June 19, 2020
Planning Commission Meeting Minutes
12191 Magnolia Springs Hwy.
Magnolia Springs, Alabama
2:00 P.M.

1. **Call to Order:**

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

2. **Roll Call:**

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

**Members present:**
Mike Costigan, Chairman
Kim Koniar, Vice-Chairman
Jenny Opal White, Administrative Staff
Rodney Hubble
Steve Mobley
Lauren Mote

**Absent:** Mark Byrd, Hadley Weaver and Lewis Wood

**Also, Present:**
Diane Burnett, SARPC
Alyssa Carter, The Broadway Group
Joel Garrett, The Broadway Group
Michael Smith, ALDOT
Adam Spence, ALDOT

3. **Invocation and Pledge:**

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

4. **Discussion of Planned Development Site Plan Application**
   (2020-04-01) The Broadway Group, LLC – Dollar General – 14709 US Hwy. 98, Foley, AL 36535

Mike Costigan, Chairman, opened, discussion. Mike, asked, Alyssa Carter, Development Manager, The Broadway Group, LLC to lead discussion of Planned Development Site Plan Application (2020-04-01) The Broadway Group, LLC, Dollar General – 14709 US Hwy. 98, Foley, AL 36535.

Alyssa Carter distributed color copies to the Planning Commission for the proposed Dollar General building, landscaping, signage, and security.

Alyssa Carter introduced the following individuals in attendance at meeting.
- Jeremy Cobb, Engineer, Broadway Group
- Michael Smith, ALDOT
- Adam Spence, ALDOT

Alyssa Carter proceeded with discussion. We are prepared to build a 10,600 sq. ft. Dollar General across from the Shell station. Plans have been forwarded to the Planning Commission for their review. ADLOT approved access permit. Driveway will not be lined up with the County road. Driveway will be lined up with Shell Station. Alyssa passed around samples. There will be a privacy fence and landscaping. Sign
specifications are within package. A third party will permit signs. Alyssa noted shutters on building are accessible to pop in or out. Joel Garrett, Engineer, The Broadway Group is here to answer engineering questions.

Rodney Hubble, asked, who decided on orientation of building and parking lot on west side?

Joel Garrett, The Broadway Group, replied he was not sure of thought process, lineup with driveway and access. Driveway and delivery access to be made as easy as possible.

Rodney Hubble addressed ALDOT reference flipping the building and having access to ingress and egress directly across from Hwy 49.

Michael Smith, ALDOT commented, sight plan does not amplify.

Rodney Hubble, referenced, traffic control. What about a right turn lane?

Michael Smith, ALDOT commented, no right turn lane. Engineering is under threshold.

Kim Koniar, Vice Chairman, asked of threshold.

Michael Smith, ALDOT noted, 20 peak hours on right turns an hour. Average annual 6,000 marker. Last count 10,500.

Adam Spence, ALDOT discussed, conflict of proper alignment issues of County Road 49 and Hwy 98.

Rodney Hubble, noted, no shoulder room for extension.

Adam Spence, ALDOT referenced third lane.

Alyssa Cobb, The Broadway Group noted property cuts on to County road is why they chose the Shell Station.

Adam Spence, ALDOT presented they will perform a Traffic Warrant Study with counters on Hwy 49 and Hwy 98 with cameras and videos to see if a signal will serve purpose with results.

Dianne Burnett, SAPRC, discussed planning of signalization of this site. There will be eventually a conflict.

Alyssa Cobb, The Broadway Group, driveway is permanent.

Dianne Burnett, SARPC, commented Planning Commission is required to approve.

Dianne Burnett, SARPC, asked where would driveway need to be with signal?

Adam Spence, ALDOT, commented driveway to closed to signalized intersection. Signal would create a problem.
Alyssa Cobb, The Broadway Group, we cannot go further east due to property line.

Steve Mobley mentioned the Fire Department asked that I present there are a lot of accidents right now at intersection with third lane. Vehicles are utilizing turn lane as bypass. I plan to get a traffic light at intersection.

Michael Smith, ALDOT, discussed police enforcement of traffic. ALDOT is not requiring a turn lane.

Diane Burnett, SARPC, town can require a turn lane.

Kim Koniar, Vice Chairman, what other traffic calming options on where the driveway can go?

