



**City of Loxley Planning Commission Regular Meeting**  
**Thursday, January 29, 2026**  
**5:30 PM**

Call to Order

**New Business:**

**Item 1.** Consideration of Minutes of December 11, 2025, Planning Commission Meeting.

**Item 2.** SP25-16 – Vision of Loxley Apartments – Site Plan

Description: The applicant seeks site plan consideration for 420 Unit Apartment Complex on 41.09 Acres.

General Location: The subject property is located just east of State Hwy 59 across from Baldwin County Preparatory Academy. (PIN – 636657)

**>Applicant Report**

**>Staff Report**

**>Planning Commission Comments & Discussion**

**>Action by Planning Commission**

**Item 3.** PL25-29 – Roan's Mill, Ph 2(Roan's Creek North PUD) – Preliminary Plat Public Hearing Required

Description: The applicant seeks Preliminary Plat approval for 37-Lot Subdivision on 12.69 Acres.

General Location: The subject property is located on the east side of State Hwy 59, across from Steelwood Dr W (PIN – 83598)

**>Applicant Report**

**>Staff Report**

**>Public Comments**

**>Planning Commission Comments & Discussion**

**>Close Public Comments**

**>Action by Planning Commission**

**Item 4.** PL25-30 – Azalea Gardens 2 – Final Plat

Description: The applicant seeks Final Plat approval for 73-Lot Subdivision on 30.6 Acres.

General Location: The subject property is located just south side of Co. Rd. 68, approximately 1/4 mile east of Holley St. (PIN – 627853)

**>Applicant Report**

**>Staff Report**

**>Planning Commission Comments & Discussion**

**>Action by Planning Commission**

**Item 5.**

**PL25-31 – Ivey Ridge (Settlement at Loxley - PUD) – Final Plat**

Description: The applicant seeks Final Plat approval for 68 Lots on 38.47 Acres.

General Location: The subject property is located at the Southwest corner of Co. Rd. 55 and Fackler Rd. (PIN – 39767)

**>Applicant Report**

**>Staff Report**

**>Planning Commission Comments & Discussion**

**>Action by Planning Commission**

**Item 6.**

**ZC25-16 – Mosley Road Rezoning – Zoning Change**

**Public Hearing Required**

Description: The applicant seeks zoning change consideration to rezone approximately 437-acres from A-0 Agriculture-Open to R-1A Single Family Residential.

General Location: The subject property is located just northeast side of Mosley Rd, beginning approximately ¼ mile East of Spring Rd S. and continuing for approx. 1 ¼ miles. (PIN – 75244 ,62839)

**>Applicant Report**

**>Staff Report**

**>Public Comments**

**>Planning Commission Comments & Discussion**

**>Close Public Comments**

**>Action by Planning Commission**

**Item 7.**

**ZC25-17 – Loxley Land PUD – Zoning Change**

**Public Hearing Required**

Description: The applicant seeks zoning change consideration to rezone approximately 78-acres from Unincorporated Baldwin County to Planned Unit Development (PUD). (Would require annexation of Bertolla Property to be completed prior to Annexation)

General Location: The subject property is located on south side of Co. Rd. 64 approximately ¼ Mile east of Cabinet Shop Rd. (PIN – 20477).

**Applicant Report**

**>Staff Report**

**>Public Comments**

**>Planning Commission Comments & Discussion**

**>Close Public Comments**

**>Action by Planning Commission**

**Item 8.**

**ZC25-12 – Twin Lakes PUD – Zoning Change  
Tabled from Oct. & Dec. 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).

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

**Item 9.**

**ZC25-14 – Bertolla 101 PUD – Zoning Change  
Tabled from Oct. & Dec. 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:**

**Item 1.** **PL24-000013 – PL24-000016** 24-Month Prelim Plat Extension Request – Haddon Lakes, Ph 6 – 10  
Approved by PC 08/29/2024

**Item 2.** **PL24-000024 – PL24-000028** 24-Month Prelim Plat Extension Request – Haddon Lakes, Ph 1 – 5  
Approved by PC 12/19/2024

**Item 3.** **Chelsey Ridge (Mosley Rd)** – Sketch Review

**Adjourn**