



City of Loxley Planning Commission Regular Meeting
Thursday, February 27, 2025
5:30 PM

Call to Order

New Business:

Item 1. Consideration of Minutes from January 31, 2025, Planning Commission Meeting.

Item 2. **ZC24-08** – Sweetbriar PUD – Zoning Change

Description: The applicant seeks zoning change approval to rezone approximately 505-acres from Unincorporated Baldwin County to Planned Unit Development (PUD).

General Location: The subject property is located just south of Interstate 10, and just north of the intersection of US Hwy 90 and Robbins Blvd. (PIN – 3457 & 3456)

- >Applicant Report
- >Staff Report
- >Planning Commission Comments & Discussion
- >Action by Planning Commission

Item 3. **ZC25-03** – Perry Brothers Equipment Company – Zoning Change
Public Hearing Required

Description: The applicant seeks zoning change approval to rezone approximately 3.43-acres from Multifamily (R-3) to General Business (B-1).

General Location: The subject property is located just east of State Hwy 59 and is just south of the existing South Baldwin Urgent Care. (PIN – 33150)

- >Applicant Report
- >Staff Report
- >Public Comments
- >Planning Commission Comments & Discussion
- >Close Public Comments
- >Action by Planning Commission

Item 4. **PL25-01** – Roans Creek North Single Family Subdivision Ph 1 – Preliminary Plat
Public Hearing Required

Description: The applicant seeks preliminary plat approval for 48 lots on approximately 139.88 acres.

General Location: The subject property is located just east of the intersection of State Highway 59 and Steelwood Dr E . (PIN – 83598).

- >Applicant Report
- >Staff Report
- >Public Comments
- >Planning Commission Comments & Discussion
- >Close Public Comments
- >Action by Planning Commission

Item 5. **PL25-01** – Biltmore at Stonebridge Ph 2 & 3 – Final Plat

Description: The applicant seeks final plat approval for 60 lots on approximately 32.53 acres.

General Location: The subject property is located just south of Bedrock Blvd and is just west of Antler Hill Road. (PIN – 628372)

- >Applicant Report
- >Staff Report
- >Public Comments
- >Planning Commission Comments & Discussion
- >Close Public Comments
- >Action by Planning Commission

Item 6. **ZC25-01** – Loxley Triangle PUD Amendment – Zoning Change
Public Hearing Required

Description: The applicant seeks zoning change approval to amend the Loxley Triangle PUD.

General Location: The subject property is located just east of State Hwy 31 and is just west of State Hwy 59.

- >Applicant Report
- >Staff Report
- >Public Comments
- >Planning Commission Comments & Discussion
- >Close Public Comments
- >Action by Planning Commission

Item 7.

**ZC25-02 – Stonebridge PUD Amendment – Zoning Change
Public Hearing Required**

Description:

The applicant seeks zoning change approval to amend the Stonebridge PUD.

General Location: The subject property is located just east of State Hwy 31 and is just west of State Hwy 59.

- >Applicant Report
- >Staff Report
- >Public Comments
- >Planning Commission Comments & Discussion
- >Close Public Comments
- >Action by Planning Commission

Old Business:

Other Business:

Adjourn