



City of Loxley Planning Commission Regular Meeting
Thursday, July 30, 2026
5:30 PM

Call to Order

New Business:

Item 1. Consideration of Minutes of June 25, 2026, Planning Commission Meeting.

Item 2. (TABLED) **SP26-4** – Estes Express Trucking terminal expansion – Site Plan
****Tabled from May & June meetings****

Description: The applicant seeks site plan approval for expansion of warehouse facility, installation of vehicle maintenance shop and expansion of 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

Item 3. **PL26-13** – Campbell Place – Preliminary/Final Plat Public Hearing

Description: The applicant, Moore Surveying Inc., seeks Preliminary/Final Plat approval for a 2 Lot Subdivision on 29.7 acres.

General Location: The subject property is located approximately 1,000 feet west of the Balwin Beach Express on the south side of County Rd 68. (PIN 6372)

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

Item 4. **PL26-14** – Twin Lakes Phase 1 – Preliminary Plat
Public Hearing

Description: The applicant, Sawgrass Consulting, seeks Preliminary Plat approval for 52 lots. The lot is approximately 16.6 acres and is zoned PUD.

General Location: The subject property is located at the southwest corner of County Rd. 64 and Cabinet Shop Rd. intersection. (PIN – 38325).

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

Item 5. **PL26-15** – Twin Lakes Phase 2 – Preliminary Plat
Public Hearing

Description: The applicant, Sawgrass Consulting, seeks Preliminary Plat approval for 95 lots. The lot is approximately 23.68 acres and is zoned PUD.

General Location: The subject property is located at the southwest corner of County Rd. 64 and Cabinet Shop Rd. intersection. (PIN – 38325).

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

Old Business:

None

Other Business:

Adjourn

**MINUTES OF A REGULAR MEETING OF
THE LOXLEY PLANNING COMMISSION HELD
ON THE 25TH DAY OF JUNE 2026**

The Planning Commission of the City of Loxley convened in Regular Session at City Hall on the 25th day of June, 2026, at 5:30 P.M. Vice Chairman Randy Smith called the meeting to order in the absence of Chairman Kenny Folsom.

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

The Vice 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 the May 28, 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. PL26-11 – Azalea Gardens Phase 4 – Preliminary Plat

Public Hearing

Description: The applicant seeks Preliminary Plat approval for a 62-lot residential subdivision on approximately 31.44 acres.

Location: East side of North Holley Street, approximately 0.25 miles south of County Road 68.

Parcel Identification Number (PIN): 62195.

Greg Smith presented the staff report, explaining that Phase 4 continues the Azalea Gardens subdivision immediately south of the previously approved Phase 3 and provides an interconnection to Phase 2. The proposed subdivision consists of 62 single-family residential lots with associated streets, drainage facilities, and common areas. The lots meet the minimum requirements of the R-1B Residential Single Family zoning district.

Mr. Smith reviewed the staff comments, including revisions to decorative subdivision signage, provision of a 25-foot drainage easement between Lots 75 and 76, drainage improvements to stilling basins, required outside agency approvals including U.S. Army Corps of Engineers authorization for proposed ditch impacts, and compliance with all applicable City regulations. He also noted that sidewalks on both sides of the streets will be required prior to Final Plat approval or bonded as permitted by the Subdivision Regulations.

Arthur Johnson of SE Civil Engineering represented the applicant and stated he was available to answer any questions. During Commission discussion, Greg Smith confirmed that the development will ultimately connect with Phase 2 and that staff was satisfied with the applicant's progress in addressing previous comments.

Vice Chairman Smith opened the public hearing. With no public comments, the public hearing was closed.

George Trent made a motion to approve the Preliminary Plat contingent upon compliance with all staff recommendations, including revisions to subdivision signage, installation of the required drainage easement, drainage improvements, required outside agency approvals, sidewalk requirements, and all other staff comments. Jimmy Canaan seconded the motion, and it passed unanimously.

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

Description: The applicant seeks Final Plat approval for a 48-lot residential subdivision on approximately 16.13 acres.

Location: East side of Alabama Highway 59, approximately 1.25 miles south of the Highway 31 intersection and approximately 0.50 miles north of Baldwin Preparatory Academy.

Parcel Identification Number (PIN): 83598.

