

ORDINANCE NO. 2026-03

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF LOXLEY, ALABAMA

THE CITY COUNCIL OF THE CITY OF LOXLEY, ALABAMA finds as follows:

1. A proposed amendment to the Loxley Zoning Ordinance to re-zone 5 (five) parcels of land was considered by the Loxley Planning Commission.
2. The Planning Commission has recommended to the City Council that the subject property be re-zoned.
3. The report of the Chairman of the Planning Commission concerning the re-zoning has been received by the City Council and the City Council has held a Public Hearing on the same after giving notice as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOXLEY, ALABAMA, AS FOLLOWS:

SECTION 1. That the Zoning Ordinance of the City of Loxley, Alabama be amended to re-zone the following described property as follows.

PIN: 634483

From Agricultural Open-Space (A-O) to Light Industrial (M-1)

BEGINNING AT A 3" PIPE WITH CAP AT THE N.W. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SEC. 15, T-4-S, R-3-E, BALDWIN COUNTY, AL, SAID POINT BEING THE POINT OF BEGINNING; THENCE N.00°09'20"W., A DISTANCE OF 1,328.11 FEET TO A 5/8" CAPPED REBAR "OSE"; THENCE N.89°52'55"E., A DISTANCE OF 545.57 FEET TO A SET 5/8" CAPPED REBAR; THENCE S.28°33'45"E., A DISTANCE OF 155.00 FEET TO A SET 5/8" CAPPED REBAR; THENCE S.49°55'49"W., A DISTANCE OF 76.33 FEET; THENCE S.15°00'28"W., A DISTANCE OF 39.32 FEET; THENCE S.16°28'49"E., A DISTANCE OF 64.62 FEET; THENCE S.35°23'38"E., A DISTANCE OF 79.02 FEET; THENCE S.51°22'08"E., A DISTANCE OF 95.63 FEET; THENCE S.25°13'22"E., A DISTANCE OF 244.21 FEET; THENCE S.13°26'26"E., A DISTANCE OF 203.06 FEET; THENCE S.06°40'51"E., A DISTANCE OF 98.88 FEET; THENCE S.13°35'03"E., A DISTANCE OF 99.42 FEET; THENCE S.10°43'05"E., A DISTANCE OF 40.15 FEET; THENCE S.01°58'06"E., A DISTANCE OF 60.26 FEET; THENCE S.05°29'49"W., A DISTANCE OF 166.00 FEET; THENCE S.05°52'13"E., A DISTANCE OF 40.59 FEET TO A SET 5/8" CAPPED REBAR; THENCE S.89°54'47"W., A DISTANCE OF 870.18 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 22.94 ACRES, MORE OR LESS.

PIN: 213493, 118766, 91148, 84337

From Unincorporated Baldwin County to General Business (B-1) and Light Industrial (M-1)

General Business Zoning (B-1):

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 09 MINUTES 54 SECONDS WEST, A DISTANCE OF 1327.36 FEET; THENCE RUN NORTH 00 DEGREES 08 MINUTES 52 SECONDS WEST, A DISTANCE OF 1328.22 FEET; THENCE RUN SOUTH 89 DEGREES 52 MINUTES 55 SECONDS WEST, A DISTANCE OF 1095.70 FEET FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 16 DEGREES 49 MINUTES 28 SECONDS EAST, A DISTANCE OF 404.41 FEET; THENCE RUN SOUTH 03 DEGREES 26 MINUTES 40 SECONDS EAST, A DISTANCE OF 710.18 FEET; THENCE RUN SOUTH 89 DEGREES 55 MINUTES 04 SECONDS WEST, A DISTANCE OF 470.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 59; THENCE RUN NORTH 24 DEGREES 37 MINUTES 36 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1204.56 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN NORTH 89 DEGREES 52 MINUTES 55 SECONDS EAST, A DISTANCE OF 812.22 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 16.90 ACRES, MORE OR LESS.

