



**City of Loxley Planning Commission Regular Meeting
Thursday, June 25, 2026
5:30 PM**

Call to Order

New Business:

Item 1. Consideration of Minutes of May 28, 2026, Planning Commission Meeting.

Item 2. **PL26-11** – Azalea Gardens Phase 4 – Preliminary Plat
Public Hearing Required

Description: The applicant, SE Civil Engineering & Surveying, seeks Preliminary Plat approval for 62 Lot Subdivision on 31.44 acres.
General Location: The subject property is located on the east side of N Holley St. approximately 0.25 miles south of County Rd. 68. (PIN 62195)

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

Item 3. **PL26-12** – Roans Mill Phase 1 – Final Plat

Description: The applicant seeks Final Plat approval for 48 Lot Subdivision on 16.13 acres.
General Location: The subject property is located on the east side of Hwy 59 approximately 1.25 miles south of the Hwy 31 intersection and 0.50 miles north of the Baldwin Prep Academy. (PIN 83598)

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

Item 4. ZC26-01 – Ryals Property Rezoning

Description: The applicant seeks rezoning approval from Baldwin County RSF-3 to City of Loxley R1-B. The lot is approximately 9.87 acres.
General Location: The subject property is located on the east side of Cabinet Shop Road approximately 330 feet north of Black Devine Road. (PIN – 307011)

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

**Item 5. (TABLED) SP26-4 – Estes Express Trucking terminal expansion – Site Plan
****Applicant requests to table until July meeting******

Description: The applicant seeks site plan approval for expansion of warehouse facility, installation of vehicle maintenance shop and expansion off street parking.
General Location: The subject property is located at 31081 County Rd 49. Approximately 470 feet north on Industrial Park Blvd on the east side of County Rd. 49. (PIN 247712)

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

Old Business:
None

Other Business:

Adjourn

**MINUTES OF
THE PLANNING COMMISSION
CITY OF LOXLEY**

May 28, 2026

The Planning Commission of the City of Loxley convened in Regular Session at City Hall on the 28th day of May 2026 at 5:30 P.M. The meeting was called to order by Chairman Kenny Folsom.

Members present were Kenny Folsom, Chris McCall, George Trent, Jimmy Canaan, Beth Lovell, and Randy Smith. Members absent were Pam Knight. Also present were Greg Smith, City Engineer and Director of Community Development; Kate Whalley, Secretary; and Ellen Williams, City Attorney.

The Chairman stated that a quorum of members was present and that the meeting was open for the transaction of business.

Item 1. Consideration of Minutes of April 23, 2026 Planning Commission Meeting

Chris McCall made a motion to approve the minutes as presented. George Trent seconded the motion, and it passed unanimously.

Item 2. SP26-4 – Estes Express Trucking Terminal Expansion – Site Plan

Description: The applicant seeks Site Plan approval for the expansion of the existing Estes Express Trucking Terminal, including building additions, expanded truck and trailer parking, relocation of fueling facilities, stormwater improvements, and associated site infrastructure.

Location: 31081 County Road 49, north of Industrial Park Drive.

Parcel Identification Number (PIN): 247712

Greg Smith presented the staff report, explaining that the proposal would significantly expand the existing trucking terminal facility through additional terminal space, a new support building, expanded truck and trailer parking, relocation of fueling facilities, and associated stormwater improvements.

Staff noted several outstanding items requiring additional review, including submission of a wetland delineation, a traffic impact study evaluating impacts to Industrial Park Drive, County Road 49, and Highway 59, a landscape plan, and responses to other staff comments. Staff also recommended installation of dedicated left-turn lanes at both site entrances to improve traffic safety and vehicle circulation.

Because several required items remained outstanding and no applicant representative was present to address staff comments, staff recommended that the application be tabled.

Beth Lovell made a motion to table the application pending submission of the landscape plan, traffic impact study, wetland delineation, and resolution of all remaining staff comments. Randy Smith seconded the motion, and it passed unanimously.

Item 3. PL26-9 – Azalea Gardens Phase 3 – Preliminary Plat

Description: The applicant seeks Preliminary Plat approval for a 62-lot residential subdivision on approximately 38.58 acres.

Location: East side of North Holley Street, south of County Road 68.

Parcel Identification Number (PIN): 62195

Greg Smith presented the staff report, explaining that Azalea Gardens Phase 3 is the next phase of the previously approved residential development formerly known as Holley Street Estates. The subdivision consists of 62 single-family residential lots and will ultimately connect with future phases of the development.

Mr. Smith reviewed the flood study completed during the rezoning process and explained that the proposed lots are located outside of the identified floodplain. Existing drainage patterns and wetlands would remain undisturbed, with stormwater runoff routed through detention facilities prior to discharge.

Staff comments included revisions to subdivision signage, provision of ADA-accessible parking at the mail kiosk, drainage easement modifications, improvements to stilling basin drainage, required outside agency approvals, and compliance with all applicable City regulations.

The Chairman opened the public hearing.

Debbie Burke, a nearby property owner, inquired about the wetlands and floodplain areas located behind her property and whether any development activity would occur within those areas. Representatives of the applicant explained that no impacts to jurisdictional wetlands were proposed and that the wetlands would remain undisturbed. Staff further noted that the wetland area is separated from adjacent residential lots by a substantial buffer.

The public hearing was closed.

Following discussion, Beth Lovell made a motion to approve the Preliminary Plat contingent upon compliance with all staff recommendations, including signage revisions, ADA parking accommodations, drainage easement modifications, drainage improvements, required outside agency approvals, and all other staff comments. Randy Smith seconded the motion, and it passed unanimously.

Item 4. PL26-10 – Haddon Lakes Phase 1 – Final Plat

Description: The applicant seeks Final Plat approval for Phase 1 of the Haddon Lakes subdivision consisting of 31 residential lots on approximately 16.4 acres.

Location: South of Bedrock Boulevard between Ibis Boulevard and Cecil Road.

Parcel Identification Number (PIN): 617677

Greg Smith presented the staff report, explaining that required infrastructure improvements were substantially complete and that a final inspection had been conducted. Remaining items consisted primarily of minor punch-list corrections, including sign installation components and repair of disturbed areas resulting from utility construction.

Mr. Smith reported that required maintenance and performance bonds had been submitted and that staff anticipated completion of the remaining punch-list items prior to final recording.

Staff comments included correction of certificate language, completion of remaining inspection items, and submission of original bond documents.

Chris McCall made a motion to approve the Final Plat contingent upon compliance with all staff recommendations, including completion of remaining inspection items, correction of certificate language, submission of required bond documents, and satisfaction of all remaining staff comments. George Trent seconded the motion, and it passed unanimously.

May 28, 2026

Other Business

Greg Smith provided an update on the ongoing zoning ordinance revision project. He reported that staff had received draft language from GMC, including a revised table of permitted uses intended to provide greater clarity regarding permitted uses and uses requiring Special Exception approval. Staff will continue reviewing the draft language with GMC and provide updates to the Planning Commission as revisions progress.

There being no further business to come before the meeting, Beth Lovell made a motion to adjourn. Randy Smith seconded the motion, and it passed unanimously.

Kenny Folsom
Chairman

Kate Whalley
Secretary



TO: Mr. Kenny Folsom, Chairman and
Members of the Planning Commission

DATE: June 25, 2026

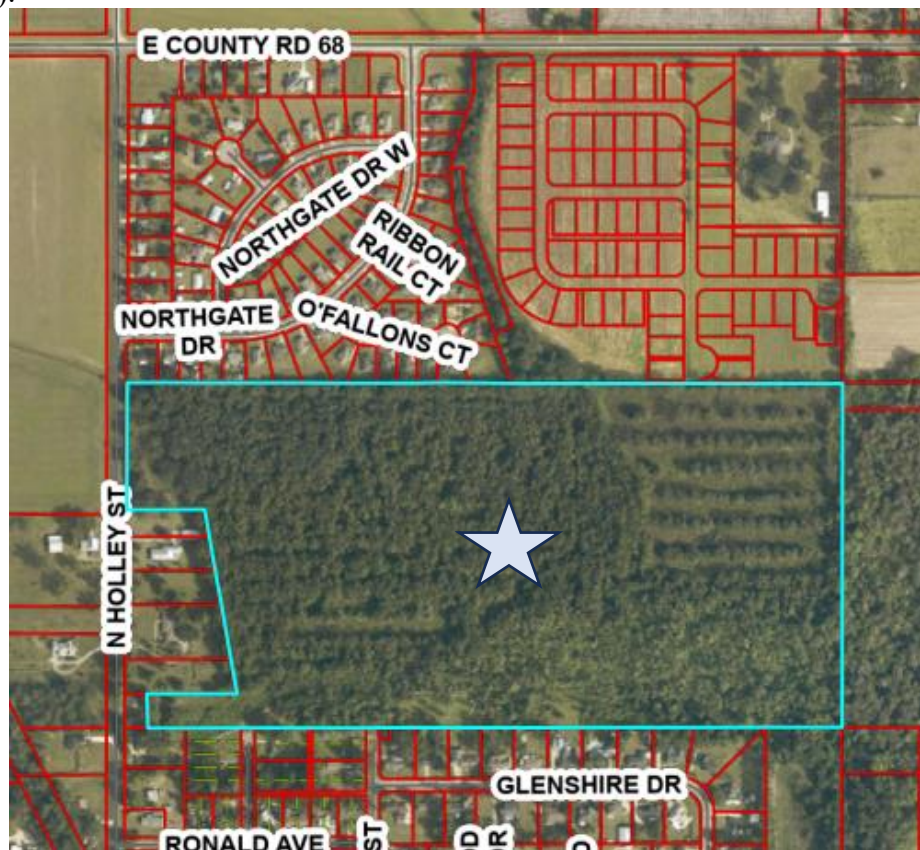
FROM: Gregory B. Smith, PE
Community Development Dir/City Engineer