Greg Smith presented the staff report, explaining that Roans Mill Phase 1 (formerly approved as Roans Creek North Phase 1) consists of 48 residential lots within the previously approved Planned Unit Development. Construction of the required infrastructure has been substantially completed, with only minor punch-list items remaining, including pavement striping, cleanup, and final stabilization. Mr. Smith also explained that the Rails-to-Trails connection will be constructed as part of Phase 2, consistent with the conditions placed on that phase.

The applicant, Mike Thomas with Brasher Holdings, addressed the Commission and advised that the remaining punch-list items were actively being completed and that roadway striping was scheduled.

Jimmy Canaan made a motion to approve the Final Plat contingent upon compliance with all staff recommendations, including completion of the remaining inspection items, correction of the Final Plat, submission of required maintenance and performance bonds, and satisfaction of all remaining staff comments. Beth Lovell seconded the motion, and it passed unanimously.

Item 4. ZC26-01 – Ryals Property Rezoning

Public Hearing

Description: The applicant seeks approval to pre-zone approximately 9.87 acres from Baldwin County RSF-3 Residential Single Family to City of Loxley R-1B Residential Single Family.

Location: East side of Cabinet Shop Road, approximately 330 feet north of Black Devine Road.

Parcel Identification Numbers (PINs): 10662

Greg Smith presented the staff report, explaining that the request is associated with a concurrent annexation application and is intended to establish City zoning upon annexation. He noted that the property will provide contiguity for the previously approved Loxley Land Planned Unit Development, allowing that property to complete the annexation process. Future subdivision of the property will be reviewed separately in accordance with the City's Subdivision Regulations.

A representative of 68 Ventures addressed the Commission, stating that the immediate purpose of the request was to bring the property into the City limits and establish zoning consistent with future residential development.

Vice Chairman Smith opened the public hearing. With no public comments, the public hearing was closed.

George Trent made a motion to recommend approval of the zoning change to the City Council contingent upon approval and completion of the annexation process and compliance with all staff recommendations, including compliance with the City of Loxley Zoning Ordinance and future review under the Subdivision Regulations. Jimmy Canaan seconded the motion, and it passed unanimously.

Item 5. SP26-4 – Estes Express Trucking Terminal Expansion – Site Plan (Tabled)

Greg Smith advised the Commission that the applicant requested the item remain tabled to allow additional time to complete the requested Traffic Impact Study, wetland information, landscape plan, and other outstanding staff comments.

Beth Lovell made a motion to table the application until the July Planning Commission meeting at the applicant's request. Chris McCall seconded the motion, and it passed unanimously.

Other Business

Greg Smith presented the Commission with the latest draft of the proposed **Table of Permitted Uses** prepared by Brandon Bias of Goodwyn Mills Cawood (GMC) as part of the City's comprehensive zoning ordinance update. Mr. Smith explained that the draft had been revised based on prior staff comments and was provided for Commission review prior to a future work session. He encouraged members to review the draft and provide feedback on permitted uses, special exception uses, and prohibited uses, including newer land uses such as data centers and solar farms.

Commission members discussed the purpose of Special Exception uses and how those uses differ from uses permitted by right. Mr. Smith explained that Special Exceptions allow the Zoning Board of Adjustment to evaluate certain uses on a case-by-case basis and apply conditions where appropriate. The Commission was encouraged to review the draft and provide comments before the next workshop.

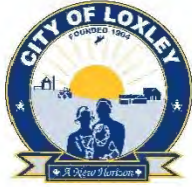
There being no further business to come before the Commission, Beth Lovell made a motion to adjourn. Chris McCall seconded the motion, and it passed unanimously.

_____ Date: 7/30/2026

Randy Smith
Vice Chairman

_____ Date: 7/30/2026

Kate Whalley
Secretary



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

DATE: July 30, 2026

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

SUBJECT: SP26-000004 – Estes Truck Terminal Expansion – Site Plan

OVERVIEW: Ryan Rice of RTM Engineering Consultants seeks site plan approval for an expansion to the existing Estes Trucking Terminal located at 31081 County Road 49 (PIN 247712). The subject property consists of approximately 16.64± acres located within the City of Loxley. The proposed expansion includes additions to existing truck terminal bldg., new truck shop, additional trailer parking, vehicle circulation improvements, pavement improvements, stormwater infrastructure, and associated site work. The subject application requires Planning Commission review in accordance with the City of Loxley Zoning Ordinance.

