

November 7, 2023
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
Nick Klarman (present at 4:05 p.m.)
Mike Boan
Grant Weeks
Steve Mobley
Ross Houser

Absent:

Rodney Hubble

Guests:

Cade Alfred, SARPC

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 October 3, 2023, Planning Commission Meeting. Member Mike Boan made motion to approve the October 3, 2023, Planning Commission Meeting minutes. Second by Vice-Chairman Joe Babington. All in favor. Motion carried.

5. Public Comment:

Grant Weeks – Grant Weeks discussed proposed changes to his site plan review application to develop his property at the corner of Jessamine Street and US Highway 98. Mr. Weeks inquired about whether the Planning Commission would require all parking to be outside of the ALDOT setback requirements. Chairman Mark Mattox asked for the Clerk's Office to contact ALDOT to get clarification. The Planning Commission asked for Mr. Weeks to submit the new site plan with the parking layout for the Planning Commission and Town Engineer to review.

Pru Derby – Ms. Pru Derby, resident of Derby Street, discussed concerns regarding Mr. Parsons duplex project on Norris Lane. Chairman Mark Mattox noted that the Town Engineer has reviewed and discussed changes with Mr. Parsons, but a decision from the Planning Commission has not been made.

6. Michael Parsons, Planned Development Site Plan Application:

Secretary Hannah Driskell stated that the Town sent a certified letter on November 1, 2023, with deficiencies that were identified by the Town Engineer to Mr. Parsons. Chairman Mark Mattox noted that the Planning Commission is waiting for Mr. Parsons to correct the deficiencies before moving forward.

7. Town Council Report:

Ross Houser noted that the Town Council is continuing to work on the sidewalk and drainage projects. A Short-Term Rental Committee was formed to create an ordinance regulating Short-Term Rentals within the Town. The Committee will have their first meeting on November 8.

8. Comprehensive Plan Discussion:

Cade Alred, with SARPC, discussed the Comprehensive Plan update process. Mr. Alred noted that the Town will be rewriting the plan with SARPC stewarding the process. He discussed and presented the online survey that will be available for citizens within Town Limits and in the Planning Jurisdiction to complete. Mr. Alred showed the Planning Commission the website and the survey that will be linked to the Town's website. Chairman Mark Mattox discussed the importance of the Comprehensive Plan. He noted that the Planning Commission is required by Alabama state law to create a Comprehensive Plan and revise it as the community grows. The Planning Commission has the authority to chart out the future growth of Magnolia Springs. Chairman Mattox noted that this is the first time the Planning Commission has worked on the Comprehensive Plan since it was originally written when the Town was incorporated. Cade Alred noted that the website will be a hub of information for citizens in the community regarding the progress of the Comprehensive Plan. The Planning Commission discussed the Community Kickoff Meeting on November 16. Cade Alred noted that the grant funders will accept in-kind volunteer hours for anyone that works on the Comprehensive Plan and to make sure that hours are documented. Mr. Alred noted that the survey will be open until the middle of January. The Planning Commission discussed holding a community meeting after the results of the survey are completed. Cade Alred noted that the next Comprehensive Plan workshop will be held on December 13, 2023.

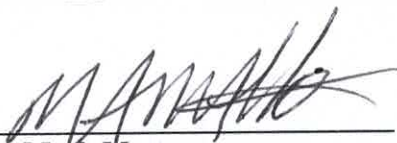
9. Reports and/or Announcements:

No reports or announcements.

10. Adjourn:

Chairman Mark Mattox asked for motion to adjourn meeting. Nick Klarman made a motion to adjourn the meeting. Second, by Ross Houser. All in favor. Motion carried. The meeting ended at 4:41 p.m.

Approved this 5th day of December 2023.



Chairman, Mark Mattox

ATTEST:



Hannah Driskell, Administrative Staff