Light Industrial Zoning (M-1):

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 09


MINUTES 54 SECONDS WEST, A DISTANCE OF 1327.36 FEET FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 08 MINUTES 52 SECONDS WEST, A DISTANCE OF 1328.22 FEET; THENCE RUN SOUTH 89 DEGREES 52 MINUTES 55 SECONDS WEST, A DISTANCE OF 1095.70 FEET; THENCE RUN SOUTH 16 DEGREES 49 MINUTES 28 SECONDS EAST, A DISTANCE OF 404.41 FEET; THENCE RUN SOUTH 03 DEGREES 26 MINUTES 40 SECONDS EAST, A DISTANCE OF 710.18 FEET; THENCE RUN SOUTH 89 DEGREES 55 MINUTES 04 SECONDS WEST, A DISTANCE OF 470.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 59; THENCE RUN SOUTH 24 DEGREES 37 MINUTES 36 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 254.29 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN NORTH 89 DEGREES 55 MINUTES 04 SECONDS EAST, A DISTANCE OF 1303.44 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 32.05 ACRES, MORE OR LESS.

SECTION 2. That the official zoning map of the City of Loxley be modified to reflect said zoning.

SECTION 3. That all other Articles and Sections thereof of said Zoning Ordinance remain in full force as originally adopted or subsequently duly amended.


SECTION 4. That this ordinance shall become effective following the posting as required by law.

ADOPTED AND APPROVED THIS 12th day of January 2026.



Richard Teal
Mayor

Attest:




Melissa Lawrence
City Clerk/Treasurer

CERTIFICATION

I, Melissa Lawrence, City Clerk of the City of Loxley, Alabama hereby certify the above to be true and correct copy of an ordinance adopted by the City Council of the City of Loxley at its meeting held on the 12th day of January 2026, as same appears in the minutes or record of said meeting.

I further certify that copies of the ordinance above were published by posting copies thereof in the Loxley Post Office, Loxley City Hall, Loxley Public Library, and Loxley Public Works beginning January 15, 2026, and took effect five days thereafter.



Melissa Lawrence
City Clerk/Treasurer

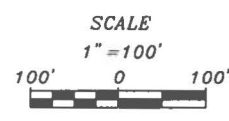
DAVID LOWERY SURVEYING, L.L.C.

NOTES

- All bearings shown herein are relative to GRID NORTH. GRID NORTH was obtained by G.P.S. observations.
- Corner monuments shown as set iron pins are the 5/8" rebar pins with a durable plastic cap stamped '26223'.
- Only Select Flood Interior Improvements shown herein.
- The survey was prepared for the client shown and is not to be used for any other purpose without prior approval from the surveyor.
- No instruments of record reflecting easements, right of ways, and/or ownership were furnished this surveyor, except as shown on notes.
- No underground installations or improvements have been located, except as shown or noted.
- The survey was prepared without the benefit of an abstract of title or a title search unless stated herein, no liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract, title search, or legal judgement rendered on the property.
- Liability of the undersigned for the survey shown shall not exceed the amount of the fee for the survey.

DESCRIPTION OF SURVEY

Beginning at a 3" PIPE WITH CAP AT THE N.W. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SEC. 15, T-4-S, R-3-E, BALDWIN COUNTY, AL, said point being the POINT OF BEGINNING; thence N.00°09'20"W., a distance of 1,328.11 feet to a 5/8" CAPPED REBAR '05E'; thence N.89°52'55"E., a distance of 545.57 feet to a SET 5/8" CAPPED REBAR; thence S.28°33'45"E., a distance of 155.00 feet to a SET 5/8" CAPPED REBAR; thence S.49°55'49"W., a distance of 76.33 feet; thence S.15°00'28"W., a distance of 39.32 feet; thence S.16°28'49"E., a distance of 64.62 feet; thence S.35°23'38"E., a distance of 79.02 feet; thence S.51°22'08"E., a distance of 95.63 feet; thence S.25°13'22"E., a distance of 244.21 feet; thence S.13°26'26"E., a distance of 203.06 feet; thence S.06°40'51"E., a distance of 98.88 feet; thence S.13°35'03"E., a distance of 99.42 feet; thence S.10°43'05"E., a distance of 40.15 feet; thence S.01°58'06"E., a distance of 60.26 feet; thence S.05°29'49"W., a distance of 166.00 feet; thence S.05°52'13"E., a distance of 40.59 feet to a SET 5/8" CAPPED REBAR; thence S.89°54'47"W., a distance of 870.18 feet to the POINT OF BEGINNING. Said parcel containing 22.94 acres, more or less.