OWNER: Black Branch Terminals LLC



SUBJECT PROPERTY





ADJACENT ZONING: The subject property is located within the City of Loxley and is zoned M-1 Light Industrial. Surrounding properties are primarily zoned M-1 Light Industrial with nearby B-1 General Business and A-O Agricultural/Open Space districts. The surrounding area is characterized primarily by industrial and commercial development.

ANALYSIS: The subject property consists of approximately 16.64± acres. The applicant is requesting site plan approval for an expansion to the existing Estes Trucking Terminal facility. Proposed improvements include addition to existing truck terminal bldg., new truck shop, additional truck and trailer storage areas, expanded truck maneuvering areas, pavement improvements, retaining walls, fencing, detention pond, and associated site work.

The subject property is zoned M-1 Light Industrial. Truck terminals, distribution facilities, and similar industrial operations are permitted uses within the M-1 zoning district.

The submitted plans indicate an increase in overall light vehicle (car) parking from 62 to 128 spaces, truck (tractor) parking from 30 to 62 spaces, and trailer (Pup & Van) storage capacity from 94 total spaces to 213 total spaces.

Setbacks: The defined setbacks in the Zoning Ordinance appear to be complied with regarding the proposed expansion and associated site improvements.

Setback requirements for the M-1 Light Industrial District:

Front Yard Setback 75 feet

Rear Yard Setback 35 feet

Exception: Rear Yard may be reduced to fifteen (15) feet if the adjoining property is zoned M-1

Side Yard Setback 35 feet

Exception: If the adjoining property is zoned M-1, interior side yard setbacks may be reduced to zero (0) feet; provided that all portions of the side of the structure are enclosed with an unpierced firewall of four (4) hour fire construction, in accordance with the National Board of Fire Underwriters Code. In addition, if the structure is not built to the side lot line, a minimum setback of at least ten (10) feet shall be maintained.

Maximum Building Area 50%

Maximum Building Height 65 feet

Stormwater Management: The submitted plans include grading, drainage, and stormwater infrastructure improvements associated with the proposed expansion. Stormwater facilities and associated drainage infrastructure are shown on the submitted civil plans.

Landscape Plan and Screening: Landscape plans were provided. The applicant is proposing to remove 37 significant trees and replacing them around the site. (see attached plans).

Lighting: Site Lighting plan was provided. This shows adequate lighting for the existing and proposed additions to the site.

Ingress/Egress: The proposed ingress and egress is shown on the attached plans from County Road 49. The North driveway is the dedicated entrance and the south driveway is the dedicated exit. The application has proposed left-turn lane (NB) from CR 49 into the north driveway.

RECOMMENDATION: Staff recommends approval of the subject application contingent upon the following conditions:

1. On the Geometric Site Plan: Provide dimensions from all proposed buildings and paved areas to the property lines.
2. On the Grading Plans: Show the location, size, material or all proposed stormwater pipes.
3. On the Civil Plans: Show the turn-lane improvements on CR 49 at the north driveway (entrance).
4. On the Landscape Plans: It is recommended that a row of proposed oak trees be continued along the entire northside of the proposed trailer parking spaces. These could be located on the north side of the perimeter fence.

5. Traffic Impact Study. A formal traffic study was not submitted. The applicant provided a summary of existing and proposed staff/trips for this operation (see attached). If the Planning Commission would like a formal traffic study, this study should include the intersection at Co. Rd. 49 & Industrial Park Dr, the intersection of Industrial Park Dr. & St. Hwy 59, and the intersection of Co. Rd. 49 & St. Hwy 59.
6. The B.C. Map Viewer indicates that there are “Potential Wetlands” on the portion of property proposed for development. Provide Wetland Delineation and show location of all Jurisdictional Wetlands on the property. If there are wetlands that are proposed to be impacted, a copy of the Wetlands Permit from USCOE must be provided prior to Land Disturbance Permit being issued.
7. All required outside agency approvals (e.g., ADEM, USACE, etc.) shall be obtained, prior to building/land disturbance permitting.
8. The applicant shall comply with all applicable City of Loxley regulations upon any future development of the subject property.

Staff Recommends that this Site Plan be approved subject to the recommended items being provided prior to issuance of Land Disturbance Permit.