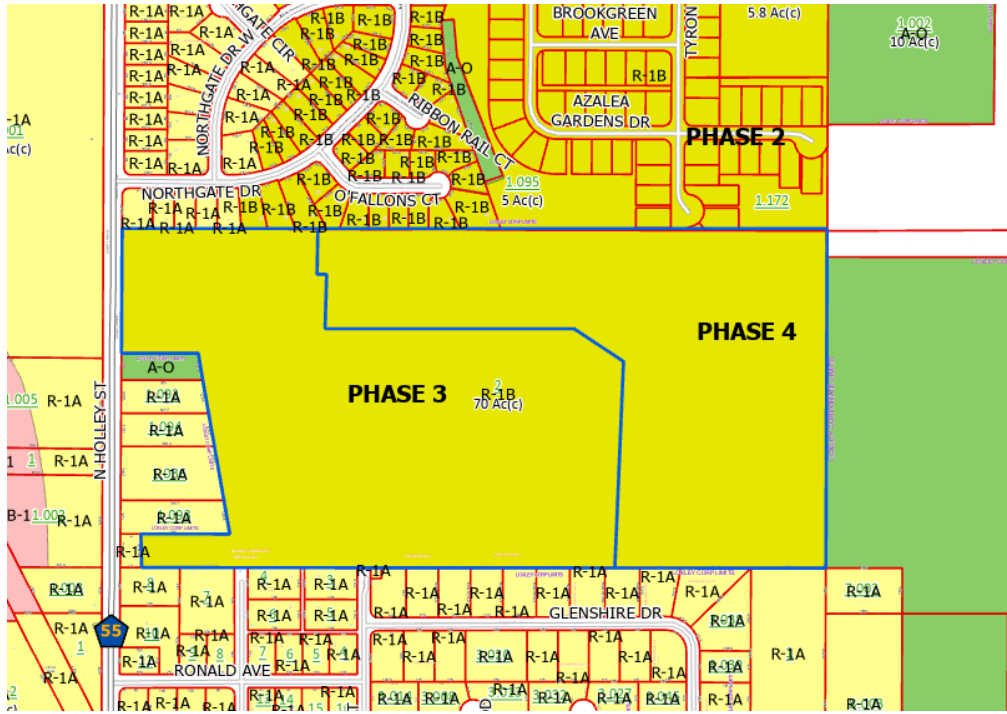
REPORT DATE: 06-18-2026

SUBJECT: PL26-000011 – Azalea Gardens PH 4 – Preliminary Plat

OVERVIEW: Larry Smith of SE Civil Engineering seeks Preliminary Plat approval for 62 Lot Subdivision on 31.44 +/- acres. The subject property is located on the east side of N. Holley St. approximately 0.25 miles south of County Rd. 68. (PIN 62195). A public hearing is required; appropriate notice has been given.

★ **SUBJECT PROPERTY:** The subject property consists of approximately 31.44± acres located on the east side of N. Holley Street approximately 0.25 miles south of County Road 68 (PIN 62195).





ZONING: The subject property is zoned R-1B Residential Single Family. Adjacent properties are zoned a mix of R-1A, R-1B, and A-O. A small portion of the northwest corner of the subject property also borders Baldwin County jurisdiction, which is zoned RSF-1 Residential Single Family.

ANALYSIS: The applicant is requesting Preliminary Plat approval for Azalea Gardens Phase 4 consisting of 62 single-family residential lots, associated rights-of-way, drainage facilities, and common areas. The smallest proposed lots are 9,900 square feet and the largest proposed lot is approximately 23,637 square feet (Lot 94). The proposed lots meet the minimum lot area and width requirements of the R-1B zoning district.

The subject property is zoned R-1B Residential Single Family. The R-1B district requires a minimum lot area of 9,500 square feet, minimum lot width of 75 feet, minimum front and rear setbacks of 30 feet, minimum side setbacks of 10 feet, maximum building coverage of 40%, and maximum building height of 35 feet.

Stormwater: The applicant also submitted a drainage report addressing stormwater management for the proposed development. Storm drainage infrastructure and detention areas are proposed to accommodate runoff associated with the subdivision in accordance with the Subdivision Regulations regarding storm drainage and erosion control.

Wetlands: A wetland delineation report prepared by UES dated January 2026 identified approximately 13.53± acres of wetlands and approximately 0.52± acres of ditch areas on the parent tract. A 25-foot wetland buffer is reflected on the submitted plans. There are no proposed wetland impacts.

Flood Zone: As discussed during the review of the Annexation/Zoning review, the applicant conducted a flood study to accurately determine the extents of the 100-year Floodplain along the

south side of this property. This Flood Plan is shown on the Preliminary Plat for this development. There are no Lots or other proposed improvements that are within the boundary of this 100-year floodplain.

Landscaping: Landscape plans submitted with the application indicate proposed street tree plantings and landscaped common areas throughout the development. Proposed plant materials include Live Oaks, Bald Cypress, Nuttall Oaks, and Crape Myrtles.

Sidewalks: Sidewalks are required on both sides of local streets in accordance with Section 5.2(E)(16) of the Subdivision Regulations and will be required prior to final plat approval or bonded as allowed by the regulations.

Traffic: Traffic Impact Study was provided by the applicant. The intersections of N. Holley/B Ave, N. Holley at Subd. Entrance and N. Holley St at CR 68 were analyzed. Based on findings of Traffic Impact Study, this development does not warrant improvements to any of these intersections studied:

Based on the submitted materials, the proposed Preliminary Plat appears to generally comply with the City of Loxley Subdivision Regulations subject to all comments from staff, the City Engineer, utility providers, and outside reviewing agencies.

Comments: Upon review the following items must be addressed.

1. Revise Sign Details to meet current Loxley Standards for Decorative Signs. It is recommended that the posted speed limit be 15 MPH instead of 20 MPH.
2. Provide a 25' Wide Drainage Easement between Lots 75 & 76 for the proposed 42"RCP.
3. Provide drain from stilling basins so that these don't hold water for extended periods of time and become a nuisance.
4. All required outside agency approvals (e.g., Baldwin County, ALDOT, ADEM, USACE, etc.) shall be obtained, in the event the property is developed. Provide USACE Authorization for disturbance of ditches proposed to be disturbed that are identified in the Wetland Delineation Report.
5. The applicant shall comply with all applicable City of Loxley regulations upon any future development of the subject property.

Staff Recommends that this Preliminary Plat application be approved subject to the comments listed above and any other conditions required by the Planning Commission prior to issuance of a Land Disturbance Permit.

Attachments

ADJACENT PROPERTY OWNERS

- (A) 05-42-01-11-2-000-001.072
GULF COAST CAPITAL, L.P.
900 FLORENCE BLVD
FLORENCE AL 36530
- (B) 05-42-01-11-2-000-001.071
GULF COAST CAPITAL, L.P.
900 FLORENCE BLVD
FLORENCE AL 36530
- (C) 05-42-01-11-2-000-001.069
GULF COAST CAPITAL, L.P.
900 FLORENCE BLVD
FLORENCE AL 36530
- (D) 05-42-01-11-2-000-001.068
GULF COAST CAPITAL, L.P.
900 FLORENCE BLVD
FLORENCE AL 36530
- (E) 05-42-01-11-2-000-001.067
GULF COAST CAPITAL, L.P.
900 FLORENCE BLVD
FLORENCE AL 36530
- (F) 05-42-01-11-2-000-001.066
GULF COAST CAPITAL, L.P.
900 FLORENCE BLVD
FLORENCE AL 36530
- (G) 05-42-01-11-2-000-001.065
GULF COAST CAPITAL, L.P.
900 FLORENCE BLVD
FLORENCE AL 36530
- (H) 05-42-01-11-2-000-001.064
GULF COAST CAPITAL, L.P.
900 FLORENCE BLVD
FLORENCE AL 36530
- (I) 05-42-01-11-2-000-001.063
GULF COAST CAPITAL, L.P.
900 FLORENCE BLVD
FLORENCE AL 36530
- (J) 05-42-01-11-3-000-003.024
PIN: 20000
BOWMAN, DARLA R
1527 GLENSHIRE DR
LOXLEY, AL 36551
- (K) 05-42-01-11-3-000-003.023
PIN: 20004
WATKINS, WILLY E ET AL
WALSTAD, PATRICIA
6153 GLENSHIRE DR
LOXLEY, AL 36551
- (L) 05-42-01-11-3-000-003.034
PIN: 20005
POWELL, JEFFREY S
1527 GLENSHIRE DR
LOXLEY, AL 36551
- (M) 05-42-01-11-3-000-003.037
PIN: 20066
NORTHUITT, BAY L ET AL
NORTHUITT, DOROTHY AND A
TRUSTS OF THEIR SUCCESSORS
IN TRUST AND UNDER THE
NORTHUITT LIVING TRUST
5127 GLENSHIRE DR LOXLEY
- (N) 05-42-01-11-3-000-007.002
PIN: 20000
LOWER ALABAMA LAND
INVESTMENTS, L.L.C.
501 GRENKREST DR
CEOLA, KY 42024
- (O) 05-42-01-11-3-000-007.002
PIN: 20080
LOWER ALABAMA LAND
INVESTMENTS, L.L.C.
501 GRENKREST DR
CEOLA, KY 42024

