtain Final Site Plan approval for each phase of development, as outline herein.

Small scale planned developments: A development of land, occupying at least 5 acres and less than 1000 contiguous acres, that is under unified control and is planned and developed as a whole in a single development operation or programmed series of development stages. A small scale planned development containing 4 units or less is exempt from these provisions. Small Scale Planned Developments are required to obtain Final Site Plan approval as outlined herein.

Section 9.2 Planned Developments, Generally

9.2.1 *Unified control.* The parcel or parcels of land for a Planned Development shall be in unified control and shall be owned or controlled by a single person, corporation, agency, or like organization. The applicant shall provide the county appropriate and necessary documents to indicate ownership. No application shall be considered until this section is fully complied with. An application must be filed by the owner or authorized agent of all property included in the project. In the case of multiple ownerships, the approved final development plan shall be binding on all owners and any successors. The developer shall

maintain and provide for unified control of the Planned Development until the project is complete. The entity designated to provide unified control shall ensure that all conditions of development are met. Individual properties may be sold after appropriate approvals and recordings have been completed and that proper recordings have been made which insures the continuance of the Planned Development as approved. Responsibility for unified control may be assigned to an individual or entity such as a homeowner's association that will provide for the maintenance of any common property and improvements.

9.2.2 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, upon recommendation by the Planning Commission, and shall be shown on the approved Final Site Plan.

9.2.3 Where a planned development involves the subdivision of land, a subdivision plat shall be approved in accordance with the procedures established in the *Baldwin County Subdivision Regulations*.

9.2.4 *Approval of a planned development.* Approval of a large scale Planned Residential Development conceptual plan, small scale Planned Residential Development and Planned Industrial Development final site plan shall constitute a zoning map amendment for the subject property. The zoning designation "PRD" or "PID" shall be assigned on the official zoning map for the respective planning district.

Proposed Zoning Requirements - PID

Section 9.6 Planned Industrial Development (PID)

9.6.1 *Development area.* A planned industrial development, occupying 10 acres or more may be established in the B-3, B-4, M-1, and M-2 zoning districts within those Planning Districts which permit planned industrial developments (See *Section 2.3: Establishment of Zoning in Planning Districts*).

9.6.2 *Permitted uses.* Within the "PID Planned Industrial Development" districts, the following uses and structures designed for such uses may be permitted:

- (a) General industrial uses which do not create any danger to health or safety in surrounding areas and which do not create any objectionable noise, vibration, smoke, dust, odor, heat or glare.
- (b) Light industrial uses.
- (c) Accessory structures and uses.
- (d) Maintenance facilities and utility facilities.

9.6.3 *Prohibited uses.* Any usage that creates a nuisance or discharge, storage and/burial of any liquid waste, solid waste or airborne particulate matter in violation of Federal, State, or County law is prohibited. Examples of prohibited uses include chemical plants, plastic manufacturers, and paper manufacturers.

