

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.

<u>General Location:</u> 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

Planning Commission Agenda December 11, 2025

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.

<u>General Location:</u> 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

Planning Commission Agenda December 11, 2025

Item 7. SP25-10 – AL Hwy 59 Townhomes – Site Plan

Description: The applicant seeks site plan consideration for 250 townhomes on

approximately 51.38 acres.

<u>General Location:</u> The subject property is located just east of State Hwy 59 and is northeast of the Baldwin County Preperatory Academy. (PIN –

397639)

>Applicant Report

>Staff Report

>Planning Commission Comments & Discussion

>Action by Planning Commission

Item 8. 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 1/4 mile North of Truck Trail 17. (PIN - 628872)

>Applicant Report

>Staff Report

>Planning Commission Comments & Discussion

>Action by Planning Commission

Item 9. SP25-14 – Lickin' Good Donuts – Site Plan

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

 $\underline{\text{General Location:}} \ \text{The subject property is located just east side of State Hwy}$

59, approximately 3/8 mile North of Black Devine Rd. (PIN - 4350)

>Applicant Report

>Staff Report

>Planning Commission Comments & Discussion

>Action by Planning Commission

Item 10. 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).

<u>General Location:</u> 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

>Public Comments

>Planning Commission Comments & Discussion

>Close Public Comments

>Action by Planning Commission

Planning Commission Agenda December 11, 2025

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).

<u>General Location:</u> 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).

<u>General Location:</u> 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