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.27'	35.36'	N45°10'00"E
C2	25.00'	39.27'	35.36'	S44°50'00"E
C3	25.00'	39.27'	35.36'	S44°50'00"E
C4	25.00'	39.27'	35.36'	S45°10'00"W
C5	60.00'	18.25'	18.18'	S81°07'03"E
C6	60.00'	47.54'	46.31'	S49°42'07"E
C7	60.00'	47.54'	46.31'	S04°18'09"E
C8	60.00'	43.15'	42.22'	S38°59'55"W
C9	60.00'	20.09'	20.00'	S69°11'39"W
C10	60.00'	72.11'	67.85'	N66°46'58"W
C11	60.00'	23.41'	23.26'	N21°10'32"W
C12	25.00'	34.83'	32.08'	N49°54'56"W
C13	464.21'	179.82'	178.70'	S10°55'51"E
C14	439.21'	96.04'	95.85'	S06°05'52"E
C15	439.21'	39.51'	39.49'	S14°56'19"E
C16	25.00'	25.05'	24.01'	S46°13'02"E
C17	60.00'	35.11'	34.61'	S58°09'18"E
C18	60.00'	57.93'	55.70'	S13°44'00"E
C19	60.00'	20.12'	20.03'	S23°31'56"W
C20	60.00'	44.11'	43.12'	S54°12'06"W
C21	60.00'	47.64'	46.40'	N81°59'22"W
C22	60.00'	47.64'	46.40'	N36°29'41"W
C23	60.00'	41.14'	40.34'	N05°53'40"E
C24	54.50'	40.29'	39.38'	S04°21'21"W
C25	489.21'	73.41'	73.34'	N12°31'34"W
C26	489.21'	71.67'	71.61'	N04°01'50"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 10°22'56" W	66.23'
L2	N 05°19'43" W	23.00'
L3	N 00°58'43" E	77.87'
L4	S 00°10'00" W	35.00'
L5	S22°01'42"E	35.19'

SITE DATA
TOTAL AREA: 31.44 AC
ZONING: R-1B
TOTAL LOTS: 62
DENSITY: 1.53 LOTS/AC
SMALLEST LOT: 9900 SF (MULTIPLE)
LARGEST LOT: 22361 SF (LOT 94)
STREETS: 2339.49 LF

BUILDING SETBACKS:
FRONT: 30 FT.
REAR: 30 FT.
SIDE: 10 FT.
SIDE STREET: 30 F.T.

UTILITIES:
SEWER: LOXLEY UTILITIES
WATER: LOXLEY UTILITIES
POWER: RIVIERA UTILITIES
TELEPHONE: BRIGHTSPEED

LEGEND:
(R) = RECORD BEARING/DISTANCE
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY
PID = PARCEL NUMBER
PIN = PARCEL IDENTIFICATION NUMBER
CRS = CAPPED REBAR SET (SE CIVIL)
CRF = CAPPED REBAR FOUND
CMF = CONCRETE MONUMENT FOUND
RBF = REBAR FOUND (NO CAP)
RFB = OPEN TOP PIP FOUND

SURVEYOR/ENGINEER
SE CIVIL
9969 WINDMILL ROAD
FAIRHOPE AL. 36532

OWNER INFORMATION
LINDA ELLIS
8770 LEA BROOK COURT
FAIRHOPE, AL 36532

PARCEL INFORMATION
PID:
05-42-01-11-2-000-002.000
PIN: 62195

DEVELOPER
68 VENTURES
707 BELOUSE AVENUE
DAPHNE, AL 36526

PRELIMINARY PLAT CERTIFICATION:

STATE OF ALABAMA
COUNTY OF BALDWIN

THE UNDERSIGNED, DAVID E. DIEHL, REGISTERED LAND SURVEYOR, LICENSE NO. 26014, STATE OF ALABAMA, AND _____ OF 68 VENTURES, INC. THE OWNER OF THE LAND SHOWN AND DESCRIBED, HEREBY CERTIFY THAT THIS PLAT OR MAP WAS MADE PURSUANT TO A SURVEY MADE BY SAID SURVEYOR AND THAT SAID SURVEY AND THIS PLAT OR MAP WERE MADE AT THE INSTANCE OF SAID OWNER, THAT THIS PLAT OR MAP IS A TRUE AND CORRECT MAP OF LANDS SHOWN THEREIN AND KNOWN AS AZALEA GARDENS PHASE 4, SHOWING THE SUBDIVISIONS OF EACH LOT AND ITS NUMBER, SHOWING THE STREETS, ALLEYS, AND PUBLIC GROUNDS, GIVING THE LENGTH, WIDTH AND NAME OF EACH STREET, AS WELL AS THE NUMBER OF EACH LOT AND BLOCK, AND SHOWING THE RELATIONS OF THE LANDS TO THE GOVERNMENT SURVEY, AND THAT IRON PINS HAVE BEEN INSTALLED AT ALL LOT CORNERS AND CURVE POINTS AS SHOWN AND DESIGNATED ON SAID PLAT OR MAP; SAID OWNER ALSO CERTIFIES THAT IT IS THE OWNER OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE, OR THAT MORTGAGES ARE HELD BY _____ MORTGAGEE(S), WHO HERUNDER JOIN IN THE

CERTIFICATION:
DATED _____ 2026.

SURVEYOR _____
OWNER(S) _____
MORTGAGEE(S) _____

CERTIFICATION BY NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____ NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT DAVID E. DIEHL, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS A SURVEYOR, AND _____ WHOSE NAME AS _____ OF 68 VENTURES, INC. IS SIGNED TO SAME AS OWNER(S) AND MORTGAGEE(S) ALL IF WHOM ARE KNOWN TO ME, ACKNOWLEDGE BEFORE ME, ON THIS DATE THAT AFTER HAVING BEEN DULY INFORMED THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED SAME VOLUNTARILY AS SUCH INDIVIDUALS (OR IN ANY OTHER CAPACITIES) WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 2026.

NOTARY PUBLIC _____

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION:

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF THE AZALEA GARDENS PHASE 4, HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LOXLEY, ALABAMA, WITH THE EXCEPTION OF THE VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE PROBATE JUDGE OF BALDWIN COUNTY, ALABAMA.

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

BUILDING OFFICIAL, TOWN OF LOXLEY _____ DATE _____

TOWN CLERK, TOWN OF LOXLEY _____ DATE _____

CERTIFICATION OF OWNERSHIP AND DEDICATION:

I/WE 68 VENTURES, INC., AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS AZALEA GARDENS PHASE 4, A PART OF (SECTION 11 TOWNSHIP 5 SOUTH RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE (STREETS, DRIVES, ALLEYS, EASEMENTS, ETC.) AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC, OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND CONVENTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS _____ DAY OF _____ 2026.

CERTIFICATION BY NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____ NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT DAVID E. DIEHL, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS A SURVEYOR, AND _____ WHOSE NAME AS _____ OF 68 VENTURES, INC. IS SIGNED TO SAME AS OWNER(S) AND MORTGAGEE(S) ALL IF WHOM ARE KNOWN TO ME, ACKNOWLEDGE BEFORE ME, ON THIS DATE THAT AFTER HAVING BEEN DULY INFORMED THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED SAME VOLUNTARILY AS SUCH INDIVIDUALS (OR IN ANY OTHER CAPACITIES) WITH FULL AUTHORITY THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 2026.

NOTARY PUBLIC _____

CERTIFICATE OF APPROVAL BY LOXLEY WATER & SEWER:

THE UNDERSIGNED, AS AUTHORIZED BY LOXLEY WATER & SEWER, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____ 2026.

CERTIFICATE OF APPROVAL BY BRIGHTSPEED:

THE UNDERSIGNED, AS AUTHORIZED BY BRIGHTSPEED HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____ 2026.