ZONED: A-O

ZONED: M-1

N89°52'55"E 1907.88'

5/8" CAPPED REBAR '05E'

APPARENT 50' POWER LINE EASEMENT

ZONED: A-O

ZONED: A-O

M-1 ZONING:

BEGINNING AT A 3" PIPE WITH CAP AT THE N.W. CORNER OF THE S.W.1/4 OF THE S.W.1/4 OF SEC. 15, T-4-S, R-3-E, BALDWIN COUNTY, AL, SAID POINT BEING THE POINT OF BEGINNING; THENCE N.00°09'20"W., A DISTANCE OF 1,328.11 FEET TO A 5/8" CAPPED REBAR "05E"; THENCE N.89°52'55"E., A DISTANCE OF 545.57 FEET TO A SET 5/8" CAPPED REBAR; THENCE S.28°33'45"E., A DISTANCE OF 155.00 FEET TO A SET 5/8" CAPPED REBAR; THENCE S.49°55'49"W., A DISTANCE OF 76.33 FEET; THENCE S.15°00'28"W., A DISTANCE OF 39.32 FEET; THENCE S.16°28'49"E., A DISTANCE OF 64.62 FEET; THENCE S.35°23'38"E., A DISTANCE OF 79.02 FEET; THENCE S.51°22'08"E., A DISTANCE OF 95.63 FEET; THENCE S.25°13'22"E., A DISTANCE OF 244.21 FEET; THENCE S.13°26'26"E., A DISTANCE OF 203.06 FEET; THENCE S.06°40'51"E., A DISTANCE OF 98.88 FEET; THENCE S.13°35'03"E., A DISTANCE OF 99.42 FEET; THENCE S.10°43'05"E., A DISTANCE OF 40.15 FEET; THENCE S.01°58'06"E., A DISTANCE OF 60.26 FEET; THENCE S.05°29'49"W., A DISTANCE OF 166.00 FEET; THENCE S.05°52'13"E., A DISTANCE OF 40.59 FEET TO A SET 5/8" CAPPED REBAR; THENCE S.89°54'47"W., A DISTANCE OF 870.18 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 22.94 ACRES, MORE OR LESS.

ZONED: A-O

PROPOSED M-1 ZONING

22.94 AC

ZONED: M-1

ZONED: A-O

OLD FENCE REMNANTS

OLD FENCE REMNANTS

P.O.B.
3" PIPE WITH CAP AT THE N.W. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SEC. 15, T-4-S, R-3-E, BALDWIN COUNTY, AL.

5/8" CAPPED REBAR '26223'

PLAT OF A BOUNDARY LINE SURVEY PREPARED FOR

TOM MITCHELL-SEVEN STATES BALDWIN COUNTY, AL

DAVID LOWERY SURVEYING, L.L.C.

55284 MARTIN LN. STOCKTON, AL 36579 251-937-2757 ph. 251-937-2756 fax dlsurvey25@hotmail.com

DATE	SURVEY DATE	SCALE
23-73254	04/11/2025	1"=100'
DRAWN BY: R. SULLIVAN	CHECKED BY: D. LOWERY	

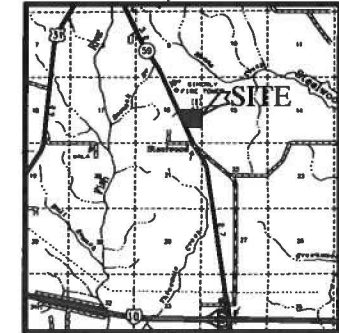
LEGEND AND SYMBOLS

- (*) SECOND BEARING/DISTANCE
- OE OVERHEAD ELECTRIC
- SET IRON PIN
- FOUND IRON PIN
- △ PIN NOT SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- NOT TO SCALE
- FENCE
- FENCE CORNER POST
- CONCRETE MONUMENT

REZONING EXHIBIT

CERTIFICATION

I, David Lowery, a licensed land surveyor in the State of Alabama, do hereby certify the foregoing to be a true plat or map of a survey performed by me or under my supervision, containing the acreage and being situated on both shown and stated herein. I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama, to the best of my knowledge, information, and belief.