Adam Spence, ALDOT will conduct a Speed Study. There can be adverse results, 85% at or below. Rural faster on Hwy 98. Average speed limit 50 mph or higher. Town Council could pass an ordinance and send to ALDOT.

Lauren Mote, addressed, store hours.

Alyssa Cobb, The Broadway Group, Dollar General specifies store hours for each store, normally 8 a.m. – 9 p.m.

Kim Koniar, Vice Chairman, what options are there for traffic calming?

Adam Spence, ALDOT, addressed flashing signals.

Kim Koniar, Vice Chairman, complimented the intersection ALDOT approved in Orange Beach.

Lauren Mote, addressed, traffic study requiring a safety warrant.

Adam Spence, ALDOT, noted five (5) accidents a year.

Diane Burnett, SARPC, asked is there enough room for a right turn lane option?

Adam Spence, ALDOT, commented if intersection is signalized, no right turn.

Alyssa Cobb, The Broadway Group discussed property has been bought as an investment and they are on a timeline to build by September 2020. We have done our homework with ordinances to comply.

Diane Burnett, SARPC, discussed the perception of the rural area. I am trying to make your project work, so it is acceptable.

Kim Koniar, Vice Chairman, addressed waiting for data to review.

Kim Koniar, Vice Chairman, why is there a light at Hwy 181?

Adam Spence, ALDOT warranted over four (4) years ago by predecessor.
Kim Koniar, Vice Chairman, did traffic study warrant?

Adam Spence, ALDOT, commented on the expansion of Hwy 181 with residential density very large.

Alyssa Cobb, The Broadway Group discussed their store plan as a total of 25 turns an hour.

Joel Garrett, The Broadway Group commented 10 right turns/10 left turns an hour.

Adam Spence, ALDOT, noted fifty (50) ft. radius as safety reduction.

Mike Costigan, Chairman, discussed traffic of the passenger/delivery trucks.

Kim Koniar, Vice Chairman, commented the Family Dollar Store is working.

Michael Smith, ALDOT, noted Family Dollar was permitted years ago.

Alyssa Cobb, The Broadway Group, shared Dollar General wants full access, not a median cut. They do not want to go there. Must have a clean median.

Mike Costigan, Chairman and Kim Koniar, Vice Chairman, thanked Adam Spence, and Michael Smith of ALDOT as they left meeting at 2:45 pm.

Mike Costigan, Chairman, discussed water retention runoff of retention pond into ditch at Hwy 98 and culvert that goes to the river.

Rodney Hubble discussed higher elevation of property behind Family Dollar property. How do you slow water down?

Joel Garrett, The Broadway Group, discussed water retention runoff proposing gravel/mix that acts like concrete and grass.

Alyssa Cobb, The Broadway Group, shared 10.21 increasing grass (less runoff).

Joel Garrett, The Broadway Group, retention pond not required with proposed gravel/mix to reduce retention runoff and grass.

Alyssa Cobb, Broadway Group, noted page 8 of civil plans (pre/post discharge), 9.76-Pre/8.63-Post allowing a reduction. Any time we drain near state right of way will have to apply for another permit.

Mike Costigan, Chairman, mentioned moving building further north for landscaping and sidewalks.

Kim Koniar, Vice Chairman, commented on no sidewalks in plans.

Alyssa Cobb, The Broadway Group, commented we can add sidewalks. Maximum setback 20 ft. north.

Kim Koniar, Vice Chairman, commented we do work with County on sidewalks for Eastern Shore Trail.
Kim Koniar, Vice Chairman, commented we like trees.

Alyssa Cobb, The Broadway Group, shared safety concerns with traffic and trees.

Kim Koniar, Vice Chairman, asked, Alyssa Cobb, who decided on location?

Alyssa Cobb, The Broadway Group, shared the Dollar General does their research and works with developers within two-mile radius of zoning access.

Mike Costigan, Chairman, inquired on retention drain of oil and grease run off from trucks and cars.

Joel Garrett, The Broadway Group, commented the parking lot is filtered ½ mile, grass.

Rodney Hubble concerned with aesthetics of building. Rodney referenced Walgreens in Mandeville, Louisiana in the Historic District with Nichiha siding.

