

COMPREHENSIVE PLAN



TOWN OF
MAGNOLIA  SPRINGS

Prepared for the Town of Magnolia Springs.



Prepared by Gould Evans Associates and HMR Engineers.



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TABLE OF CONTENTS

CHAPTER 1: VISION	1
<u>1.1 PLANNING IN MAGNOLIA SPRINGS</u>	1
<u>1.2 MAGNOLIA SPRINGS VISION</u> Magnolia Springs Vision	2
<u>1.3 GUIDING PRINCIPLES</u> Guiding Principles	2
CHAPTER 2: BUILT ENVIRONMENT	3
Guiding Principles	
<u>2.1 FUTURE LAND USE</u> Future Land Use Definitions Future Land Use Goals	4
<u>2.2 DISTRICTS</u> The Springs District Highway 98 Commercial District Historic District The River District District Goals	8
<u>2.3 GROWTH AND DEVELOPMENT</u> Strategic Annexation Extra-Territorial Jurisdiction (ETJ) Growth and Development Goals	11
<u>2.4 CONNECTIVITY</u> Road Network Pedestrian Network Alternative Transportation Modes Connectivity Goals	13
<u>2.5 PARKS AND OPEN SPACES</u> River Access Points Community Parks Trails Parks and Open Spaces Goals	23

CHAPTER 3: NATURAL ENVIRONMENT	27
Guiding Principles	
<u>3.1 EARTH</u>	28
Earth Goals	
<u>3.2 NATIVE SPECIES</u>	29
Native Species Goals	
<u>3.3 WATER</u>	31
Water Goals	
CHAPTER 4: HUMAN ENVIRONMENT	33
Guiding Principles	
<u>4.1 PEOPLE</u>	35
Education	
Community / Organizations	
Demographics / Generations	
People Goals	
<u>4.2 ECONOMIC DEVELOPMENT</u>	39
Economic Development Goals	
<u>4.3 NEIGHBORHOODS AND HOUSING</u>	40
Intergenerational Neighborhoods	
Historic Homes	
Neighborhood and Housing Goals	
<u>4.4 EMERGENCY / RECOVERY</u>	41
Emergency Response	
Community Recovery	
Crime and Safety	
Emergency / Recovery Goals	
<u>4.5 GOVERNMENT POLICY AND ADMINISTRATION</u>	44
Government Policy Goal	





CHAPTER 5: IMPLEMENTATION	45
<u>5.1 IMPLEMENTATION MATRIX</u>	46
Strategy Participants	
<u>5.2 BUILT ENVIRONMENT</u>	47
Future Land Use Goals and Strategies	
District Goals and Strategies	
Growth and Development Goals and Strategies	
Connectivity Goals and Strategies	
Parks and Open Spaces Goals and Strategies	
<u>5.3 NATURAL ENVIRONMENT</u>	51
Earth Goals and Strategies	
Native Species Goals and Strategies	
Water Goals and Strategies	
<u>5.4 HUMAN ENVIRONMENT</u>	53
People Goals and Strategies	
Economic Development Goals and Strategies	
Neighborhoods and Housing Goals and Strategies	
Emergency / Recovery Goals and Strategies	
Government Policy and Administration Goals and Strategies	
CHAPTER 6: EXECUTIVE SUMMARY	57
<u>6.1 EXECUTIVE SUMMARY</u>	57
<u>6.2 PRIORITY PROJECT LIST</u>	59

APPENDIX A: TECHNICAL SUPPLEMENT

A.1 PLAN PURPOSE

Key Assumptions
Document Evolution
Previous and Related Planning Endeavors

A.1

A.2 LEGAL AUTHORITY FOR PLANNING

A.3

A.3 PLANNING PROCESS

A.5

Data Collection, Issues and Assets Identification
Alternatives Development
Preferred Direction Development
Plan Development
Implementation Strategies
Plan Adoption
Plan Implementation
Plan Review and Update

A.4 COMMUNITY PARTICIPATION

A.8

Advisory Committee
Public Meetings / Open House
Charrette Week
Personal Interviews
Other Public Input Methods





APPENDIX B: EXISTING CONDITIONS

<u>B.1</u>	<u>REGIONAL CONTEXT</u>	B.1
<u>B.2</u>	<u>LOCAL HISTORY</u>	B.2
<u>B.3</u>	<u>DEMOGRAPHICS</u>	B.6
	Population	
	Race & Ethnicity	
	Age Cohort	
	Educational Attainment	
<u>B.4</u>	<u>INCOME</u>	B.11
	Household Income	
	Poverty	
<u>B.5</u>	<u>HOUSING</u>	B.13
	Households	
	Housing Units	
<u>B.6</u>	<u>INDUSTRY</u>	B.14
<u>B.7</u>	<u>LAND USE</u>	B.15
	Visual Analysis	
	Land Use	
	Zoning	
	Parks and Recreation	
<u>B.8</u>	<u>UTILITIES / SERVICES</u>	B.21
	Public / Semi-Public Facilities	
	Public Safety	
	Future Considerations	
<u>B.9</u>	<u>TRANSPORTATION</u>	B.23
	Road Hierarchy	
	Pedestrian Usability	

