May 9, 2019
Planning Commission Meeting Minutes
12191 Magnolia Springs Hwy.
Magnolia Springs, Alabama
4:00 P.M.

1. Call to Order:

Mike Costigan, Chairman, called the meeting to order at 4:00 p.m.

2. Roll Call:

Mike Costigan, asked, Jenny Opal White, Secretary for roll call.

<table>
<thead>
<tr>
<th>Members present</th>
<th>Absent</th>
<th>Also, Present</th>
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<tbody>
<tr>
<td>Mike Costigan, Chairman</td>
<td>Mark Byrd</td>
<td>Diane Burnett, SARPC</td>
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<td>Bob Holk, Vice-Chairman</td>
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<td>Jenny Opal White, Secretary</td>
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<td>Rodney Hubble</td>
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<td>Steve Mobley</td>
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<td>Lauren Mote</td>
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<td>Hadley Weaver</td>
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<tr>
<td>Lewis Wood</td>
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3. Invocation and Pledge:

Mike Costigan, Chairman, asked, Rodney Hubble to give invocation and lead pledge.

4. Approval of Minutes – March 14, 2019:

Mike Costigan, asked, for review of the March 14, 2019 minutes. There were no corrections or additions to minutes. Motion by, Rodney Hubble, to approve minutes as presented. Second by, Lewis Wood. All in favor. Motion carried.

5. Discussion:

(a) Modest Mansions, Inc. – Replat Lot Lines

Rodney Hubble presented Modest Mansions, Inc. request to replat lot lines on Tax Parcel No. 05-55-08-28-0-000-060.000, Lots 5, 6, 7 and 8 bordered by Magnolia Springs Hwy. (East), Holly Avenue (West), Camelia (North) and Cedar (South) streets.

- Current dimensions of lots are 70 x 50 = 10,500 sq. ft.
- Proposed dimensions of the lots 75 x 140 = 10,500 sq. ft.; no change in square footage of each lot.
- Four (4) lots proposed to remain in the outside perimeter lot lines that currently exist.
- Major reason for request is preservation of sixteen (16) live oak trees on these lots 5, 6, 7 and 8 as well as lots 9, 10, 11, & 12.
- Chris Francis of Chris Francis Tree Care will examine all trees on the site and make
Recommendations as to clearance, drip lines, drives, etc.

- Construct a wooden privacy fence on west boundaries of lots 4 and 9 of existing house centered on lots 3, 4, 9 and 10.
- Initial plan is to construct for sale, four (4) small classic period cottages on referenced lots.

Jenny Opal White, Secretary, relayed, Laura Coker, Associate Attorney, review on request. Under the Town's Subdivision Regulations, moving a common lot line where no new lots are created is defined as a "replat". Replats can be handled administratively. The requirements for a replat are covered by Section 4.6. Replats shall meet the technical requirements for a preliminary and final plat as outlined in the Town's Subdivision Regulations. Replats are to be administratively approved by the Town. Planning Commission Chair and Secretary, upon finding that all subdivision requirements and, any applicable dimensional zoning standards are met, and that no additional lots are created. There shall be a copy of the plat drawing, as required by the final plat process that must have all appropriate signatures prior to recording with the Judge of Probate." If the property is in the Town's planning jurisdiction, the property owner needs to get an exempt subdivision letter from the County. That is not required if it is within the Town's municipal limits.

Chairman, Mike Costigan and Bob Holk we’re in approval of Modest Mansions, Inc. request to replat lot lines.

(b) Nathan J. Isbell – Small Planned Development
Nathan J. Isbell presented request for a small planned development on Tax Parcel No. 60-02-04-0-000-033.005 for a mobile home park on 1087 Nelson Lane, Magnolia Springs, Alabama, 3.4 acres.

Hadley Weaver, commented, the parcel is zoned (RA), Residential Agricultural, three (3) acre minimum lot. Subdivision regulations would apply.

Bob Holk, commented, Zoning and Subdivision Regulations would apply.

Diane Burnett, SARPC, commented, there is a process. Property would require rezoning reference request. Request would have to follow the Attorney General opinion. A Manufactured House Site Plan Application would need to be completed with the Town of Magnolia Springs.

Nathan J. Isbell, inquired, on family subdivision requirements.

Hadley Weaver, commented, there are technical requirements on a family subdivision.

Bob Holk, suggested, an Engineer draw up plan.

Lauren Mote, commented, County would need to rezone.

Bob Holk, noted, process. County, rezone lots, and advertise.
Nathan J. Isbell, concluded, he will be required to come back to Magnolia Springs once County has rezone lots to reflect zoning.

Diane Burnett, SARPC, discussed fees, administrative paperwork, and public hearing.

Lauren Mote, suggested, consulting with Engineer and/or Legal reference subdivision regulations.

Bob Holk, commented, if regulations are met it will be approved.

Nathan J. Isbell, thanked, the Planning Commission.

6. Reports and/or Announcements:

Mike Costigan, asked, Planning Commission to review Subdivision Regulations 5.8 – 8.3 prior to next meeting scheduled on June 13, 2019.

7. Public Comment

No public comment.

8. Adjourn

Mike Costigan, asked, for motion to adjourn meeting.

Motion by Steve Mobley, 2nd by Rodney Hubble, to adjourn meeting. All in favor. Motion carried. Meeting ended at 4:47 p.m.

Approved this 13th day of June 2019.

Mike Costigan, Chairman

ATTEST:

Jenny Opal White, Secretary