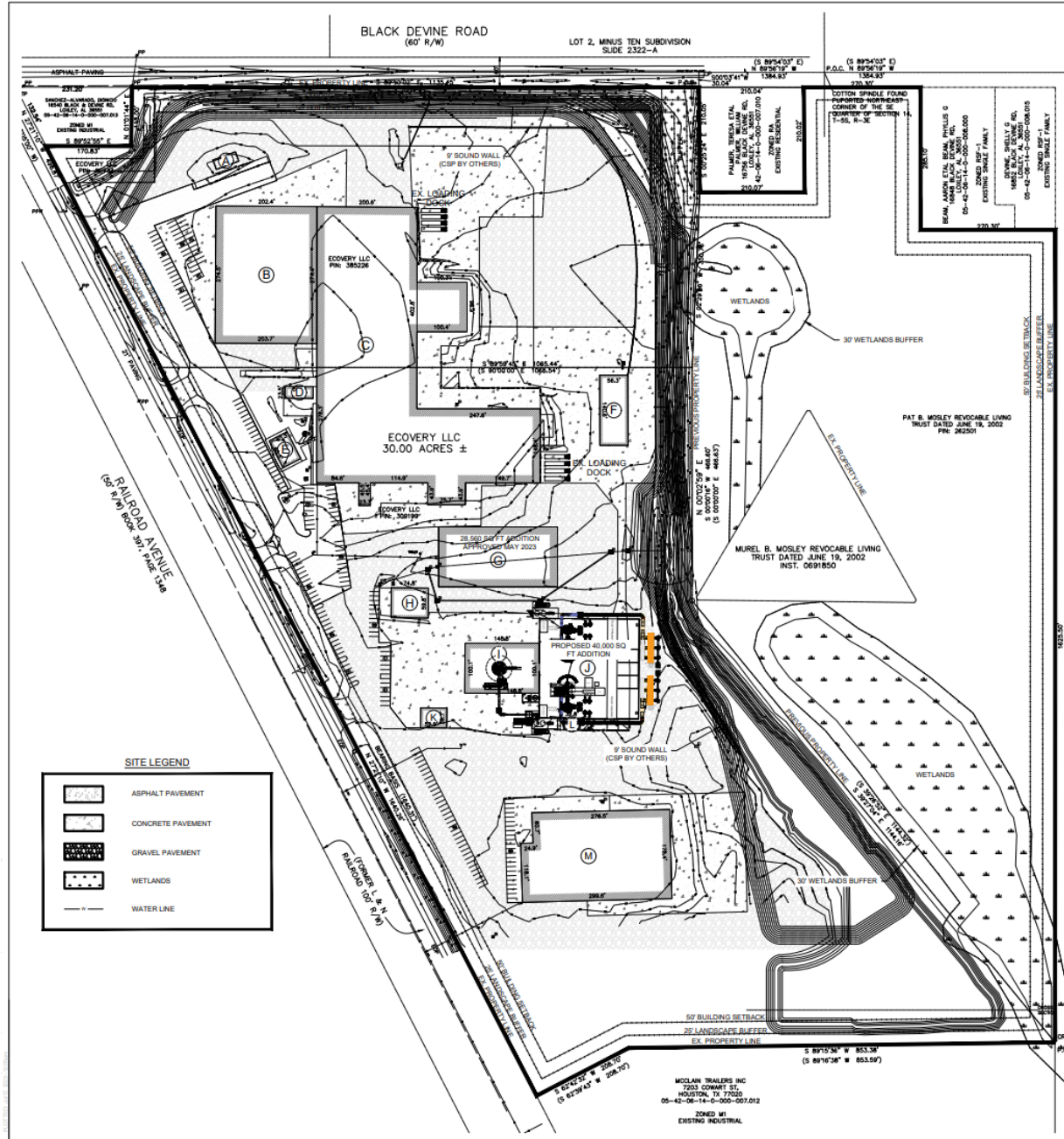
9.6.4 *Development standards.*

- (a) *Buffers.* A minimum buffer of 25-feet shall be required around the entire perimeter of a planned industrial development. Where a boundary abuts a wetland area, the buffer shall be a minimum of 50-feet wide, except for docking facilities. Where the distance between property lines is greater than 1000-feet, the required buffer shall be increase to 100-feet. The buffer shall contain or shall be planted with trees and shrubs of sufficient density and of sufficient height (but in no case less than 8-feet high at the time of planting) to afford adequate visual and noise protection. All screen planting shall be maintained in a clean and neat condition so as to accomplish its purpose continuously.
- (b) *Setbacks.* A setback of 50-feet from all property lines which form the perimeter of a planned industrial development shall be required. Within Planning District 4 the following setbacks shall also apply:

Minimum front yard	100-feet
Minimum rear yard	75-feet
Minimum rear yard	50-feet
Minimum side yard abutting street	100-feet