APPENDIX C: ISSUES IDENTIFICATION PAPER

<u>C.1</u>	<u>OVERVIEW</u>	C.1
<u>C.2</u>	<u>PUBLIC INPUT ISSUES</u>	C.2
<u>C.3</u>	<u>EXISTING CONDITIONS ISSUES</u>	C.3

APPENDIX D: CHARRETTE REPORT

<u>D.1</u>	<u>OVERVIEW</u>	D.1
<u>D.2</u>	<u>TOWN HALL MEETING</u>	D.2
	Photo Exercise A	
	Photo Exercise B	
	Issues, Strengths and Vision Identification	
<u>D.3</u>	<u>CHARRETTE / PUBLIC DROP-IN HOURS</u>	D.7
<u>D.4</u>	<u>OPEN HOUSE</u>	D.8
	Welcome Table	
	Magnolia Springs Parkway	
	Community Park / Magnolia Springs Parkway Bridge	
	Residential Design / Land Use Buffering	
	Town Entries & Gateways	
	Commercial Site Design	
	Highway 98 Commercial	
	Plan Framework	
<u>D.5</u>	<u>NEXT STEPS</u>	D.11





Figure 1-1: Oak Street
Source: Gould Evans

CHAPTER 1: VISION

1.1 PLANNING IN MAGNOLIA SPRINGS

The Town of Magnolia Springs was first incorporated in 2006 as a protective action in light of rapid growth occurring in south Baldwin County. In April 2008, the Town of Magnolia Springs decided to pursue the development of the first *Magnolia Springs Comprehensive Plan*. Town officials and residents reached this decision due to the increasing development and growth pressures impacting the town and the need to chart a path for the future of Magnolia Springs. In order to ensure that the Town moves forward in a strategic manner, a plan devised from public input was deemed necessary.

This first *Magnolia Springs Comprehensive Plan* is a direct result of the analysis, input and planning process depicted in the Technical Support document (Appendices A & B). The plan consists of six chapters: Vision, Built Environment, Natural Environment, Human Environment, Implementation, and Executive Summary.

Chapter One: Vision focuses on the vision and ideals of the plan. Chapter One describes our vision for the future and answers the question, *'What kind of a community do we want to be?'*

Chapter Two: Built Environment describes our future development pattern, based on the vision that was developed through the planning process described in Appendix A. Chapter Two focuses on the desired physical framework, identity, mobility, public amenities and facilities of Magnolia Springs.

Chapter Three: Natural Environment focuses on the ecological system we live in and interact with, such as water, earth, and native species. This system is a foundational element of the quality of life in Magnolia Springs.

Chapter Four: Human Environment focuses on individuals and organizations, including people, neighborhoods and housing, economic development, emergency and recovery planning, and government policy and administration.

Chapter Five: Implementation discusses the policies and actions recommended to pursue the vision and goals of the plan. Chapter Five also prioritizes policy and strategy recommendations and provides an implementation timeline, potential public and private sector implementation partners, and potential funding sources.

Chapter Six: Executive Summary reviews components of the first five chapters of the plan document and includes a Priority Project List which details actions items to be addressed in the first three years following adoption of the Plan.

1.2 MAGNOLIA SPRINGS VISION

The Magnolia Springs Vision is a general statement of aspiration and desire. The following vision acts as a foundational statement for the *Magnolia Springs Comprehensive Plan*. It has been developed through a community discussion of issues, values, ideas, goals, strengths and weaknesses. The participation of community members in this process represents their dedication to the community and interest in its future.

Magnolia Springs Vision

Magnolia Springs will be a physically, socially and economically strong small town that protects and draws inspiration from its natural environment, history, physical character and people.

1.3 GUIDING PRINCIPLES

In support of our Vision, the following Guiding Principles represent the key values that the plan is built upon. These principles guide the content of the plan and influence the manner in which the goals of the community are achieved.

Guiding Principles

- Strategic **Growth and Development** that protects the historic and small town character of the community, while providing opportunities for appropriate physical and economic growth.
- Protection of the **Natural Environment** as a defining element of our community identity.
- A historic and perceived **Town Center** that is the physical and social heart of the community.
- A **Connected** community that utilizes all modes of transportation - pedestrian, bicycle and automobile - to provide access to all areas of the community, while reducing volumes and speeds of cut-through traffic.
- Cooperative **Organizations and People** that desire to contribute and make a difference in the quality of life in Magnolia Springs.



