



**City of Loxley Planning Commission – Work Session**  
**Monday, December 01, 2025**  
**5:30 PM**

**Item 2.** **ZC25-15 – 59 Commercial Replat – Zoning Change**  
**Public Hearing Required**

Description: The applicant seeks zoning change consideration to rezone approximately 22.94 Acres from A-O Agriculture-Open to M-1 Light Industrial, and rezone approximately 35.05 Acres from Unincorporated Baldwin County to M-1 Light Industrial, and rezone approximately 16.90 Acres from Unincorporated Baldwin County to M-1 Light Industrial.

General Location: The subject property is located on the east side of State Hwy 59, approximately 3/8 mile north of Neal Rd (PIN – 634483, 84337, 91148, 213493, 118766).

**Item 3.** **PL25-25 – Rolling Cotton Estates – Preliminary and Final Plat**  
**Public Hearing Required**

Description: The applicant seeks plat approval of 3-Lot Subdivision of Property Zoned R-1A.

General Location: The subject property is located on the southside of CR 66 (St. Alban Ave), approximately 1,000 ft West of Magnolia St (PIN – 49041).

**Item 4.** **PL25-27 – Acorn Subdivision – Preliminary and Final Plat**  
**Public Hearing Required**

Description: The applicant seeks plat approval of 2-Lot Subdivision of Property located in the Loxley Extra-Territorial Jurisdiction (Unzoned Baldwin County).

General Location: The subject property is located on the southside of Oak Rd, approximately 1,200 ft East of State Hwy 59 (PIN – 622456).

**Item 5.** **PL25-28 – TBG Loxley-59 – Preliminary and Final Plat**  
**Public Hearing Required**

Description: The applicant seeks plat approval of 2-Lot Subdivision of Property located in the Loxley Extra-Territorial Jurisdiction (Planning District 12, Zoned B-3 by Baldwin County).

General Location: The subject property is located at the southwest corner of State Hwy 59 and Rawls Rd (PIN – 28923).

**Item 6.**

**SP25-13 – CR49 Repair Shop – Site Plan**

Description: The applicant seeks site plan consideration for Site for Truck Repair Facility.

General Location: The subject property is located just west side of Co. Rd. 49, approximately ¼ mile North of Truck Trail 17. (PIN – 628872)

**Item 7.**

**SP25-14 – Lickin’ Good Donuts – Site Plan**

Description: The applicant seeks site plan consideration for Site for Donut Shop.

General Location: The subject property is located just east side of State Hwy 59, approximately 3/8 mile North of Black Devine Rd. (PIN – 4350)

**Item 8.**

**ZC25-11 – Sweetbriar PUD – Zoning Change  
**Public Hearing Required– Tabled from Oct. PC Meeting****

Description: The applicant seeks zoning change consideration 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).

**Item 9.**

**ZC25-12 – Twin Lakes PUD – Zoning Change  
**Public Hearing Required– Tabled from Oct. PC Meeting****

Description: The applicant seeks zoning change consideration to rezone approximately 97-acres from Unincorporated Baldwin County to Planned Unit Development (PUD).

General Location: The subject property is located just southwest of the intersection of County Rd 64 and Cabinet Shop Rd. (PIN – 38325).

**Item 10.**

**ZC25-13 – Holley Street Estates – Zoning Change  
**Public Hearing Required – Tabled from Oct. PC Meeting****

Description: The applicant seeks zoning change consideration to rezone approximately 70.10-acres from Unincorporated Baldwin County to Residential Single Family (R-1B).

General Location: The subject property is located just east of North Holly St and is just north of Alabama St. (PIN – 62195).

**Item 11.**

**ZC25-14 – Bertolla 101 PUD – Zoning Change  
Public Hearing Required – Tabled from Oct. PC Meeting**

Description:

The applicant seeks zoning change consideration to rezone approximately 101-acres from Unincorporated Baldwin County to Planned Unit Development (PUD).

General Location: The subject property is located just northeast of the intersection of County Rd 64 and Cabinet Shop Rd. (PIN – 17225).

**Item 12.**

**SP25-10 – AL Hwy 59 Townhomes – Site Plan**

Description:

The applicant seeks site plan consideration for 250 townhomes on approximately 51.38 acres.

General Location: The subject property is located just east of State Hwy 59 and is northeast of the Baldwin County Preparatory Academy. (PIN – 397639)

**Adjourn**