



City of Loxley Planning Commission Regular Meeting
Thursday, May 29, 2025
5:30 PM

Call to Order

New Business:

Item 1. Consideration of Minutes of April 24, 2025, Planning Commission Meeting.

Item 2. **ZC25-06** – 51.10 Acres zoning change from M-1 to R-3 – Zoning Change
Public Hearing Required

Description: The applicant seeks zoning change approval for approximately 51.10 acres, from Light Industrial (M-1) to Residential Multifamily (R-3).

General Location: The subject property is located just east of Hwy 59 and is directly adjacent to the Baldwin County Preparatory Academy.

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

Item 3. **PL25-07** – Carlita LLC Loxley – Preliminary and Final Plat
Public Hearing Required

Description: The applicant seeks preliminary and final plat approval for 2 lots on approximately 150-acres.

General Location: The subject property is located just east of Hwy 59 and is directly adjacent to the Baldwin County Preparatory Academy.

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

Item 4. **PL25-05** – 10 Acre Subdivision – Preliminary and Final Plat
Public Hearing Required

Description: The applicant seeks preliminary and final plat approval for 2 lots on approximately 20-acres.

General Location: The subject property is located just northeast of the intersection of Railroad Ave and Black Devine Road.

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

Item 5. **PL25-06** – Port of Alabama Industrial Park Subdivision – Preliminary and Final Plat
Public Hearing Required

Description: The applicant seeks preliminary and final plat approval for 4 lots on approximately 149.22-acres.

General Location: The subject property is located just northwest of the intersection of N Magnolia St and US Hwy 90.

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

Item 6. **PL25-08** – Biltmore Phase 5 – Final Plat

Description: The applicant seeks final plat approval for 52 lots on approximately 23.34 acres.

General Location: The subject property is located within and adjacent to other areas of the Biltmore Subdivision development.

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

Item 7. **PL25-09** – Royal Meadows Phase 1 – Final Plat

Description: The applicant seeks final plat approval for 40 lots on approximately 25.33 acres.

General Location: The subject property is located just south of Hwy 90 and is approximately 700 feet west from the Greenwood Cemetery Ln and Hwy 90 intersection.

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

Item 8.

PL25-10 –Royal Meadows Phase 2 – Final Plat

Description:

The applicant seeks final plat approval for 39 lots on approximately 14.14 acres.

General Location: The subject property is located just south of Hwy 90 and is approximately 700 feet west from the Greenwood Cemetery Ln and Hwy 90 intersection.

>Applicant Report

>Staff Report

>Planning Commission Comments & Discussion

>Action by Planning Commission

Old Business:

Other Business:

Adjourn