

**FEBRUARY 20, 2007**  
**PUBLIC HEARING**  
**ZONING & ANNEXATION**  
**14809 GATES AVE.**  
**MAGNOLIA SPRINGS, AL**  
**4:00 P.M.**

**1. CALL TO ORDER**

Mayor Houser called the public hearing to order at 4:04 p.m.

Councilmember's present – Mayor Houser, Bob Holk, Joe Sankey, Ken Underwood, Reva Hinson and Kenny Laurendine. Also present: Town Clerk, Karen S. Biel. Legal Council – David Whetstone came in towards the end of the public hearing.

**2. INVOCATION AND PLEDGE OF ALLEGIANCE**

Councilmember Underwood led the invocation and pledge to the flag.

Mayor Houser informed the citizens of the procedures during the public hearing.

**3. ANNEXATIONS – ORDINANCE 2007-03 / ORDINANCE 2007-04 / ORDINANCE 2007-07**

Mayor Houser announced the three (3) annexations,

Ordinance 2007-03 – property owned by Brett Gaar

Ordinance 2007-04 – property owned by River Management

Ordinance 2007-07 – property owned by United Bank

Mayor then asked if there was anyone signed up to speak on any of these ordinances. There was no response. Mayor closed that part of the public hearing. He also stated that the ordinances will be on the agenda for the regular council meeting.

**4. ZONING ORDINANCE 2007-02**

Mayor Houser then opened the public hearing on the Zoning Ordinance 2007-02. There were two (2) people signed up to speak.

a. **Don Ramsey**

Mr. Ramsey expressed concerns about the owners of twenty (20) acres parcels attempting to egress into the lower end of Pine Street. He explained where he lived on Oak Street, Woodland Subdivision that they have covenants which have been in effect since 1961 and asked would our jurisdiction over-ride their covenants? The Mayor Houser told him that those sub-division regulations would stand, that we may or may not be involved with it. Councilmember Laurendine stated that he believed the most restrictive would apply.


b. **Carey Bentley**

Mr. Bentley had a few spelling corrections and an omission: page 14, item 6.3, asked about cable TV. Section 6.7, sentence not completed, need to add "right-of-way". Section 9.3 asked about "yard signs", Councilmember Hinson asked if that wouldn't come under temporary signs? Page 54, there is no definition of Manufactured Housing.

Mayor asked if there were anymore speakers. No other speakers. Mayor closed the public hearing at 4:15 p.m..

**ATTEST:**

  
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 Karen S. Biel – Town Clerk

  
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 Charles S. Houser - Mayor