

July 18, 2023
Planning Commission Town Hall Meeting
Magnolia Springs Community Hall
14775 Oak Street
Magnolia Springs, Alabama
5:30 P.M.

1. Call to Order:

Chairman Mark Mattox called the meeting to order at 5:30 p.m. Chairman Mattox thanked everyone for attending the Town Hall Meeting and introduced the members of the Planning Commission.

2. Town Hall Meeting:

Chairman Mark Mattox noted that there has been concerns over Short Term Rentals in Magnolia Springs that have been brought to the Planning Commission's attention. Chairman Mattox discussed ordinances that have been adopted by other municipalities in Baldwin County.

3. Open Floor Discussion:

Members of the community discussed the following topics:

- Owner resides on site.
- 24/7 accessibility to contact person with address, email, and cell phone number.
- Define short term rental to 30 days, 7 days, or another term.
- Require business license.
- Require short term rental license and fee.
- Enforcement of regulations. Revoke license for noncompliance or fines for violations.
- Safety requirements include smoke detectors, carbon monoxide detectors, fire extinguishers and inspection by the fire department prior to license being issued.
- Post rules and regulations on property.
- Limit noise to certain hours and limit noise level.
- Require owner to give reports quarterly.
- Limit parking to a certain number of vehicles on property and on the street.
- Require liability insurance by property owner and require property owner to additionally insure the town.
- Require the property owner to indemnify the Town for liability arising out of rental activity.
- Increase or decrease of property values.
- Prohibiting all short-term rentals within the town.
- Require property owner or contact person to respond to complaint within 15 minutes.
- Allow all property owners to approve or disapprove applications for license.
- Moratorium on new properties being approved as a short-term rental until the approval of an ordinance.
- Don't let short term rentals interfere with the Bed and Breakfast. The Bed and Breakfast is a benefit to the community.

- 7 short term rental owners attended the meeting and all live on the property at least some of the time.
- Cap the number of short-term rentals.
- Add short term rentals to the Comprehensive Plan.
- Long-term rental regulations should be developed.
- Benefit to community, brings people into the community and increases revenue for the town.
- Hundreds of bookings without problems with renters.
- Short-term rentals could cause issues at the Magnolia River access points with increased traffic.

4. Adjourn:

Vice-Chairman Mark Mattox noted that the next steps on the short-term rental discussion is for the Planning Commission to recommend an ordinance to the Town Council and include short term rentals in the new Comprehensive Plan. Chairman Mark Mattox closed the Town Hall Meeting at 6:00 pm.

Approved this 1st day of August 2023.



Chairman, Mark Mattox

ATTEST:



Hannah Driskell, Administrative Staff

