

March 5, 2024
Planning Commission Meeting Minutes
12191 Magnolia Springs Hwy.
Magnolia Springs, Alabama
4:00 P.M.

1. Call to Order:

Chairman Mark Mattox called the meeting to order at 4:00 p.m.

2. Roll Call:

Chairman Mark Mattox asked Secretary Hannah Driskell for roll call.

Members Present:

Mark Mattox, Chairman
Joe Babington, Vice-Chairman
Hannah Driskell, Secretary/Administrative Official
Steve Mobley
Mike Boan
Grant Weeks

Absent:

Nick Klarman
Rodney Hubble
Ross Houser

Also Present:

Cade Alred, SARPC, via Zoom
Richard Peterson, Town Engineer

3. Invocation and Pledge:

Chairman Mark Mattox led the invocation and pledge.

4. Approval of Minutes:

Chairman Mark Mattox asked for approval of minutes of the February 6, 2024, Planning Commission Meeting. Member Mike Boan made motion to approve the February 6, 2024, Planning Commission Meeting minutes. Second by Vice-Chairman Joe Babington. All in favor. Motion carried.

5. Public Comment:

Danny Stewart – Mr. Stewart, owner of Goosepond RV Park, discussed his desire to expand his RV park adding twenty-one (21) additional RV spots. Mr. Stewart noted that the roads are asphalt, and the RV pads are either gravel or concrete. He stated that he is not within Baldwin County or Magnolia Springs Historic Districts. Mr. Stewart noted that he has created an RV park that is a benefit to the Magnolia Springs community. Mr. Stewart noted that he would only be able to add

seven (7) lots following the Magnolia Springs Subdivision Regulations. Chairman Mark Mattox noted that Mr. Stewart could apply for a variance or request approval for seven (7) lots instead of twenty-one (21). Chairman Mattox noted that the Planning Commission is responsible for ensuring the Subdivision Regulations are enforced and applied to all developments.

6. Town Council Report:

Councilmember Steve Mobley noted that the sidewalk project is in the process of being re-designed along Gates Avenue and around the Magnolia Springs Old School Park.

7. 14508 US Highway 98, B-2, Proposed Used Car Lot:

Secretary Hannah Driskell noted that the applicant, Diedre Taylor, has submitted a new site plan with the requested additional information from the Town's engineer, Richard Peterson. Ms. Taylor noted that the maximum number of vehicles that will be on the car lot for sale would be fourteen (14) with two (2) parking spaces for buyers. Richard Peterson, Town Engineer, discussed the requirements that the applicant will need to meet before the Planning Commission could consider moving forward with the project. Mr. Peterson will provide a specific checklist of what the applicant will need to move forward with the project.

8. 12270 Pecan Grove Street, Discussion on Potential Subdivision:

Mr. Forrest Floyd, owner of the property located at 12270 Pecan Grove Street. Mr. Floyd noted that the residence on the property was built in 1924. Mr. Floyd is considering constructing a residence to the rear of the property; however, the Zoning Ordinance does not allow an accessory dwelling to be in the front yard of the principal residence. Mr. Floyd discussed his thoughts on splitting the property to allow the bigger new residence in the rear. The Planning Commission suggested asking the Board of Adjustment for a variance to allow the new residence to be constructed to the back of the property with the older home being allowed in the front yard of the property.

9. Michael Parsons, Norris Lane Development Update:

Secretary Hannah Driskell noted that Mr. Parsons submitted a new site plan. Town Engineer, Richard Peterson, noted that the new site plan has fifty-seven lots, but the proposed open space does not meet the Subdivision Regulations requirements. Mr. Peterson has contacted Mr. Parsons with his comments and is awaiting additional information.

10. 14534 US Highway 98, Split-Zoned Property, B2 & R2B Discussion:

Secretary Hannah Driskell discussed the property at 14534 US Highway 98, which is split-zoned B2 and R2B. Cade Alred, SARPC, discussed that since the residence that is located within the B2 district has been vacant for over a year, the property would have to conform to the B2 District requirements of the Zoning Ordinance. The rear of the property, within the residential district, would have to conform to the R2B Zoning District requirements with the front of the property conforming to the B2 Zoning District requirements. Secretary Hannah Driskell noted that she has been contacted by multiple realtors and potential buyers of the property inquiring about the split-zoning and what the process is and will pass along the information to those interested parties.

11. Comprehensive Plan Discussion:

Lisa Mason-Sanders, member of the Comprehensive Plan Ad Hoc Committee, discussed concerns on how the ideas and opinions from the community will be implemented on projects that are being introduced to the Planning Commission. Chairman Mark Mattox noted that the Planning Commission will refer to the 2008 Comprehensive Plan until the new plan that is being worked on currently is adopted. Mike Boan noted that the Ad Hoc Committee consists of Joe Babington, Rodney Hubble, Mike Boan, Lisa Mason-Sanders, and Tommy Rachel. Cade Alred noted that the last submission for the survey was on February 2. The survey will officially close on March 8. The survey will be tabulated and ready in early April. Mr. Alred suggested holding a Town Meeting to discuss the survey in April. Mr. Alred noted that the project is on track to be completed at the end of September but can be extended. Chairman Mark Mattox suggested adding language to the Comprehensive Plan regarding the quality of the Magnolia River relating to septic tanks. Chairman Mattox noted that the Town could require citizens who are using septic tanks to perform an inspection of their tanks on a regular basis and submit the inspection results to the Town. Chairman Mark Mattox discussed adding language to the Comprehensive Plan and other regulatory documents that would require soil samples to be collected prior to subdivisions being approved. Currently, subdivisions are being approved without evaluating the soil, which poor soil could cause foundation issues and property value decrease in the future. Secretary Hannah Driskell discussed asking the community for photos of Magnolia Springs to include within the Comprehensive Plan. The Comprehensive Plan Ad Hoc Committee will be on April 2 at 2:30 pm. Chairman Mark Mattox reminded the Planning Commission of the concerns of the community outside of the corporate limits of Magnolia Springs and the importance of including that population in the discussions of the Comprehensive Plan. Secretary Hannah Driskell noted that \$5,865.15 has been put toward the Town's match of the grant.

12. Reports and/or Announcements:

No reports and/or announcements.

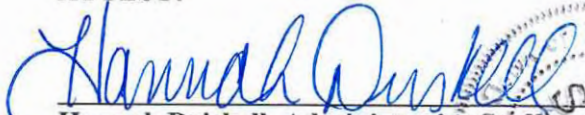
13. Adjourn:

Vice-Chairman Joe Babington asked for a motion to adjourn the meeting. Mike Boan made a motion to adjourn the meeting. Second, by Nick Klarman. All in favor. Motion carried. The meeting ended at 4:58 p.m.

Approved this 2nd day of April 2024.


Chairman, Mark Mattox Vice-Chairman for

ATTEST:


Hannah Driskell, Administrative Staff