Attachments:

Christopher Palmer

From: Maidment, Angela <Angela.Maidment@estes-express.com>
Sent: Monday, July 6, 2026 3:36 PM
To: Christopher Palmer
Cc: Glover, Minerva
Subject: RE: Upcoming Planning Meeting & Next Steps - Estes Truck Terminal Loxley (Mobile), AL

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution before opening attachments or links.

Christoper,

Please note the following on employees and truck trips:

Total Employees- Currently 98

17 Dock Workers
26 Local Drivers
5 Clerks
40 Linehaul/OTR Drivers
5 Salaried Managers/Supervisors

Job Additions with New Dock Addition and Shop

New Shop- 5 Full Time Techs

Additional Service Center Employees- 2 Clerks, 8 dock employees, 10 drivers would happen soon after with the expected additional freight flow

Create 25 new jobs – working various shifts

Current Daily Truck Trip Flow:

20-25 Local P&D Driver Trips
70 Linehaul Driver trips

Total- Average of 90-95 truck trips per day

Projected Daily Truck Trip Flow – with dock addition.

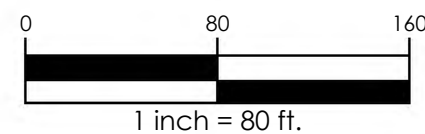
Average would increase by about 12-15 daily truck trips for a total of 102 to a maximum of 110 per day.

As for wetlands, we are still reviewing the historical files from the last 25 years.

Thanks,
Angela



ROAD WIDENING EXHIBIT





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

DATE: July 30, 2026

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

REPORT DATE: 07-20-2026

SUBJECT: PL26-000013 – Campbell Place – Preliminary / Final Plat

OVERVIEW: Moore Surveying, Inc., on behalf of Gladys A. Campbell, requests Preliminary/Final Plat approval for Campbell Place Subdivision, a two-lot subdivision consisting of approximately 29.7± acres.

★ **SUBJECT PROPERTY:** The subject property consists of approximately 29.7± acres located on the south side of County Road 68, approximately 1,000 feet west of the Baldwin Beach Express (PIN 6372). The property is currently undeveloped.



ADJACENT ZONING: The subject property is located outside the City Limits and is zoned Baldwin County RA. Adjacent properties are also zoned RA, with A-O zoning located to the east within the City of Loxley.

ANALYSIS: The applicant is requesting Preliminary/Final Plat approval to subdivide approximately 29.7 acres into two lots.

- Lot 1 contains approximately **18.80 acres** (862,560 square feet).
- Lot 2 contains approximately **9.91 acres** (431,743 square feet).

The subdivision does not propose any new public streets or utility infrastructure. Both lots will front County Road 68 and are proposed to be served by individual wells, individual septic systems, and Baldwin County EMC. The proposed density is approximately 0.1 lots per acre.

Please see the attached plat.

Comments: Upon review the following items must be addressed.

1. Revise the plat for all places that are shown as “Town” of Loxley, to “City” of Loxley.
2. Public Water service should be available from E.C.B.C. Water Authority at this location. Provide letter of availability and add signature block to the plat.
3. Approval is contingent upon receipt of all required signatures and approvals prior to recordation.
4. Any required approvals from the Baldwin County Health Department for onsite sewage disposal shall be obtained prior to development.
5. Any required driveway permits shall be obtained from the appropriate permitting authority.

Staff Recommends that the Planning Commission approve PL26-13, Campbell Place Preliminary/Final Plat, subject to the comments listed above.



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

DATE: July 30, 2026

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

REPORT DATE: 07-21-2026

SUBJECT: PL26-000014 – Twin Lakes Phase 1 – Preliminary Plat

OVERVIEW: Tim Lawley of Sawgrass Consulting requests Preliminary Plat approval for Twin Lakes, Phase 1, a 52-lot single-family residential subdivision. The subject property consists of approximately 16.6 acres located east of Loxley Elementary School and generally bounded by County Rd. 64, Cabinet Shop Road, and Black Devine Road (PIN – 38325). The property is zoned Planned Unit Development (PUD). The proposed preliminary plat represents Phase 1 of the previously approved Twin Lakes PUD.