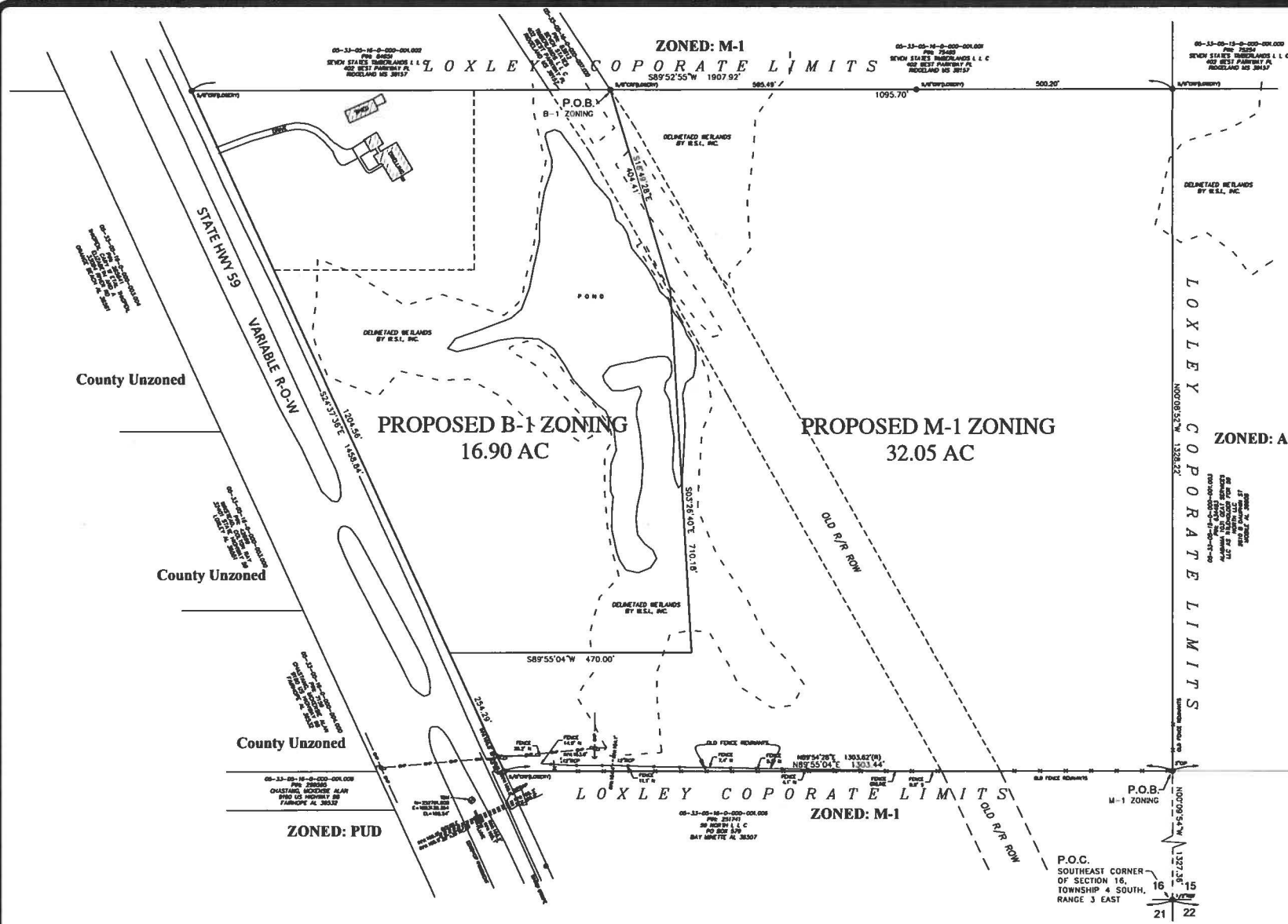
VICINITY MAP
1 INCH = 1 MILE

M-1 ZONING:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 09 MINUTES 54 SECONDS WEST, A DISTANCE OF 1327.36 FEET FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 08 MINUTES 52 SECONDS WEST, A DISTANCE OF 1328.22 FEET; THENCE RUN SOUTH 89 DEGREES 52 MINUTES 55 SECONDS WEST, A DISTANCE OF 1095.70 FEET; THENCE RUN SOUTH 16 DEGREES 49 MINUTES 28 SECONDS EAST, A DISTANCE OF 404.41 FEET; THENCE RUN SOUTH 03 DEGREES 26 MINUTES 40 SECONDS EAST, A DISTANCE OF 710.18 FEET; THENCE RUN SOUTH 89 DEGREES 55 MINUTES 04 SECONDS WEST, A DISTANCE OF 470.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 59; THENCE RUN SOUTH 24 DEGREES 37 MINUTES 36 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 254.29 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN NORTH 89 DEGREES 55 MINUTES 04 SECONDS EAST, A DISTANCE OF 1303.44 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 32.05 ACRES, MORE OR LESS.

B-1 ZONING:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 09 MINUTES 54 SECONDS WEST, A DISTANCE OF 1327.36 FEET; THENCE RUN NORTH 00 DEGREES 08 MINUTES 52 SECONDS WEST, A DISTANCE OF 1328.22 FEET; THENCE RUN SOUTH 89 DEGREES 52 MINUTES 55 SECONDS WEST, A DISTANCE OF 1095.70 FEET FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 16 DEGREES 49 MINUTES 28 SECONDS EAST, A DISTANCE OF 404.41 FEET; THENCE RUN SOUTH 03 DEGREES 26 MINUTES 40 SECONDS EAST, A DISTANCE OF 710.18 FEET; THENCE RUN SOUTH 89 DEGREES 55 MINUTES 04 SECONDS WEST, A DISTANCE OF 470.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 59; THENCE RUN NORTH 24 DEGREES 37 MINUTES 36 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1204.56 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN NORTH 89 DEGREES 52 MINUTES 55 SECONDS EAST, A DISTANCE OF 812.22 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 16.90 ACRES, MORE OR LESS.



