



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 ¼ 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-O 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