- (c) *Building height.* A maximum building height of 60-feet or 4 stories shall be observed. The required setback shall be increased one (1) foot for each foot of building height in excess of 35-feet. In Planning District 4, any portion of a structure greater than 30-feet in height shall be located a minimum of 1000-feet from any residential district.
- (d) *Lot size.* No minimum lot sizes are required except in Planning District 4 a minimum lot size of 3 acres and a minimum lot width of 200-feet shall be required.
- (e) *Open space requirement.* A minimum of 10% of the gross land area of the planned industrial development shall be set aside for permanent open space.
- (f) *Outside storage areas.* Outside storage of any materials, supplies, or products shall not be permitted within any required setback or buffer area and shall be properly screened.
- (g) *Lighting.* Lighting fixtures used to illuminate signs, parking areas, or for other purposes shall be so arranged that the source of light does not shine directly into adjacent properties or into traffic.
- (h) *Traffic.* A professional traffic analysis indicating that the proposed development will be so related to streets and arteries that the traffic generated can be accommodated without causing objectionable volumes of traffic on residential streets shall be required.
- (i) *Environmental permits.* All development in a planned industrial development shall adhere to ADEM and EPA air and noise pollution standards and requirements of the Clean Air and Clean Water Acts. Before commencing construction, all developments shall obtain or demonstrate an ability to obtain all permits as may be required by any applicable Federal and State of Alabama environmental laws and ordinances. All subsequent operations within an approved development shall comply with all such environmental requirements.

PID Site Plan approved on 9/19/2023



OWNER/DEVELOPER:

ECOVERY LLC (PIN 385226, 309199, 62734)
26320 RAILROAD ST
LOXLEY, AL 36551

MOSLEY, PAT B. TRUSTEE (PIN 262501)
15064 TIMBER RIDGE DR
LOXLEY, AL 36551

ENGINEER/SURVEYOR:

GOODWYN MILLS CAWOOD
2039 MAIN STREET
DAPHNE, AL 36526
JEREMY SASSER, P.E. #27864

UTILITY PROVIDERS (NO NEW CONNECTIONS):

ELECTRIC: RIVIERA UTILITIES
WATER & SEWER: CITY OF LOXLEY
PHONE/INTERNET: STC BUSINESS SOLUTIONS

SITE DATA:

PARCEL ID = PIN 385226, 309199, 62734 (M-1); 262501 (RA)
TOTAL AREA = 64.44 AC.
EXIST. ZONING = M1 LIGHT INDUSTRIAL / RA RURAL AGRICULTURE
BALDWIN CO., PLANNING DISTRICT 19
FLOOD ZONE = X (UNSHADED)

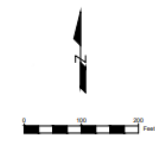
DEVELOPMENT SUMMARY:

PROPOSED ZONING = M2 GENERAL INDUSTRIAL & PID
= 262501 TO REMAIN (RA)
PROPOSED USE = PLANNED INDUSTRIAL DEVELOPMENT
RECYCLING/SMELTING
PROPOSED INTENSITY = 0.13
OPEN SPACE = 32.34 AC., 50.2% OF SITE
IMPERVIOUS SURFACE = 31.66 AC.
MAX. BLDG. HEIGHT = 60' (PID STANDARD)
SETBACKS = 50' FROM PERIMETER PROPERTY LINES

PARKING SUMMARY		
REQUIRED SPACES		
OFFICE (9' X 19' TYP.)	1/200 SF @ 3,750 SF =	19
WAREHOUSE (9' X 19' TYP.)	1/1,000 SF @ 62,296 SF =	63
MANUFACTURING (9' X 19' TYP.)	1/500 SF @ 296,952 SF =	594
	TOTAL =	676
LOADING	1/10,000 SF @ 62,296 SF =	7
PROPOSED SPACES		
ALL USES (9' X 19' TYP.) =		416
LOADING =		8 (EXISTING)