ZONED: A-O

ZONED: M-1

ZONED: PUD

County Unzoned

County Unzoned

County Unzoned

PARCEL INFORMATION
05-33-05-16-0-000-003.001
05-33-05-16-0-000-003.002
05-33-05-16-0-000-003.003
05-33-05-16-0-000-007.001

OWNER/DEVELOPER:
ALABAMA 1031 QEAT SERVICES LLC
AS TITLEHOLDER AND 59 NORTH LLC
PO BOX 579
BAY MINETTE AL 36507

SURVEYOR:
DAVID DIEHL
9905 WINDMILL RD
FAIRHOPE AL 36532

UTILITY PROVIDERS
WATER: CITY OF LOXLEY
SEWER: BCS&S
POWER: BALDWIN EMC
TELEPHONE: BRIGHTSPEED

SURVEYOR'S NOTES:

- 1. THERE MAY BE UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
- 2. SURVEY WAS CONDUCTED ON SEPTEMBER 2024, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
- 3. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD MEASUREMENTS, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
- 4. WELAND LOCATION SHOWN WERE SCALED FROM A MAP PROVIDED BY WELAND SERVICES, INC.
- 5. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY FIELD LOCATING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES.
- 6. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

GENERAL NOTES:

- 1. THERE IS A DEDICATED HEREIN A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 10 FOOT UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE NOTED.
- 2. THERE IS DEDICATED HEREIN A 15 FOOT DRAINAGE EASEMENT ALONG THE REAR OF ALL LOTS THAT DO NOT BACK UP TO A COMMON AREA CONTAINING DRAINAGE INFRASTRUCTURE.
- 3. THE DRAINAGE EASEMENT LINE FROM JURISDICTIONAL WELANDS SHALL BE 30 FEET.
- 4. STORMWATER MANAGEMENT FOR EACH PARCEL SHALL BE DESIGNED TO THE SPECIFICATIONS OF THE CITY OF LOXLEY'S REQUIREMENTS AS PART OF THE FURTHER DEVELOPMENT OF EACH PARCEL.



100 SCALE

REZONING EXHIBIT

BOUNDARY SURVEY
ALABAMA 1031 QEAT SERVICES LLC



DRAWN	DED
CHECKED	DED
PROJECT MGR	DED
SCALE	1"=100'
PROJECT	20241380
FILE	20241380 EXHIBIT
SHEET	1 OF 1