MORTGAGEE'S ACCEPTANCE:

IN WITNESS WHEREOF, DR. HORTON, THE OWNERS OF THE MORTGAGE OF DR. HORTON, INC., BIRMINGHAM, AN ALABAMA CORPORATION, SHOWN HEREIN HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICERS, THEREUNTO DULY AUTHORIZED ON THIS THE _____ DAY OF _____ 2026.

BY: _____ ITS: _____

CERTIFICATION BY NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT _____ IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THIS INSTRUMENT, HE AS SUCH MEMBER, AND WITH FULL AUTHORITY EXECUTE OF THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID BANK, GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 2026.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ COUNTY.

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES:

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____ 2026.

CONSTRUCTION CERTIFICATION

I HEREBY CERTIFY THAT ALL ROADWAYS AND OTHER IMPROVEMENTS FOR SUBDIVISION HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LOXLEY, ALABAMA, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE MEETING AT WHICH THE SUBDIVISION WAS APPROVED AND THAT THE SUBDIVISION HAS BEEN CONSTRUCTED ACCORDING TO THE STANDARDS SET FORTH IN THE TOWN OF LOXLEY SUBDIVISION REGULATIONS.

OWNER _____
PROFESSIONAL ENGINEER _____

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS _____ DAY OF _____ 2026.

AUTHORIZED SIGNATURE _____

WETLAND STATEMENT

WETLANDS SHOWN HEREON ARE BASED ON A WETLAND DELINEATION PERFORMED BY UES ON JANUARY 28, 2026.

FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0565M, COMMUNITY NUMBER 015000, PANEL 0565, SUFFIX "M", DATED APRIL 19, 2019.

GENERAL NOTES:

- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
- ALL COMMON AREAS WITHIN THE DEVELOPMENT, INCLUDING DRAINAGE FACILITIES, ARE NOT THE RESPONSIBILITY OF THE CITY OF LOXLEY TO MAINTAIN, BUT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION, AS OUTLINED IN THE COVENANTS AND RESTRICTIONS, RECORDED IN THE BALDWIN COUNTY PROBATE RECORDS.
- THERE IS A DEDICATED HEREWITH 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.
- THERE IS DEDICATED HEREWITH A 15 FOOT DRAINAGE EASEMENT ALONG THE REAR OF ALL LOTS THAT DO NOT BACK UP TO A COMMON AREA CONTAINING DRAINAGE INFRASTRUCTURE.
- ALL SIDEWALKS WITHIN THIS DEVELOPMENT SHALL BE ADA COMPLIANT.
- MAXIMUM LOT COVERAGE PERMITTED FOR THE MAIN DWELLING SHALL BE ONE HUNDRED (100) PERCENT OF THE PERMITTED BUILDING AREA NOT INCLUDING COVERAGE PERMITTED FOR ACCESSORY BUILDINGS OR STRUCTURES.

SURVEYOR'S NOTES:

- THERE MAY BE RECORDED OR 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.
- THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
- SURVEY WAS CONDUCTED ON DECEMBER 2025, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
- BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON NAD83 STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
- ELEVATIONS SHOWN HEREON ARE BASED ON VERTICAL DATUM OF NAVD88.

SURVEYOR'S CERTIFICATE

I HEREBY STATE 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.

BEGINNING AT A 4X4 CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER OF AZALEA GARDENS PHASE 2, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 3047-A, BALDWIN COUNTY PROBATE RECORDS, THENCE RUN SOUTH 00 DEGREES 08 MINUTES 32 SECONDS WEST, A DISTANCE OF 1251.57 FEET TO A ONE-HALF INCH CAPPED REBAR FOUND (10367); THENCE RUN SOUTH 89 DEGREES 52 MINUTES 04 SECONDS WEST, A DISTANCE OF 789.46 FEET TO A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL); THENCE RUN NORTH 03 DEGREES 01 MINUTES 07 SECONDS EAST, A DISTANCE OF 777.52 FEET TO A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL); THENCE RUN NORTH 37 DEGREES 27 MINUTES 57 SECONDS WEST, A DISTANCE OF 182.60 FEET TO A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL); THENCE RUN NORTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 1096.20 FEET TO A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL); THENCE RUN NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST, A DISTANCE OF 182.00 FEET TO A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL); THENCE RUN NORTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 13.82 FEET TO A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL); THENCE RUN NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST, A DISTANCE OF 152.28 FEET TO A ONE-HALF INCH CAPPED REBAR SET (SE CIVIL) ON THE SOUTH LINE OF SOUTHEAST LOXLEY STATION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2041-C, BALDWIN COUNTY PROBATE RECORDS; THENCE RUN SOUTH 89 DEGREES 48 MINUTES 44 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 760.91 FEET TO THE SOUTHEAST CORNER OF SAID LOXLEY STATION, ALSO BEING THE SOUTHWEST CORNER OF AZALEA GARDENS PHASE 2, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 3047-A, BALDWIN COUNTY PROBATE RECORDS; A ONE-HALF INCH CAPPED REBAR FOUND (10367); THENCE RUN SOUTH 89 DEGREES 51 MINUTES 29 SECONDS EAST, A DISTANCE OF 1210.84 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 31.44 ACRES, MORE OR LESS, AND LIES IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

DAVID E DIEHL AL. P.L.S. NO. 26014 DATE _____

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

AZALEA GARDENS - PHASE 4
A PART OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

PRELIMINARY PLAT	 S.E. Civil Engineering & Surveying 9969 WINDMILL RD FAIRHOPE, AL 36532 (251) 996-6366	DRAWN	BMB
		CHKD.	DED
		PROJ MGR	DED
SCALE		1"=100'	
PROJECT		20251597	
FILE		PHASE 4 PRELIM	
68 VENTURES		SHEET	1 OF 1



TO: Mr. Kenny Folsom, Chairman and
Members of the Planning Commission

DATE: June 25, 2026

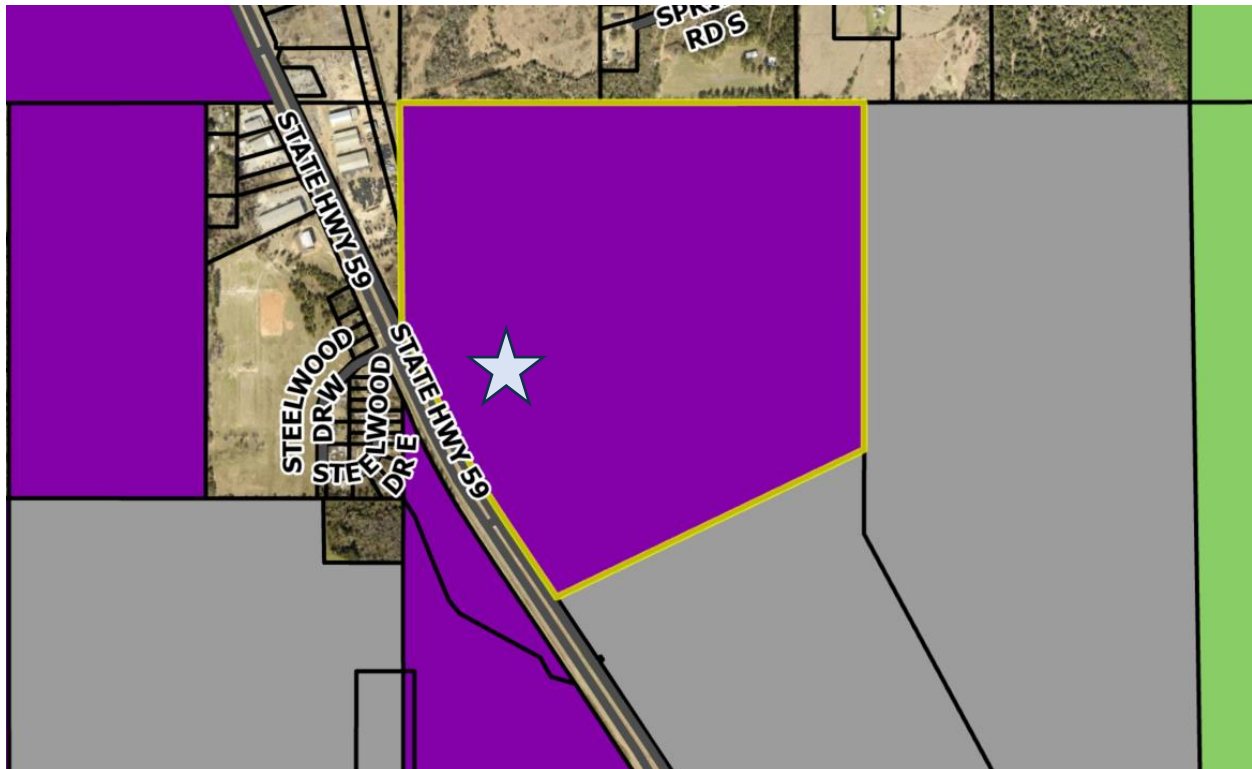
FROM: Gregory B. Smith, PE
Community Development Dir/City Engineer

REPORT DATE: 06-18-2026

SUBJECT: PL26-000012 – Roans Mill Ph 1 (Previously Roans Creek North) – Final Plat

OVERVIEW: OVERVIEW: KL LB PROPCO IV-C LLC seeks Final Plat approval for Roans Mill Phase 1, a 48-lot residential subdivision located along Alabama Highway 59. The Planning Commission previously approved the preliminary plat for this development. The applicant has completed construction of the required infrastructure improvements and is requesting final plat approval and authorization to record the plat.