Figure 1-2: Magnolia River
Source: Gould Evans

CHAPTER 2: BUILT ENVIRONMENT

The Built Environment chapter of *Magnolia Springs Comprehensive Plan* focuses on the physical elements that shape development and growth in the community. Topics within the Built Environment Section include Future Land Use, Districts, Growth and Development, Connectivity, and Parks and Open Spaces. Each topic area has Goals and Strategies that will guide the implementation of the plan and its recommendations. The Goals and Strategies adhere to the Guiding Principles, which represent those things that are important to the community as it strives to retain a high quality of life. The following guiding principles are intended to guide the future development of Magnolia Springs.

Guiding Principles

- Quality, sustainable and organized development is the key to long-term physical viability of the built environment.
 - Quality development uses practices that are enduring and utilizes materials and techniques that last generations and reflect the character of the community.
 - Sustainable development uses practices that will not burden the resources of the town- environmentally, economically or socially.
 - Organized development protects the character of the town as it grows.
- The Natural Environment is important to the health and aesthetics of Magnolia Springs.
- Civic and public spaces enhance the character, activity, identity and quality of the town.
- The Springs District is physically and socially the heart of the town and is therefore an important component in preserving the character of Magnolia Springs.
- Multi-modal Connectivity (bicycle, pedestrian, automobile) is important in retaining neighborhood connectivity and providing healthy transportation alternatives.
- The Road Network supports the pattern and scale of development in the Town through context sensitive design.
 - Road location and design should discourage high volumes and speeds of cut-through traffic.
- The people of Magnolia Springs are a valuable resource and define the future of the Town.

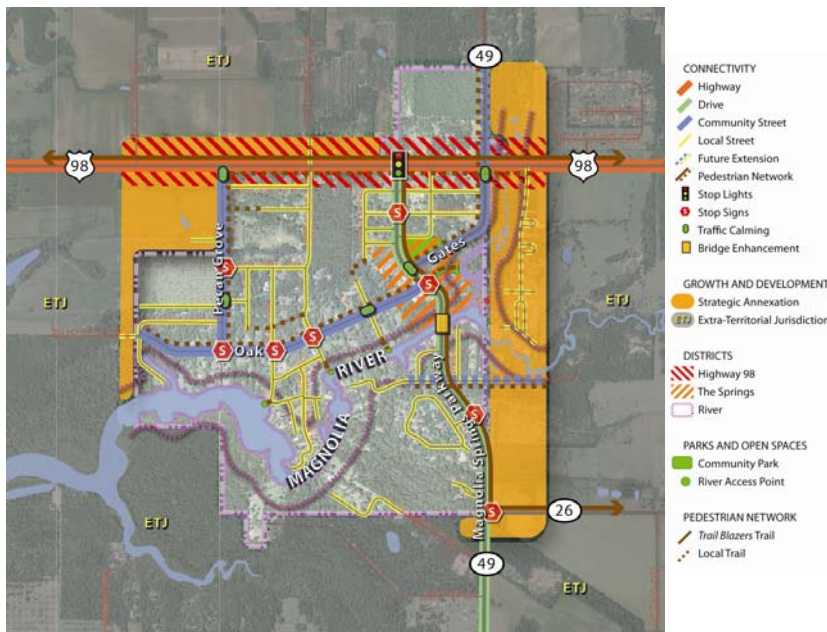


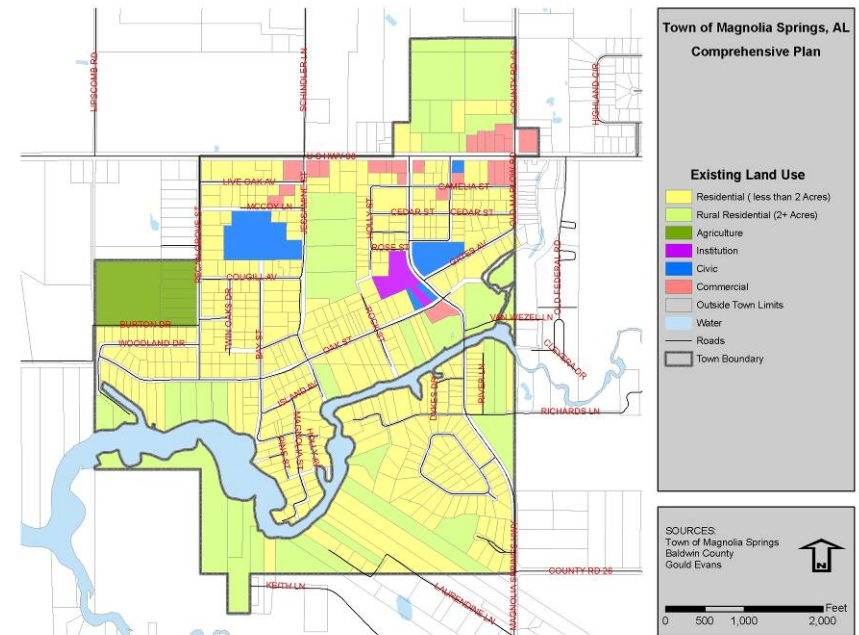
Figure 2-1: Built Environment Framework Map
Source: Gould Evans

