



City of Loxley Planning Commission Regular Meeting
Thursday, December 11, 2025
5:30 PM

Call to Order

New Business:

Item 1. Consideration of Minutes of October 30, 2025, Planning Commission Meeting.

Item 2. **ZC25-13** – Holley Street Estates – Zoning Change
Public Hearing Required – Tabled from Oct. PC Meeting

Description: The applicant seeks to annex said property and for 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).

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

Item 3. **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).

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

Item 4.

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

Description: The applicant seeks plat approval of 2-Lot Subdivision of Property Zoned R-1A. Total Acreage 2.52.

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).

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

Item 5.

**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).

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

Item 6.

**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).

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

Item 11.

ZC25-12 – Twin Lakes PUD – Zoning Change

**Tabled from Oct. PC Meeting (APPLICANT HAS REQUESTED THIS TO BE
TABLED AGAIN UNTIL JANUARY PC)**

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).

>Action by Planning Commission

Item 12.

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).

>Applicant Report

>Staff Report

>Public Comments

>Planning Commission Comments & Discussion

>Close Public Comments

>Action by Planning Commission

Other Business:

Adjourn