★ SUBJECT PROPERTY



ADJACENT ZONING: The subject property is in the City of Loxley and is zoned Planned Unit Development (PUD). To the east and west is property in the City of Loxley zoned Light Industrial (M-1). To the north and east is property in the Unincorporated Baldwin County, which we do not have zoning authority over.

ANALYSIS: The applicant seeks Final Plat approval for 48 lots on approximately 16.13 acres. Primary ingress and egress is off State Hwy 59. Each right-of-way width is 50 feet. The subject plat appear to be designed and consistent with the City of Loxley Subdivision Regulations, and is consistent with the approved Roans Creek PUD Masterplan.

Please see the attached plat.

PREVIOUS ACTIONS:

PUD Approval: Roans Creek North PUD Masterplan Ordinance No. 2025-15 – July 29, 2024
Phase 1 Preliminary Plat Approval: February 27, 2025

ANALYSIS:

Roans Mill, Ph1					
Total Area	Number of Lots	Smallest Lot	Largest Lot	Common Area	Streets Linear Feet
16.13 ac	48	6,500 sf	14,352 sf	3.33 ac	2,309

Comments: Upon review the following items must be addressed.

1. Show the street name of road between Lots 35 & 36 on the Final Plat.
2. The “Typical Easements” list only reference Baldwin EMC and Baldwin County Sewer Service. Utility Easements along the front of the lots should be non-exclusive so others such as tele-com companies may use as well.
3. Provide Drainage Easement for Pipe/Ditch along the rear of Lots 36-38.
4. The detention ponds that have been constructed during Ph 1, shall be included on the Ph. 1 Final Plat as Common Areas. This includes the area behind Lots 40-48 and on the east side of Alder Ct.
5. Address all deficiencies identified during the Final Inspection of the required improvements.
6. Submit originals of required Maintenance and Performance Bonds to the City Engineer.

Staff Recommends that this Final Plat application be approved subject to the items listed above and any other conditions required by the Planning Commission be addressed prior to Final Plat being submitted to the City for signatures.

Attachments

ROANS MILL PHASE 1

A RESUBDIVISION OF A PORTION OF LOT 4
ROANS CREEK DIVISION SLIDE 2882-A
CITY OF LOXLEY - BALDWIN COUNTY - ALABAMA
SECTION 9 TOWNSHIP 4 SOUTH RANGE 3 EAST
A 48 LOT RESIDENTIAL SUBDIVISION

STATE OF ALABAMA
COUNTY OF Baldwin

The undersigned, James M. Ray, Professional Land Surveyor, License No. 16383, State of Alabama, and KL LB PROPCO IV-C LLC, owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said owner, that this plat or map is a true and correct map of lands shown therein and known as ROANS MILL PHASE 1 showing the subdivisions into which it is proposed to divide said lands, giving the length, and bearings of the boundaries of each lot and its number, showing the streets, alleys, and public grounds, giving the length, width and name of each street, as well as the number of each lot and block, and showing the relations of the lands to the government survey; and that iron pins have been installed at all lot corners and curve points as shown and designated on said plat or map.

I, James M. Ray, surveyor, also certify that all parts of this map of survey 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.

KL LB PROPCO IV-C LLC, owner also certifies that it is the owner of said lands, who hereunder join in this Certification.

Surveyor: James M. Ray AL PLS 16383 CA-0114-LS Date: _____
Owner: KL LB PROPCO IV-C LLC A Delaware limited liability company Date: _____
By: Ed Hadley (Authorized Signatory)

STATE OF ALABAMA
COUNTY OF _____
I, _____, as Notary Public, in and for said County and State, do hereby certify that James M. Ray, whose name is signed to the foregoing certificate as surveyor, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, executed same voluntarily as such individual (or in any other capacities) with full authority therefor.
Given under my hand and seal this day of _____, 20____.

Notary Public _____ (Seal)

STATE OF _____
COUNTY OF _____
I, _____, as Notary Public, in and for said County and State, do hereby certify that Ed Hadley, whose name is signed to the foregoing certificate as Authorized Signatory for KL LB PROPCO IV-C LLC, a Delaware limited liability company, owner, acknowledged before me, on this date that after having been duly informed of the contents of said certificate, executed same voluntarily as such individual (or in any other capacities) with full authority therefor.
Given under my hand and seal this day of _____, 20____.

Notary Public _____ (Seal)

CERTIFICATE OF APPROVAL BY THE CITY OF LOXLEY ENGINEER
The undersigned, as City Engineer of Loxley, Alabama, hereby approves the within part for the recording of same in the Probate Office of Baldwin County, Alabama, this ____ day of _____, 20____.
City Engineer _____

I hereby certify that the subdivision plat for subdivision has been found to comply with the Subdivision Regulations of the Town of Loxley, Alabama, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Probate Judge of Baldwin County, Alabama.
This the ____ day of _____, 20____.

Chairman, Planning Commission _____

Building Official, City of Loxley _____

City Clerk, City of Loxley _____

BALDWIN COUNTY E-911 ADDRESSING
The undersigned, as authorized by the Baldwin County E-911 Board, hereby approves the road names as depicted on the within plat and hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this ____ day of _____, 20____.

Authorized Signature _____

CERTIFICATE OF APPROVAL BY THE ELECTRIC PROVIDER
Baldwin EMC
The undersigned, as authorized by Baldwin EMC hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this ____ day of _____, 20____.
(Authorized Signature) _____

CERTIFICATE OF APPROVAL BY THE WATER PROVIDER
City of Loxley Water Authority
The undersigned, as authorized by the City of Loxley Water Authority hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this ____ day of _____, 20____.
(Authorized Signature) _____

CERTIFICATE OF APPROVAL BY THE SEWER PROVIDER
Baldwin County Sewer Services
The undersigned, as authorized by Baldwin County Sewer Services hereby approves the within plat for the recording of same in the Probate Office of Baldwin County, Alabama, this ____ day of _____, 20____.
(Authorized Signature) _____

HOTWIRE COMMUNICATIONS, LTD. _____ DATE _____

Hotwire Communications, Ltd., and its affiliates, confirm that they have the capacity and availability to install and operate a fiber-optic system on the property described in the plat herein for the delivery of multi-channel video, audio, internet, telephone, and other services.

CONSTRUCTION CERTIFICATION
I hereby certify that all roadways and other improvements for subdivision has been found to comply with the Subdivision Regulations of the Town of Loxley, Alabama, with the exception of such variances, if any, as are noted in the minutes of the meeting at which the subdivision was approved and that the subdivision has been constructed according to the standards set forth in The Town of Loxley Subdivision Regulations.
this ____ day of _____, 20____.

Owner _____
Professional Engineer _____

Legal Description - Phase 1:
Commence at a 3" crimp top pipe, being the Northwest corner of Section 9, Township 4 South, Range 3 East, Baldwin County, Alabama; thence along the West line of Section 9, S 0°04'28" E a distance of 360.55 feet to the Point of Beginning; thence N 41°22'03" E a distance of 205.69 feet; thence S 48°37'57" E a distance of 175.00 feet; thence S 41°22'03" W a distance of 30.49 feet; thence S 48°37'57" E a distance of 125.00 feet; thence S 41°22'03" W a distance of 48.84 feet; thence S 14°02'20" E a distance of 773.85 feet; thence S 16°28'35" E a distance of 131.25 feet; thence S 12°19'45" E a distance of 80.00 feet; thence with a curve turning to the left an arc length of 63.48 feet, with a radius of 1470.00 feet, a chord bearing of S 72°56'56" W, and a chord length of 93.47 feet; thence with a compound curve turning to the left an arc length of 47.56 feet, with a radius of 30.00 feet, a chord bearing of S 28°36'49" W, and a chord length of 42.73 feet; thence with a compound curve turning to the left an arc length of 126.71 feet, with a radius of 4975.00 feet, a chord bearing of S 17°31'46" E, and a chord length of 126.70 feet; thence with a compound curve turning to the left an arc length of 54.84 feet, with a radius of 50.00 feet, a chord bearing of S 49°46'50" E, and a chord length of 52.13 feet; thence with a reverse curve turning to the right an arc length of 89.29 feet, with a radius of 60.00 feet, a chord bearing of S 38°28'11" E, and a chord length of 81.28 feet; thence S 85°50'06" E a distance of 124.84 feet; thence S 02°49'33" W a distance of 116.55 feet; thence S 20°56'40" E a distance of 12.32 feet; thence S 69°03'20" W a distance of 470.11 feet to a 5/8" rebar lying on the Northeast right of way of Alabama Highway 59; thence along said right of way N 24°36'44" W a distance of 602.25 feet to a (GSE) 5/8" rebar lying on the West line of Section 3; thence leaving said right of way N 00°04'28" W along said Section line a distance of 1094.04 feet to the Point of Beginning, 16.13 Acres, more or less.