2.1 FUTURE LAND USE

Magnolia Springs remains a small town with limited goods and services for people within the community; therefore, residents of Magnolia Springs have become accustomed to traveling throughout southern Baldwin County for basic goods and services. As Baldwin County continues to develop, Magnolia Springs will continue to witness a larger amount of development pressure. When development reaches Magnolia Springs, the town must know what development types are acceptable and where in town they are appropriate. The Future Land Use section is intended to define a framework for acceptable land uses.

Currently, there is a large amount of Residential (51%) and Rural Residential (27%) properties in Magnolia Springs. Residential properties include parcels smaller than 2 acres in size, whereas, Rural Residential properties include parcels that are 2 acres or larger in size. Other land uses include Agriculture (4%), Commercial (3%), Civic (3%) and Institution (1%). Commercial properties are primarily located along U.S. Highway 98, where land is zoned for commercial uses. Civic and Institution uses are primarily clustered around the intersections of Magnolia Springs Highway, Gates Avenue and Oak Street. There is one Agriculture property located in Magnolia Springs, north of Woodland Drive and west of Pecan Grove Street. There are many other large and undeveloped properties located directly outside the town boundaries. For a more detailed description of Existing Land Use in Magnolia Springs, please reference the Existing Conditions Report in *Appendix B*.

The existing low-density development pattern and semi-rural character contributes to the quality of life in Magnolia Springs. Future development and land use should reflect the existing land use pattern, strive to maintain the established character, and be sensitive to the impact of development on surrounding properties. The desired Future Land Use is depicted by the Future Land Use Map (Figure 2-3). The land use categories identified describe the desired character for broad areas of the Town. The Future Land Use Map is designed to be utilized as a general guide for future land use decisions and is not the official zoning map for the Town and does not change existing development rights.



Existing Land Use	Acres	%
Residential (less than 2 acres)	293.9	51%
Rural Residential (2+ acres)	153.8	27%
Agriculture	25.2	4%
Institution	5.1	1%
Civic	17.9	3%
Commercial	17.5	3%
Right-Of-Ways	63.4	11%
Town Limits	576.8	100%

Figure 2-2: Existing Land Use
Source: Gould Evans, Baldwin County, Magnolia Springs

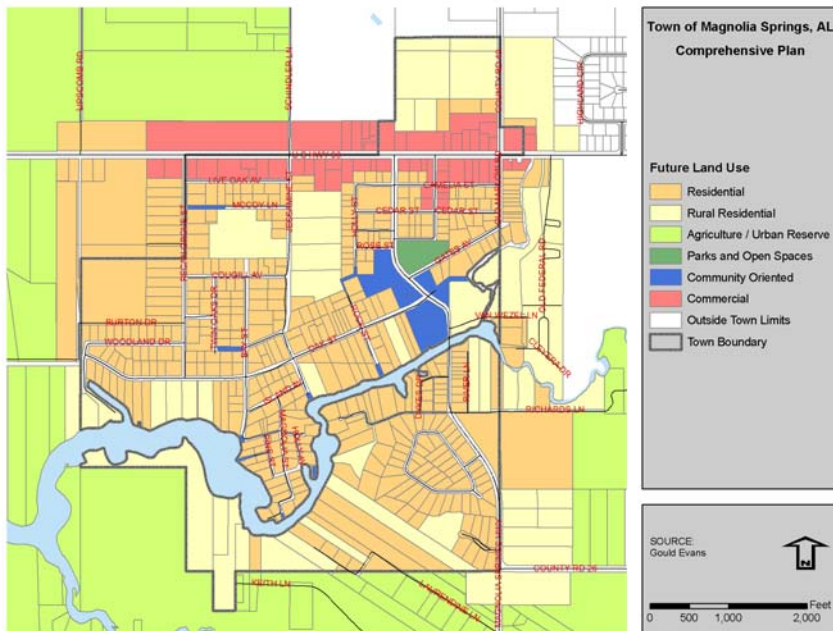


Figure 2-3: Future Land Use Map
Source: Gould Evans

Future Land Use Definitions

Residential

Residential land uses represent the most common development standard in housing and neighborhood design in Magnolia Springs. Residential development is primarily reserved for single family uses, but may include a mixture of housing types subject to residential location guidelines. Residential land uses are defined by parcels of less than 2 acres in size. Where sensitive land forms or environmental constraints exist, “cluster development” or low impact designs should be encouraged. Residential neighborhoods can be further strengthened by the presence of community services, such as churches, schools and parks, which are all permitted in this category.