★ **SUBJECT PROPERTY:**



ADJACENT ZONING:

North: Baldwin County (RA), Agricultural-Open Space (A-O)

South: Baldwin County (RA), RSF-1 Residential Single Family, & M2 General Industrial

East: Baldwin County (RA), RSF-3 Residential Single Family

West: Loxley Elementary School / Agricultural-Open Space (A-O)

EXISTING ZONING:

Planned Unit Development (PUD) – Ordinance 2026-17

PROPOSED DEVELOPMENT:

The applicant proposes the Preliminary Plat for Phase 1 of the approved Twin Lakes Planned Unit Development. Phase 1 consists of fifty-eight (52) single-family residential lots together with associated public streets, drainage facilities, sidewalks, utilities, open space, and common areas. The proposed layout is consistent with the approved Twin Lakes PUD Master Plan approved by the City Council in February 2026 (Ordinance 2026-17).

ANALYSIS:

The Twin Lakes PUD was approved by the City Council to allow development of a master-planned residential community containing up to 272 single-family residential lots with approximately 28 percent open space and neighborhood amenities. Phase 1 represents the initial construction phase of the approved development and includes the primary subdivision entrance on CR 64, internal roadway network, detention facilities, common areas, and residential lots as shown on the approved phasing plan.

The preliminary plat has been reviewed by staff for general conformance with the approved Planned Unit Development, the City of Loxley Subdivision Regulations, and applicable engineering standards. Final engineering review will continue throughout the Land Disturbance Permitting process, and all required outside agency approvals shall be obtained prior to construction where applicable.

Please see the attached Preliminary Plat.

Traffic: The applicant provided a Traffic Impact Analysis during the PUD application process. Since this segment of CR 64 is currently maintained by Baldwin County, they will make the final determination of any required improvements for this proposed entrance location.

STAFF COMMENTS:

1. Put approved street names on the Preliminary Plat and construction plans. Provide letter from E911 stating approval of proposed street names.
2. Provide description of the strip of property between Lots 9 & 10. Provide width and if it's proposed to be "Common Area".
3. Where the narrow strip of property crosses the future "Road C", this should be shown as R/W and not Common Area.

4. On Lots 1, 16, 17, 32, 34, 35, 43 & 58, show the required 20' side setback for these lots abutting the roadway.
5. Round the lot corners at the intersection of Roads A & B on Lots 34 & 35 to be 25 ft.
6. Update the Traffic Impact study to address items listed in the review by AECOM dated 1/14/2026. Provide response from BC Permitting Dept that the proposed intersection on CR 64 is approved as submitted.
7. Provide drainage easements for proposed drainage pipes outside of the road ROWs.
8. Include in the Construction Plan, the recreational/parking improvement in the Central Neighborhood Area as described in the approved PUD.
9. Revise Construction Details to include the required Loxley Standards for Decorative Street signs/posts.
10. Provide required min. pipe sizes for future driveways for Lots on Cabinet Shop Rd.
11. There are several references in the construction plans to Baldwin County as it relates to on-site improvements. These should be revised to be "City of Loxley".
12. Revise the Typical Section (Sheet 3 of 49) to provide an asphalt base course of 220 lbs/SY instead of 165 lbs/SY as shown.
13. Add notation to the plans that final wearing surface and required striping, will not be installed until the end of 2-year period as per the Loxley Subdivision Regulations, Appendix F.
14. Add notation to the construction plans identifying which sidewalks will be installed during the initial construction. Add note to the plat stating that the sidewalks, in front of individual lots, will be installed at the time of home construction.
15. To accommodate storm water discharge from pipes that are installed during this phase, but are routed to detention areas in future phases, provide positive discharge for said pipes.
16. Address Comments provided by Loxley Utility Superintendent.
17. Obtain all required approvals from outside agencies, including Baldwin County, ADEM, ALDOT, and any applicable utility providers.
18. Submit Land Disturbance application along with final construction plans for review and approval prior to commencement of construction.
19. Comply with all requirements of the approved Twin Lakes PUD (Ordinance 2026-17), and all applicable City ordinances.

STAFF RECOMMENDATION:

Staff recommends approval of the Twin Lakes Phase 1 Preliminary Plat, contingent upon the above staff comments being addressed.