Said property being a portion of Lot 4 of ROANS CREEK DIVISION as recorded in the Office of the Judge of Probate of Baldwin County, Alabama in 2882-A.



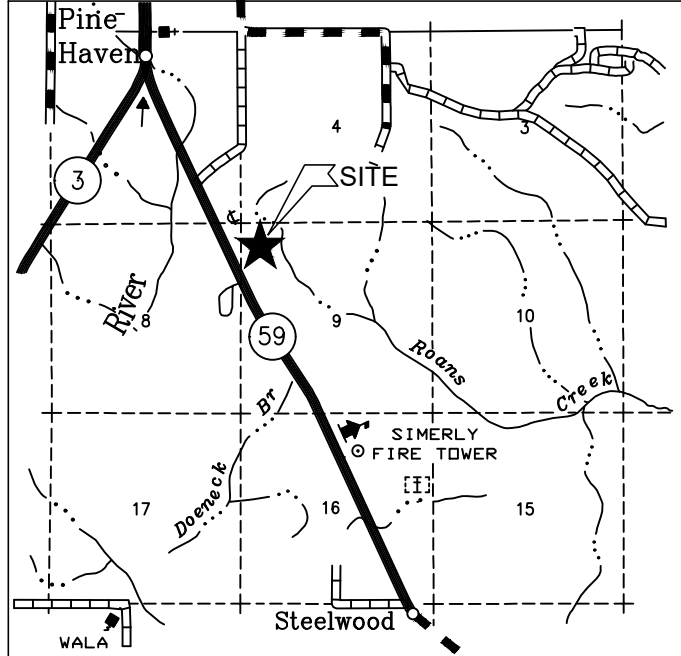
SCALE: 1"=60'



- CA-0114-LS #4 REBAR SET
- FOUND IRON AS SHOWN
- BS = BUILDING SETBACK
- BCSS = BALDWIN COUNTY SEWER SERVICE
- BCS = BALDWIN COUNTY SEWER SERVICE

ZONING: PUD
TOTAL SITE AREA: 16.13 ACRES
NUMBER OF LOTS: 48

MINIMUM FRONT YARD SETBACK - 35'
MINIMUM REAR YARD SETBACK - 15'
MINIMUM SIDE YARD SETBACK - 6'
MINIMUM SIDE YARD ON STREET SETBACK - 15'



VICINITY MAP

NOTES:
1. BEARINGS BASED ON STATE PLANE NAD83 AL WEST ZONE
2. SUBJECT PROPERTY HAS BEEN SCALED ONTO FEMA COMMUNITY PANEL NUMBERS 01003C0531M AND 01003C0533M DATED 4/19/2019 AND FOUND TO LIE IN ZONE "X".

SURVEYOR

RAY & GILLILAND, P.C.

122 NORTH CALHOUN STREET
P.O. BOX 1183
SYLACAUGA, ALABAMA 35150

TEL NO. (256) 245-3243
FAX NO. (256) 245-3202
FILE: ROANS CREEK PHASE 1
SCALE: 1" = 60'

SUBDIVISION PLAT

ENGINEER

MTTR ENGINEERS, INC.
CONSULTING ENGINEERS-LAND SURVEYORS
3 RIVER CHASE RIDGE, HOOVER, AL 35244
TELEPHONE (205) 320-0114

OWNER

KL LB PROPCO IV-C LLC
6900 E. Camelback Road,
Suite 800
Scottsdale, AZ 85251





TO: Mr. Kenny Folsom, Chairman and
Members of the Planning Commission

DATE: June 25, 2026

FROM: Gregory B. Smith, PE
City Engineer/Public Works Director

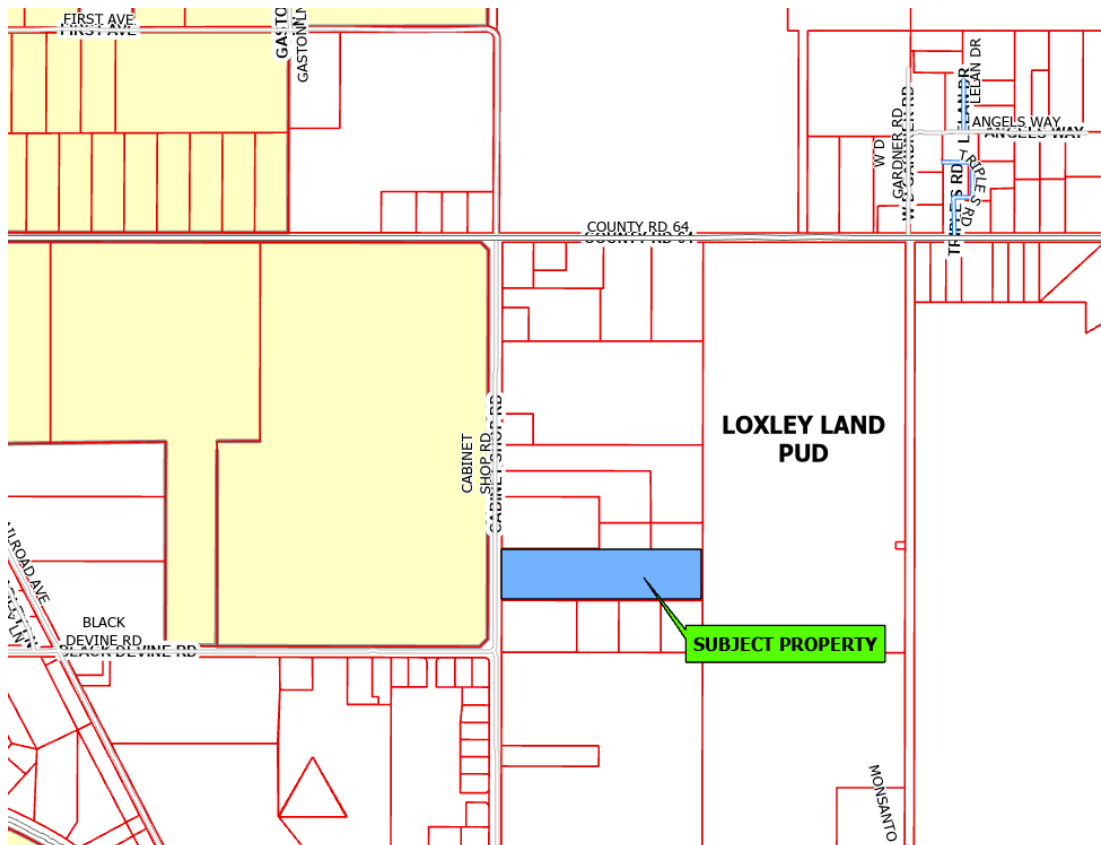
REPORT DATE: 06-18-2026

SUBJECT: ZC26-01 – Ryals Property – Zoning Change

OVERVIEW: SE Civil on Behalf of 68 Ventures and the current owners requests a zoning change (Pre-Zoning) from Baldwin County RSF-3 Residential Single Family to City of Loxley R-1B Residential Single Family. An annexation application has been submitted concurrently with this zoning change request.