Rural Residential

Rural Residential land uses provide for large-lot and estate residential development. This category is intended to allow for flexibility in choice for individuals preferring a rural residential environment yet desire to live in Magnolia Springs. Rural Residential land uses are defined by parcels of 2 acres in size or larger. However, Rural Residential developments are allowed to be adjacent to other residential densities; therefore, Rural Residential lots will be allowed to subdivide to smaller residential lots, provided they conform to underlying zoning restrictions and subdivision regulations. The Rural Residential category can accommodate a higher intensity of residential development by way of “cluster development”, provided the net density of the underlying zoning category can be achieved. See Figure 2-4 for different types of subdivision designs and a description of *Cluster Development*.

Agriculture / Urban Reserve

Agriculture property is defined by any portion of land used for production of food, feed and fiber commodities; fruits and vegetables; and sod, ornamental, nursery or horticultural crops. This category represents those areas directly adjacent to Town boundaries that should be utilized as an urban reserve / growth area or preserved for protection of natural resources or environmental elements. In keeping with the guiding principles of the Magnolia Springs Comprehensive Plan, these lands are not currently appropriate for inclusion in the town limits at urban densities and therefore, should be reserved for future growth and development of the town.

Parks and Open Spaces

Parks and Open Spaces are comprised of public parks, open spaces, trails and recreational areas that are intended for community use. Identified future Parks and Open Spaces include:

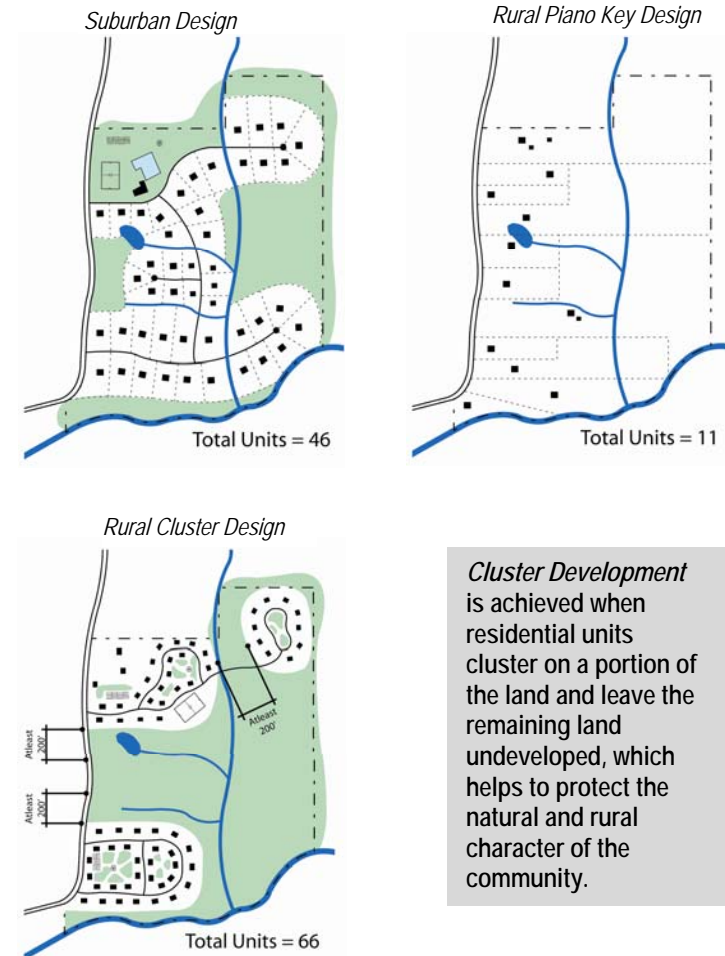
- *Magnolia Springs Park* (School Property at Gates Avenue and Magnolia Springs Parkway)
- *The Springs* (Oak Street and Magnolia Springs Parkway)
- *On-Street Trails, Off-Street Trails, and Pedestrian Shoulders*
- *River Access Points* (road rights-of-way)

For further details on the future Parks and Open Spaces system, reference the *Parks and Open Spaces* section in this chapter. For further details on the trail network, reference the *Connectivity* section in this chapter.