Alyssa Cobb, The Broadway Group, asked Rodney Hubble to email a picture of the Walgreens.

Kim Koniar, Chairman, commented on the proposed exterior does not meet the Town of Magnolia Springs requirements.

Alyssa Cobb, The Broadway Group, asked for support from the Planning Commission.

Rodney Hubble shared United Bank as an example.

Kim Koniar, Vice Chairman, presented the Comprehensive Plan. Suggested, Alyssa Cobb and Joel Garrett drive around town. She noted examples as the Community Hall, Bed & Breakfast, Jesse’s, and United Bank as examples.

Rodney Hubble, requested, lap siding, no brick.

Mike Costigan, Chairman, mentioned concern on length of wall. It is not supposed to be a straight wall, broken with columns. This would break up building.

Alyssa Cobb, The Broadway Group, Did the Family Dollar meet the Town of Magnolia Springs requirements?

Rodney Hubble, commented, when the Family Dollar was built it did meet requirements. Town has matured.

Alyssa Cobb, The Broadway Group, what is your favorite thing about the Family Dollar?

Rodney Hubble commented the overall Family Dollar was designed to fit and they could have gone further. Your building could go further with aesthetics.

Alyssa Cobb, The Broadway Group, what colors are suggested? White, no brick. Alyssa noted they can come up with some options.
Diane Burnett, SARPC, commented no flat roof.

Rodney Hubble suggested a slope on roof as United Bank fits Magnolia Springs.

Alyssa Cobb, The Broadway Group, discussed light options.

Rodney Hubble suggested they take pictures at United Bank.

Kim Koniar, Vice Chairman referenced ordinance for lights and signage. She noted no signs on side of building.

Alyssa Cobb, The Broadway Group, commented Dollar General will permit signage.

Mike Costigan, Chairman, commented on pictures of Dollar Generals in the local area are cluttered and not pleasing.

Alyssa Cobb, The Broadway Group, suggested the deliveries will be in rear with dumpster.

Rodney Hubble mentioned the appearance of sales on the front of stores are appearing like a yard sale.

Alyssa Cobb, The Broadway Group, suggested Town submit a required condition. Alyssa can pass on requirement to Dollar General.

Mike Costigan, Chairman, noted the Town of Magnolia Springs does not have a Town Engineer on staff. The Town would pass on fee of engineer to applicant.

Kim Koniar, Vice Chairman, would like the Planning Commission to further discuss application along with Diane Byrd, SARPC. She noted Hadley Weaver and Mark Byrd were not in attendance at the meeting today and would have liked for them to have been present.

Mike Costigan, Chairman, thanked, Alyssa Cobb and Joel Garrett, The Broadway Group for their attendance and discussion.

Alyssa Cobb, The Broadway Group, asked, who will approve the Site Plan?

Mike Costigan, Chairman, commented the Planning Commission approves site plan.

Alyssa Cobb, inquired, on Right of Way permit submitted by Baldwin County Sewer Service.

Jenny Opal White addressed the Town of Magnolia Springs received the Right of Way permit submitted by Baldwin County Sewer Service. Council reviewing.

Kim Koniar, Vice Chairman shared the Council is discussing a franchise agreement with Baldwin County Sewer Service. Council does review permits submitted by Baldwin County Sewer. She suggested Council review and authorize approval on submitted plan of Dollar General.

Alyssa Cobb, The Broadway Group, do you have a Town Attorney?
Kim Koniar, Vice Chairman, responded, Brad Hicks, Stone Granade & Crosby PC.

Jenny Opal White commented she will forward Town Attorney, Brad Hicks email address.

Alyssa Cobb, The Broadway Group, commented they will work on the exterior and await feedback. Alyssa thanked the Planning Commission.

5. Public Comment:

No public comment.

6. Reports and Announcements:

Mike Costigan, Chairman, addressed, next meeting is set for Tuesday, July 7, 2020.

7. Adjourn:

Mike Costigan, Chairman, asked, for motion to adjourn meeting. Motion by, Lauren Mote to adjourn meeting, 2nd by Steve Mobley. All in favor. Motion carried. Meeting ended at 3:58 p.m.

Approved this 4th day of August 2020

Chairman, Mike Costigan

ATTEST:

Jenny Opal White, Administrative Official