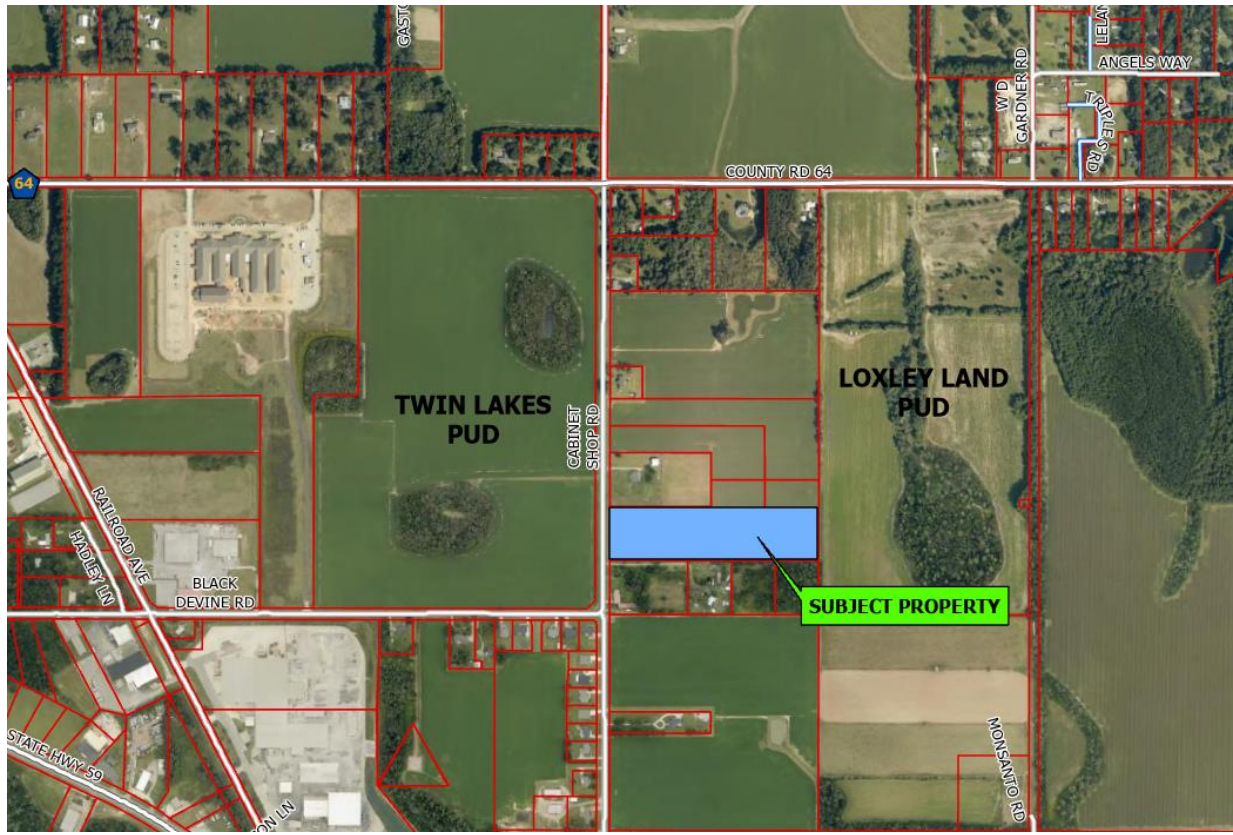
Current owners are Preston and Lisa Ryals. 68 Ventures is applicant.

SUBJECT PROPERTY:



The subject property consists of approximately 9.87± acres located on the east side of Cabinet Shop Road, approximately 330 feet north of the intersection of Black Devine Road and Cabinet Shop Road (Part of PIN 10662 & 307011). The property is currently located in unincorporated Baldwin County and is proposed for annexation into the City of Loxley. The property was recently replatted as Parcel 2 of the Preston Ryals Parcel Replat (by Exemption Request).

ADJACENT ZONING: The subject property is currently zoned Baldwin County RSF-3 Residential Single Family. Adjacent properties include Twin Lakes PUD to the west (across Cabinet Shop Rd), Loxley Land Co. PUD to the east (Annexation Pending), and residential properties located south of the subject property. The surrounding area is predominantly rural and residential in character.



ANALYSIS: The applicant is requesting a zoning change from Baldwin County RSF-3 Residential Single Family to City of Loxley R-1B Residential Single Family in conjunction with an annexation request. The purpose of the request is to establish City zoning upon annexation of the property.

The R-1B Residential Single Family District requires a minimum lot area of 9,500 square feet, minimum lot width of 75 feet, minimum front and rear setbacks of 30 feet, minimum side setbacks of 10 feet, maximum building coverage of 40%, and maximum building height of 35 feet.

COMPREHENSIVE PLAN: The proposed zoning classification appears generally consistent with the existing residential character of the surrounding area and the pattern of development occurring in this portion of the City.

COMMENTS:

1. Approval of this zoning change shall be contingent upon approval and completion of the annexation process.
2. Development of the property shall comply with all applicable provisions of the City of Loxley Zoning Ordinance.
3. Any future subdivision of the property shall require review in accordance with the City of Loxley Subdivision Regulations.

Staff Recommends that the Planning Commission recommend approval of ZC26-01, Ryals Property Rezoning, from Baldwin County RSF-3 Residential Single Family to City of Loxley R-1B Residential Single Family, subject to the comments listed above.

11 12
14 13

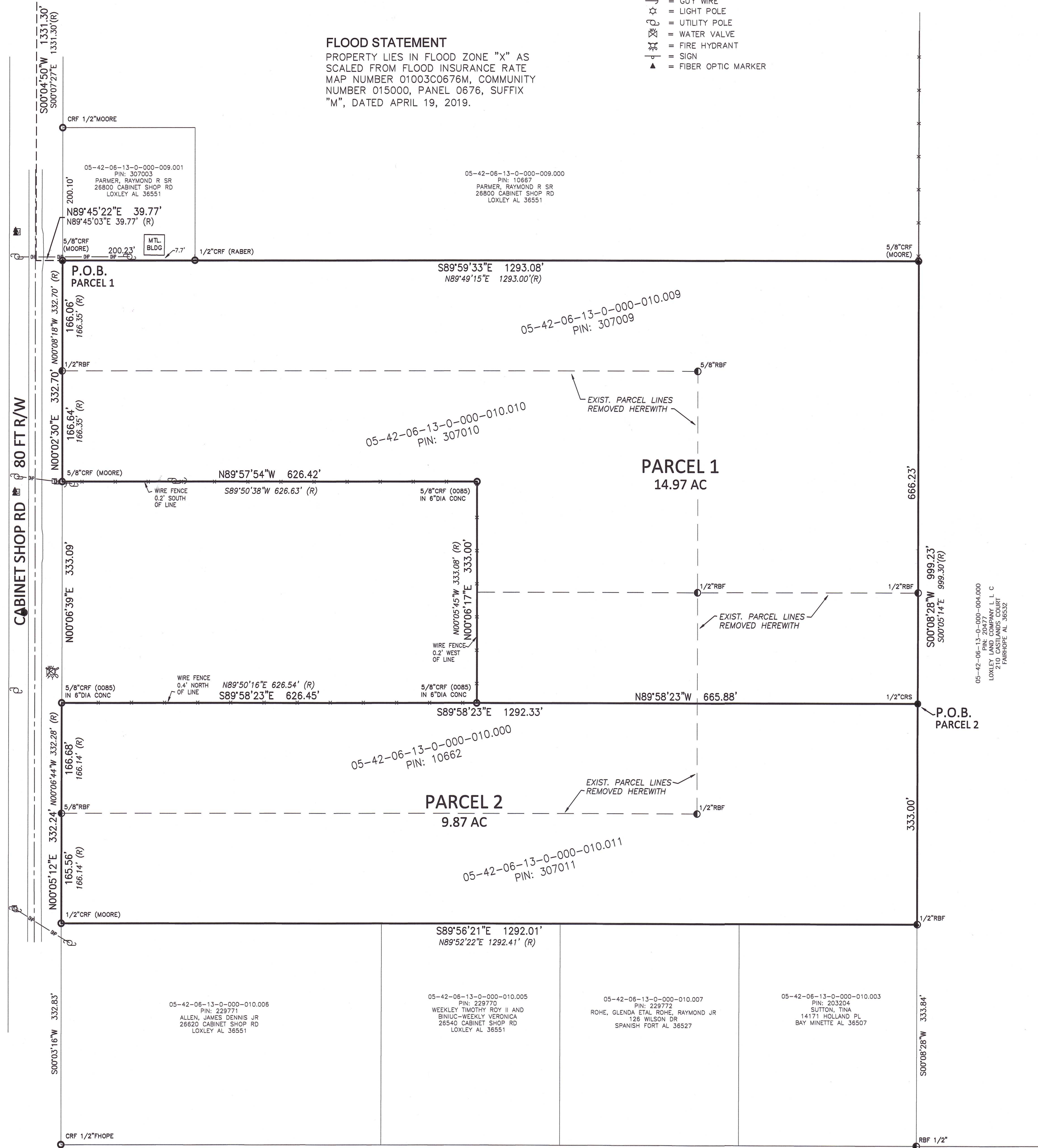
SURVEYOR'S NOTES:

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
3. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
4. SURVEY WAS CONDUCTED ON APRIL 2026, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
5. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON NAD83 STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
6. NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.

FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C067M, COMMUNITY NUMBER 015000, PANEL 0676, SUFFIX "M", DATED APRIL 19, 2019.