BUILDINGS			
ID	HEIGHT*	USE	SIZE (SQ FT)
A	12'-0"	EX. MANUFACTURING	972
B	25'-0"	EX. WAREHOUSE	55,727
C	25'-0"	EX. MANUFACTURING	151,727
D	12'-6"	EX. OFFICE	1,318
E	23'-11"	EX. OFFICE	2,432
F	24'-6"	EX. MANUFACTURING	7,919
G	50'-8"	EX. MANUFACTURING	28,562
H	18'-10"	EX. WAREHOUSE	4,471
I	45'-5"	EX. MANUFACTURING	14,897
J	54'-10"	PROP. MANUFACTURING	40,000
K	23'-0"	EX. WAREHOUSE	2,098
L	17'-10"	EX. MANUFACTURING	732
M	54'-10"	EX. MANUFACTURING	52,143
	TOTAL:		362,998

*HEIGHT: THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE PROPOSED FINISHED GRADE AT THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF FOR FLAT ROOFS, TO THE DECLINE OF MANAGED ROOFS, AND THE MEAN HEIGHT BETWEEN GAVES AND RIDGE FOR GABLE, HIP AND GAMBLE ROOFS.



2039 Main Street
Daphne, AL 36526
T 251.626.2626
GMCNETWORK.COM

ISSUE DATE	RESPOND TO COMMENTS

ECOVERY EXPANSION
26320 RAILROAD AVE
LOXLEY, AL 36551

SITE PLAN
C-100

GMC CMOB230044

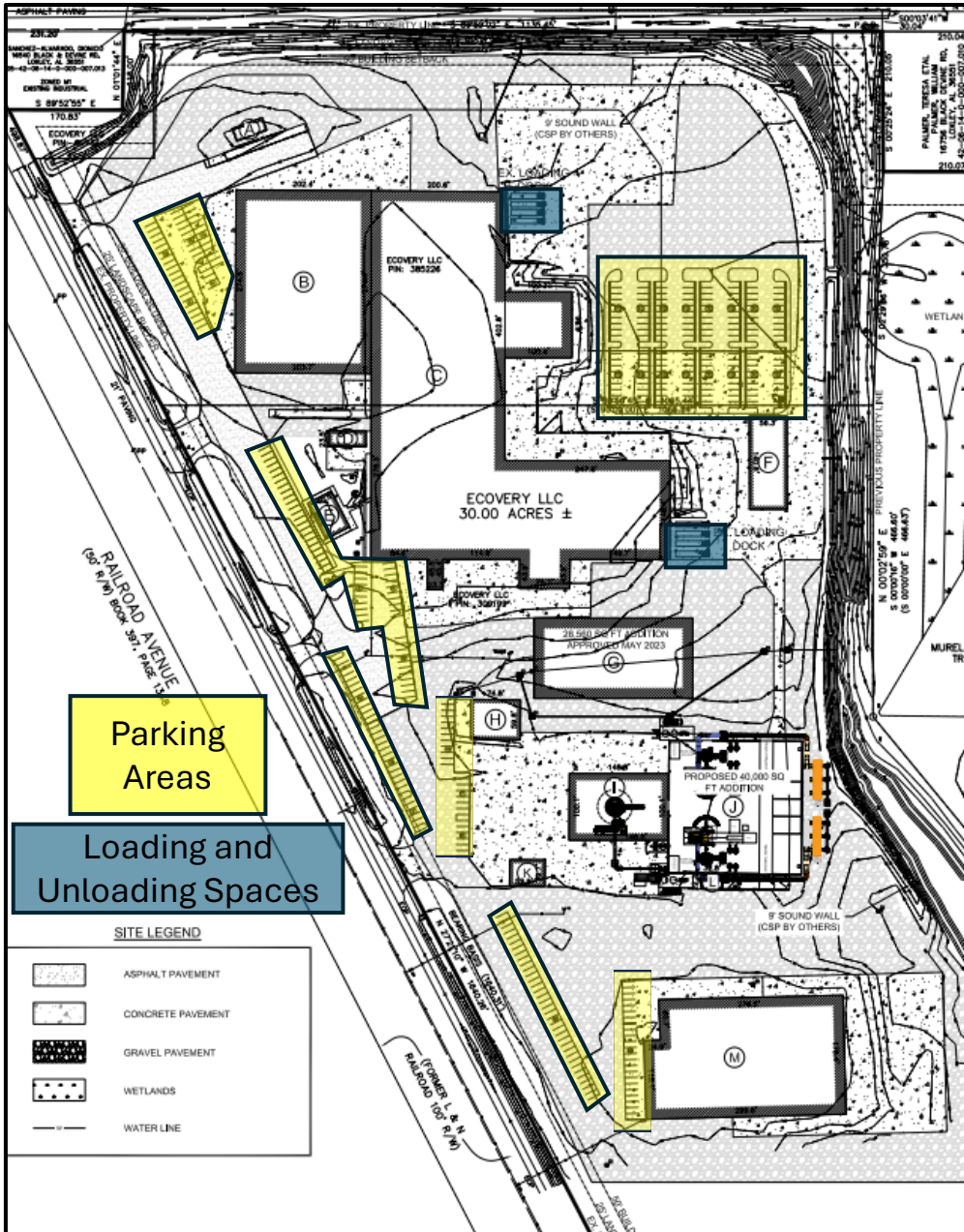
DRAWN BY: AGC
REVIEWED BY: MAC

MCCANN TRAILERS INC
7203 COWART ST.
HOUSTON, TX 77028
05-42-06-14-0-000-007.012
ZONED M1
EXISTING INDUSTRIAL

RIVALS, JENNIFER L. REGISTER, LISA K
RYAN, JAMES GARRETT TRUCKING, INC.
05-42-06-14-0-000-008.002
ZONED M2
EXISTING TRUCK FAMILY