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

DATE: July 30, 2026

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

REPORT DATE: 07-21-2026

SUBJECT: PL26-000015 – Twin Lakes Phase 2 – Preliminary Plat

OVERVIEW: Tim Lawley of Sawgrass Consulting, LLC seeks Preliminary Plat approval for Twin Lakes Phase 2, a 95-lot single-family residential subdivision. The subject property consists of approximately 23.68± acres located east of Loxley Elementary School and generally bounded by County Road 64, Cabinet Shop Road, and Black Devine Road (PIN – 38325). The property is zoned Planned Unit Development (PUD). The proposed preliminary plat represents Phase 2 of the previously approved Twin Lakes Planned Unit Development.

★ **SUBJECT PROPERTY:**



ADJACENT ZONING:

North: Baldwin County (RA), Agricultural-Open Space (A-O)

South: Baldwin County (RA), RSF-1 Residential Single Family, & M2 General Industrial

East: Baldwin County (RA), RSF-3 Residential Single Family

West: Loxley Elementary School / Agricultural-Open Space (A-O)

EXISTING ZONING:

Planned Unit Development (PUD) – Ordinance 2026-17

ANALYSIS:

The applicant is requesting Preliminary Plat approval for Phase 2 of the approved Twin Lakes Planned Unit Development. Phase 2 consists of 95 single-family residential lots, public streets, drainage facilities, sidewalks, utilities, open space, and common areas.

The Twin Lakes Planned Unit Development was approved by the City Council to allow development of a master-planned residential community consisting of multiple phases with neighborhood amenities, open space, and interconnected public streets. The proposed Phase 2 preliminary plat is generally consistent with the approved PUD Master Plan and continues implementation of the approved development.

The preliminary plat has been reviewed by staff for general conformance with the approved Planned Unit Development, the City of Loxley Subdivision Regulations, and applicable engineering standards. Final engineering review will continue throughout the Land Disturbance Permitting process, and all required outside agency approvals shall be obtained prior to construction where applicable.

Please see the attached Preliminary Plat.

Traffic: The applicant provided a Traffic Impact Analysis during the PUD application process. Since this segment of CR 64 is currently maintained by Baldwin County, they will make the final determination of any required improvements for this proposed entrance location.

STAFF COMMENTS:

1. Put approved street names on the Preliminary Plat and construction plans. Provide letter from E911 stating approval of proposed street names.
2. Provide description of the strip of property between Lots 102-103 & 130-131 and adjacent to Lots 147 & 148. Provide width and label if it's proposed to be "Common Area".
3. On Lots 79, 94, 109, 124, 139, and 148-151 show the required 20' side setback for these lots abutting the roadway.
4. Update the Traffic Impact study to address items listed in the review by AECOM dated 1/14/2026. Provide response from BC Permitting Dept that the proposed intersection on CR 64 is approved as submitted.
5. Provide drainage easements for proposed drainage pipes outside of the road ROWs.

6. Revise Construction Details to include the required Loxley Standards for Decorative Street signs/posts.
7. Provide required min. pipe sizes for future driveways for Lots on Cabinet Shop Rd.
8. There are several references in the construction plans to Baldwin County as it relates to on-site improvements. These should be revised to be “City of Loxley”.
9. Revise the Typical Section (Sheet 3 of 49) to provide an asphalt base course of 220 lbs/SY instead of 165 lbs/SY as shown.
10. Add notation to the plans that final wearing surface and required striping, will not be installed until the end of 2-year period as per the Loxley Subdivision Regulations, Appendix F.
11. Add notation to the construction plans identifying which sidewalks will be installed during the initial construction. Add note to the plat stating that the sidewalks, in front of individual lots, will be installed at the time of home construction.
12. To accommodate storm water discharge from pipes that are installed during this phase, but are routed to detention areas in future phases, provide positive discharge for said pipes.
13. Address Comments provided by Loxley Utility Superintendent.
14. Obtain all required approvals from outside agencies, including Baldwin County, ADEM, ALDOT, and any applicable utility providers.
15. Submit Land Disturbance application along with final construction plans for review and approval prior to commencement of construction.
16. Comply with all requirements of the approved Twin Lakes PUD (Ordinance 2026-17), and all applicable City ordinances.

STAFF RECOMMENDATION:

Staff recommends approval of the Twin Lakes Phase 2 Preliminary Plat, contingent upon the above staff comments being addressed.