Community Oriented

Community Oriented uses are primarily located in the *Springs District*, which is comprised primarily of civic and institutional uses with some community oriented commercial uses and private residences. Civic and institutional uses can include government, medical, religious and educational properties, typically allowed in all zoning categories. All development and redevelopment in the district should be designed to fit in the existing small town and historic character of Magnolia Springs. The *Springs District* should allow for limited commercial uses that are small in scale and community oriented uses (i.e. Moore's Store, coffee shops, etc). For further details on the *Springs District*, please see the *Districts* section in this chapter.

Other Community Oriented uses occur along publicly owned rights-of-way, such as *The Springs* and proposed pedestrian connections and river access points. For further details on *The Springs*, pedestrian connections, and river access points, see the Section 2.5 *Parks and Open Spaces* in this chapter.



Figures 2-4: Subdivision Design Types
Source: Gould Evans



Commercial

Commercial land uses provide the opportunity for the development of general retail and service uses that serve surrounding neighborhoods, the community, and the region. Commercial development is primarily encouraged along U.S. Highway 98, due to the visibility along this major east / west corridor. The existing development pattern along U.S. Highway 98 is common among southern Baldwin County; therefore, it is important that Magnolia Springs differentiate itself and define its identity along this corridor. For further details on the *Highway 98 Commercial District*, please see the *Districts* section in this chapter.

Future Land Use Goals

- FLU.1 Promote organized and efficient growth of Magnolia Springs.
- FLU.2 Protect the small town and historic character of Magnolia Springs.
- FLU.3 Infill development should fit the historic character of Magnolia Springs.
- FLU.4 Create Parks and Open Spaces at dedicated sites within the town. (See the Parks and Open Space section for further details).

Chapter 5: Implementation further outlines specific strategies to help implement these goals.

2.2 DISTRICTS

The idea of identifying districts in Magnolia Springs emphasizes that maintaining character is as important, if not more important, as determining use. The three districts identified in Magnolia Springs include the *Springs District*, the *River District* and the *Highway 98 Commercial District*. Each of these districts was determined as being important to maintaining the character of the town because each of these districts are located at prime locations in the town and each has recently faced development pressure. The Town has many ordinances in place that can deter development; however, the Town does not have the authority to say no to all development. Each of these districts has property available for development; however, the Town and its residents need to determine what type of development and location of development is acceptable before moving forward. Figure 2-5 illustrates the identified *Districts* in Magnolia Springs.

Springs District

The area referred to as the *Springs District* is the heart of the town. Currently within this district is a collection of private residences and community facilities, such as two churches, town hall, a grocery store, the Community Association Building, Jesse's Restaurant, the *Springs* area, the future *Magnolia Springs Park* and Oak Street which has a large amount of pedestrian activity. Here not only is use of the land important but so is the design and character as they are defining factors of this place. Form-based zoning approaches should be investigated for potential application in this district to enhance the sense of place that is uniquely Magnolia Springs. Uses within this district should remain community oriented in the future. Furthermore, planning for future community facilities should discourage "leap frog" development and encourage a connected district. Therefore, pedestrian connections between these community facilities should be improved, including measures such as, traffic calming and pedestrian crossing enhancements to the intersections of Gates Avenue / Magnolia Springs Parkway and Oak Street / Magnolia Springs Parkway. Such enhancements should help to improve the walkability of this district. Figure 2-5 illustrates the approximate area of the Springs District. Figure 2-6 illustrates a possible traffic calming / pedestrian crossing enhancement at Oak Street and Magnolia Springs Parkway.

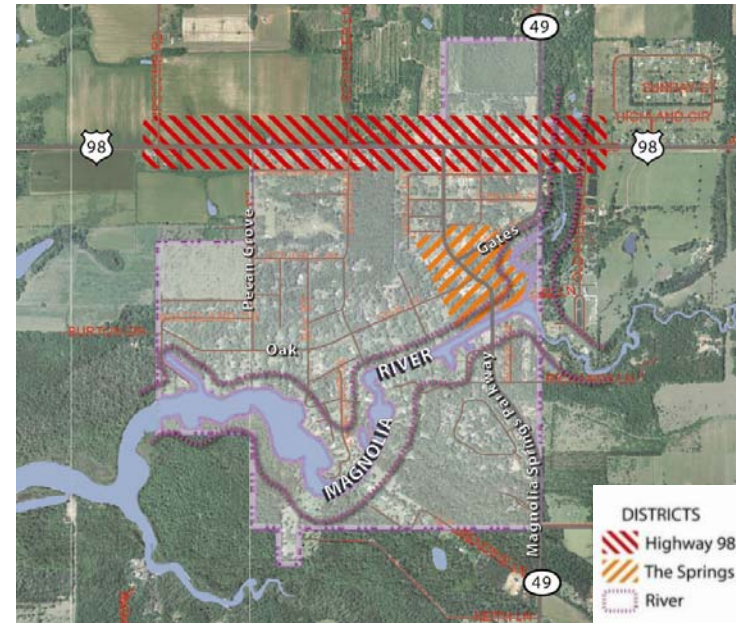


Figure 2-5: Districts Framework Map
Source: Gould Evans



Figure 2-6: Proposed Oak Street and Magnolia Springs Parkway Intersection
Source: Gould Evans