- LEGEND:**
- B.S.L. = BUILDING SETBACK LINE
 - (A & R) = ACTUAL & RECORD BEARING/DISTANCE
 - (R) = RECORD BEARING/DISTANCE
 - = CAPPED REBAR SET (SE CIVIL)
 - CRF = CAPPED REBAR FOUND
 - CTIF = CRIMP TOP IRON FOUND
 - CMF = CONCRETE MONUMENT FOUND
 - RRSF = RAILROAD SPIKE FOUND
 - RBF = REBAR FOUND (NO CAP)
 - = METAL FENCE
 - = WIRE FENCE
 - = OVERHEAD POWER LINE
 - = WATER MAIN
 - = SEWER MAIN
 - ☐ = TELEPHONE PEDESTAL
 - ☐ = TELEPHONE BOX
 - = GUY WIRE
 - ☆ = LIGHT POLE
 - ⊙ = UTILITY POLE
 - ⊙ = WATER VALVE
 - ⊙ = FIRE HYDRANT
 - ⊙ = SIGN
 - ▲ = FIBER OPTIC MARKER



PARCEL 1

COMMENCE AT A RAILROAD SPIKE FOUND IN CENTERLINE OF COUNTY ROAD 64 AT THE LOCALLY ACCEPTED NORTHWEST CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, AND RUN THENCE SOUTH 00 DEGREES 04 MINUTES 50 SECONDS WEST A DISTANCE OF 1331.30 FEET; THENCE RUN NORTH 89 DEGREES 45 MINUTES 22 SECONDS EAST, A DISTANCE OF 39.77 FEET TO A 5/8" CAPPED REBAR FOUND (MOORE) ON THE EAST RIGHT OF WAY OF CABINET SHOP ROAD FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 59 MINUTES 33 SECONDS EAST, A DISTANCE OF 1293.08 FEET TO A 5/8" CAPPED REBAR FOUND (MOORE); THENCE RUN SOUTH 00 DEGREES 08 MINUTES 28 SECONDS WEST, A DISTANCE OF 666.23 FEET TO A 1/2" CAPPED REBAR SET (CA 1167); THENCE RUN SOUTH 00 DEGREES 08 MINUTES 28 SECONDS WEST, A DISTANCE OF 666.23 FEET TO A 5/8" CAPPED REBAR (0085) IN CONCRETE; THENCE RUN NORTH 00 DEGREES 06 MINUTES 17 SECONDS EAST, A DISTANCE OF 333.00 FEET TO A 5/8" CAPPED REBAR (0085) IN CONCRETE; THENCE RUN NORTH 89 DEGREES 57 MINUTES 54 SECONDS WEST, A DISTANCE OF 626.42 FEET TO A 5/8" CAPPED REBAR FOUND (MOORE) ON THE AFOREMENTIONED EAST RIGHT OF WAY OF CABINET SHOP ROAD; THENCE RUN NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 332.70 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 14.97 ACRES, MORE OR LESS.

PARCEL 2

COMMENCE AT A RAILROAD SPIKE FOUND IN CENTERLINE OF COUNTY ROAD 64 AT THE LOCALLY ACCEPTED NORTHWEST CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, AND RUN THENCE SOUTH 00 DEGREES 04 MINUTES 50 SECONDS WEST A DISTANCE OF 1331.30 FEET; THENCE RUN NORTH 89 DEGREES 45 MINUTES 22 SECONDS EAST, A DISTANCE OF 39.77 FEET TO A 5/8" CAPPED REBAR FOUND (MOORE) ON THE EAST RIGHT OF WAY OF CABINET SHOP ROAD; THENCE RUN SOUTH 89 DEGREES 59 MINUTES 33 SECONDS EAST, A DISTANCE OF 1293.08 FEET TO A 5/8" CAPPED REBAR FOUND (MOORE); THENCE RUN SOUTH 00 DEGREES 08 MINUTES 28 SECONDS WEST, A DISTANCE OF 666.23 FEET TO A 1/2" CAPPED REBAR SET (CA 1167) FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 08 MINUTES 28 SECONDS WEST, A DISTANCE OF 333.00 FEET TO A 1/2" REBAR FOUND; THENCE RUN NORTH 89 DEGREES 56 MINUTES 21 SECONDS WEST, A DISTANCE OF 1292.01 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE) ON THE AFOREMENTIONED EAST RIGHT OF WAY OF CABINET SHOP ROAD; THENCE RUN NORTH 00 DEGREES 05 MINUTES 12 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 332.24 FEET TO A 5/8" CAPPED REBAR (0085) IN CONCRETE; THENCE DEPARTING SAID EAST RIGHT OF WAY, RUN SOUTH 89 DEGREES 58 MINUTES 23 SECONDS EAST, A DISTANCE OF 1292.33 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 9.87 ACRES, MORE OR LESS.

CERTIFICATE OF EXEMPT SUBDIVISION APPROVAL

I HEREBY CERTIFY THAT THE HEREIN PLAT FOR SUBDIVISION HAS BEEN FOUND TO BE EXEMPT FROM THE CITY OF LOXLEY SUBDIVISION REGULATIONS DUE TO THIS BEING LOT LINE RELOCATION. THEREFORE, THIS PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE PROBATE JUDGE OF BALDWIN COUNTY, ALABAMA.

Gregory B. Smith 5-21-26
GREGORY B. SMITH; COMMUNITY DEVELOPMENT DIRECTOR DATE

CERTIFICATION OF OWNERSHIP AND DEDICATION:

I/WE PRESTON SHAWN RYALS AND LISA KAYE RYALS, AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS PRESTON RYALS REPLAT, A PART OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, AND THAT THE (STREETS, DRIVES, ALLEYS, EASEMENTS, ETC.) AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC, OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND CONVENTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

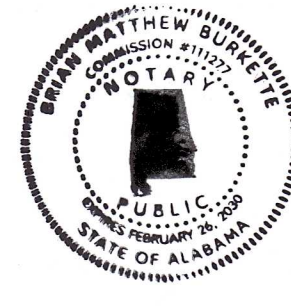
DATED THIS 14th DAY OF May 2026
Preston Shawn Ryals

CERTIFICATION OF NOTARY PUBLIC:

STATE OF ALABAMA
COUNTY OF BALDWIN

I, *Brian Matthew Burkette*, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT PRESTON RYALS AND LISA KAYE RYALS, WHOSE NAME AS OWNERS OF THE LANDS SHOWN HEREON, ARE SIGNED TO THE FOREGOING INSTRUMENT, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, AND AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

THIS 14th DAY OF May 2026
Brian Matthew Burkette 2-26-2030
NOTARY PUBLIC MY COMMISSION EXPIRES:



MAY 04, 2026

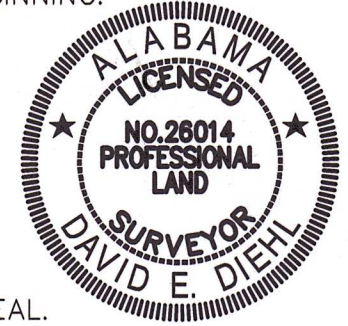
SURVEYOR'S CERTIFICATE

I HEREBY STATE 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.

COMMENCE AT A RAILROAD SPIKE FOUND IN CENTERLINE OF COUNTY ROAD 64 AT THE LOCALLY ACCEPTED NORTHWEST CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, AND RUN THENCE SOUTH 00 DEGREES 04 MINUTES 50 SECONDS WEST A DISTANCE OF 1331.30 FEET; THENCE RUN NORTH 89 DEGREES 45 MINUTES 22 SECONDS EAST, A DISTANCE OF 39.77 FEET TO A 5/8" CAPPED REBAR FOUND (MOORE) ON THE EAST RIGHT OF WAY OF CABINET SHOP ROAD FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 59 MINUTES 33 SECONDS EAST, A DISTANCE OF 1293.08 FEET TO A 5/8" CAPPED REBAR FOUND (MOORE); THENCE RUN SOUTH 00 DEGREES 08 MINUTES 28 SECONDS WEST, A DISTANCE OF 666.23 FEET TO A 1/2" CAPPED REBAR SET (CA 1167) FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 08 MINUTES 28 SECONDS WEST, A DISTANCE OF 333.00 FEET TO A 1/2" REBAR FOUND; THENCE RUN NORTH 89 DEGREES 56 MINUTES 21 SECONDS WEST, A DISTANCE OF 1292.01 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE) ON THE AFOREMENTIONED EAST RIGHT OF WAY OF CABINET SHOP ROAD; THENCE RUN NORTH 00 DEGREES 05 MINUTES 12 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 332.24 FEET TO A 5/8" CAPPED REBAR (0085) IN CONCRETE; THENCE DEPARTING SAID EAST RIGHT OF WAY, RUN SOUTH 89 DEGREES 58 MINUTES 23 SECONDS EAST, A DISTANCE OF 1292.33 FEET TO A 5/8" CAPPED REBAR (0085) IN CONCRETE; THENCE RUN NORTH 00 DEGREES 06 MINUTES 17 SECONDS EAST, A DISTANCE OF 333.00 FEET TO A 5/8" CAPPED REBAR (0085) IN CONCRETE; THENCE RUN NORTH 89 DEGREES 57 MINUTES 54 SECONDS WEST, A DISTANCE OF 626.42 FEET TO A 5/8" CAPPED REBAR FOUND (MOORE) ON THE AFOREMENTIONED EAST RIGHT OF WAY OF CABINET SHOP ROAD; THENCE RUN NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 332.70 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 24.84 ACRES, MORE OR LESS.

David E. Diehl 05-04-2026
DAVID E. DIEHL AL. P.L.S. NO. 26014 DATE

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



PRESTON RYALS PARCEL REPLAT

AN EXEMPT SUBDIVISION

BOUNDARY SURVEY
AND PARCEL REPLAT

PRESTON RYALS



DRAWN	DED
CHKD.	DED
PROJ MGR	DED
SCALE	1"=100'
PROJECT	20251598
FILE	RYALS REPLAT
SHEET	1 OF 1