CHALMERS, MICHAEL W. WILLIAM WAYNE
05-42-06-14-0-000-009.000
ZONED M1
EXISTING INDUSTRIAL

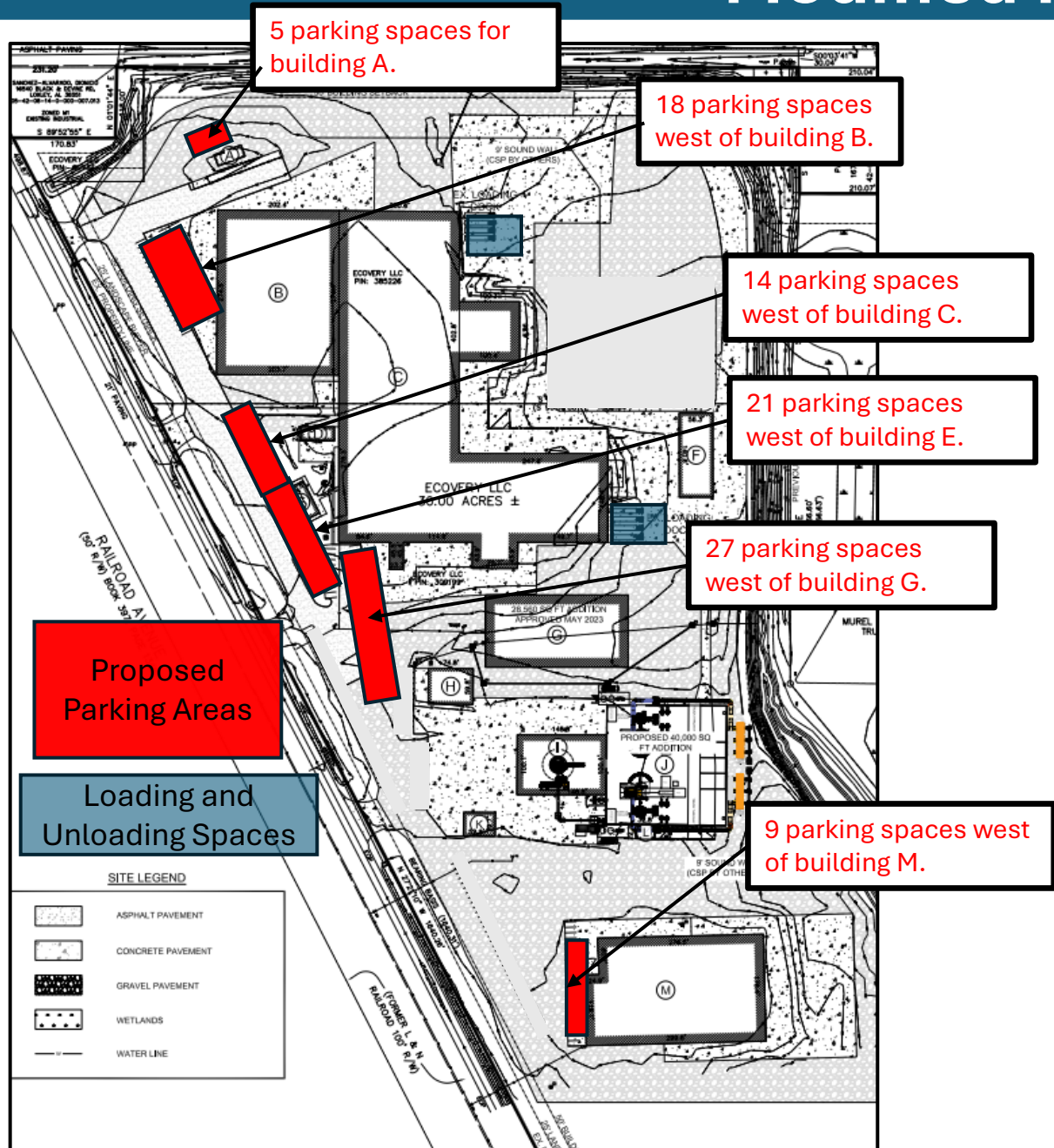
Approved Parking Plan on 9/19/2023



Applicant's reason for requesting less parking: The facility has 125 employees that operate in 4 shifts with 5 OTR drivers. The operation requires extremely large buildings but not an extremely large number of employees. The zoning ordinance will require 676 spaces which is well in excess of any that would be needed. Over 400 spaces are provided which is more than adequate for the number of employees and potential visitors to the site.

PARKING SUMMARY			
REQUIRED SPACES			
OFFICE (9' X 19' TYP.):	1/200 SF @ 3,750 SF =		19
WAREHOUSE (9' X 19' TYP.):	1/1,000 SF @ 62,296 SF =		63
MANUFACTURING (9' X 19' TYP.):	1/500 SF @ 296,952 SF =		594
	TOTAL =		676
LOADING:	1/10,000 SF @ 62,296 SF =		7
PROPOSED SPACES			
	ALL USES (9' X 19' TYP.) =		416
	LOADING =		6 (EXISTING)

Modified Parking Plan



Applicant:

“We are asking to amend our PID from 416 parking spaces to 94 parking spaces. Ecovery currently has 74 available parking spaces on site, during our peak hrs, M-F 7am- 3:30 pm we use roughly 68% of our parking spaces. Night shift M-F currently uses 27% of our current available spaces and on weekends that drops to 22% for day shift and down to 9% for night shift. By increasing to 94 parking spaces this will ensure that half our parking spaces will be available during peak hrs of operations. More than enough spaces to handle our needs.”

Parking Summary	
Required Parking	676 Spaces
Approved Parking on 9/16/2023	416 Spaces
Proposed Parking	94 Spaces

REZONING Staff's Recommendation:

Staff recommends **approval** of the modification of 416 parking spaces reduced to 94 parking spaces for PID23-1 to the Planning Commission with the following conditions:

1. No Industrial expansion to adjacent lot.
2. Any expansion of the proposed structures, facility, and/or industrial use shall necessitate a new site plan and be reviewed by the Planning Commission.

Planning Commission Recommendation: Approval (7-0)

*On rezoning applications, the Planning Commission will be making a recommendation to the County Commission.