Figure 2-7: Possible Enhancements to Magnolia River Bar & Grill
Source: Gould Evans



Figure 2-8: Possible Landscape Buffer Treatment
Source: Gould Evans

Highway 98 Commercial District

Within this district, site / building design and development will be addressed in a manner that reflects the desired character of the community. For this purpose, the Town of Magnolia Springs has created and adopted a U.S. Highway 98 Commercial District overlay ordinance. The overlay districts addresses signage, landscaping, access management, parking, building form and location and other physical features in a comprehensive manner that is reflective of the character of the community. Figure 2-7 shows possible façade enhancements to an existing building along Highway 98. Figure 2-8 shows a landscaped buffer treatment to screen commercial uses from adjacent residential properties. Additional enhancements to U.S. Highway 98 include pedestrian enhancements, lighting, landscaping and banners, and limiting access points along the highway. Further details on the streetscaping of U.S. Highway 98 can be found in Section 2.2 Connectivity.

Historic District

In January 1987 the Baldwin County Commission designated a historic district which included much of the area within the present town boundaries of Magnolia Springs. This designation was in response to a recommendation by Baldwin County Historic Development Commission which was preceded by a petitioning effort by Magnolia Springs' citizens. Within the historic district all new construction, renovation and demolition of structures was reviewed by the Baldwin County Historic District Architectural Review Board for architectural compatibility within that particular neighborhood. When the Town of Magnolia Springs was incorporated in June 2006, that portion of the designated historic district within the town boundaries lost that Baldwin County designation and architectural review. The future goals of the Magnolia Springs Historic Preservation Commission are to have a survey of all structures within the town to identify historic structures and then to recommend a historic district for designation by the Town Council. The survey of structures would also serve to aid in the development of design review standards and then the review of all new construction, renovation and demolition of structures within the historic district. Working with the Alabama Historical Commission, the Baldwin County Historic Development Commission, and the Baldwin County Archives and History Department will facilitate accomplishment of these goals. Information gathered during the structure survey and archival searches can be used for tours and education pamphlets.

River District

The intent of the *River District* is to explore, create and implement tools that will serve to protect the environmental function and appeal of the Magnolia River. This should include the use of tools and strategies including wetland conservation, restoration and mitigation, as well as stormwater management and special requirements building siting and construction. Several specific strategies to mitigate some of these environmental issues can be found in *Chapter 3: Natural Environment*.

District Goals

- D.1 Ensure the future character and contribution to the community and districts through quality development that is appropriate in its context.
- D.2 Provide opportunities to mix compatible land uses within the *Springs District* to better integrate supporting uses among adjacent developments.
- D.3 Establish and/or implement overlay standards for non-residential areas, including *U.S. Highway 98 Commercial District* and the *Springs District* to enhance and maintain the character of the districts.
- D.4 Enhance the U.S. Highway 98 commercial corridor, which leaves a lasting impression on visitors and residents of the community.
- D.5 Collaborate with the Alabama Historical Commission, the Baldwin County Historic Development Commission, and the Baldwin County Archives and History Department to protect and preserve the Magnolia Springs Historic District.
- D.6 Create and adopt overlay standards / regulations for each district.
- D.7 Create and adopt overlay standards / regulations to promote ecologically sound development practices along the Magnolia River.
 - o Work with other government entities (Baldwin County, the State of Alabama, Alabama Department of Environmental Management, Weeks Bay Foundation, Weeks Bay Reserve, Alabama Department of Conservation and Natural Resources, US Army Corp of Engineers) to determine appropriate regulations for the *River District*.
 - o Establish *Outstanding Alabama Water* (OAW) designation for the Magnolia River.

Chapter 5: Implementation further outlines specific strategies to help implement these goals.



Figure 2-9: Vacant Lot along the Magnolia River
Source: Gould Evans

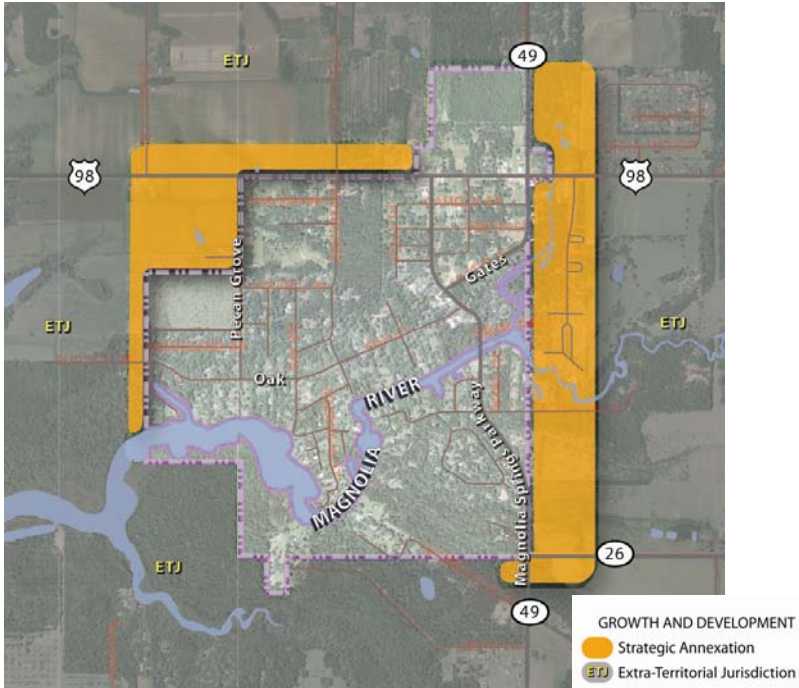


Figure 2-10: Growth and Development Framework Map
Source: Gould Evans

2.3 GROWTH AND DEVELOPMENT

Since Magnolia Springs is a recently incorporated town, the town residents have the unique opportunity to define how and if the town will grow and develop in the future. While the population in Magnolia Springs has remained relatively flat, continued increases in population and development in southern Baldwin County places pressure on small towns like Magnolia Springs to grow. Therefore, developments should pay for any necessary road and infrastructure improvements and should not be subsidized by the Town. Furthermore, It is the vision of many residents of Magnolia Springs to remain a small community; however, the town may consider some development and growth to occur; therefore, the way in which development occurs is important so that it protects and preserves the small town character of Magnolia Springs.

Strategic Annexation

Typically communities annex property in several different ways; proactively, opportunistically or strategically. The people of Magnolia Springs suggest that the Town approach future annexations in a strategic manner that accomplishes key goals such as protecting the Magnolia River and ensuring the full application of commercial design / development standards in areas like the *Highway 98 Commercial District*. Figure 2-10 illustrates potential strategic annexation areas surrounding Magnolia Springs.

The Town should consider annexation for land adjacent to Highway 98 in order to properly implement the goals of the *Highway 98 Commercial District*. If the Town were not to annex this area, development could still occur within the County. When development occurs outside town limits but within the County, that development is not subject to zoning regulations of Magnolia Springs and the town does not collect needed sales and property tax revenue, but could collect impact fees when the development does not meet subdivision regulations that are implemented within the extra-territorial jurisdiction (ETJ). The Town should also consider annexation of areas east of the Town boundaries with the greater goal of protecting the watershed of the Magnolia River. Development within this east annexed area would likely occur at residential densities with low-impact strategies to reduce problems caused by stormwater runoff into the Magnolia River.

Extra-Territorial Jurisdiction (ETJ)

The Extra-Territorial Jurisdiction (ETJ) is an area that extends beyond the Town Limits for a distance of 1 ½ miles in all directions. Figure 2-11 illustrates the Magnolia Springs' ETJ.

As part of the implementation of the plan the Town should investigate the potential to create an inter-jurisdictional agreement which would allow for an ETJ area that corresponds with the Magnolia River Watershed. The Magnolia River Watershed begins near Summerdale, AL and flows in a southwesterly direction toward Weeks Bay. Portions of the towns of Summerdale and Foley are included in the Magnolia River Watershed. Such an effort would allow the town to extend certain regulatory functions throughout the watershed in order to protect from potential impacts to the Magnolia River. The Town should also review and amend subdivision ordinances that apply within the ETJ to ensure the ordinances help to implement the goals of this plan. If the Town were not to annex areas previously mentioned, some regulations (i.e. plats, streets, lots, blocks and utilities) could be enforced within the ETJ through subdivision regulations.

Growth and Development Goals

- GD.1 Consider annexation along Highway 98 to create a desirable environment for commercial development that respects the small town character of Magnolia Springs and implements the overlay district standards for the corridor.
- GD.2 Consider annexation for areas east and west of the Town limits with the greater goal of preserving the small town character and the health of the Magnolia River.
- GD.3 Collaborate with Baldwin County and the City of Foley on an inter-jurisdictional agreement to protect the Magnolia River and other natural environments.
- GD.4 Utilize subdivision regulations that help reduce impacts from development within the Extra-Territorial Jurisdiction (ETJ).

Chapter 5: Implementation further outlines specific strategies to help implement these goals.

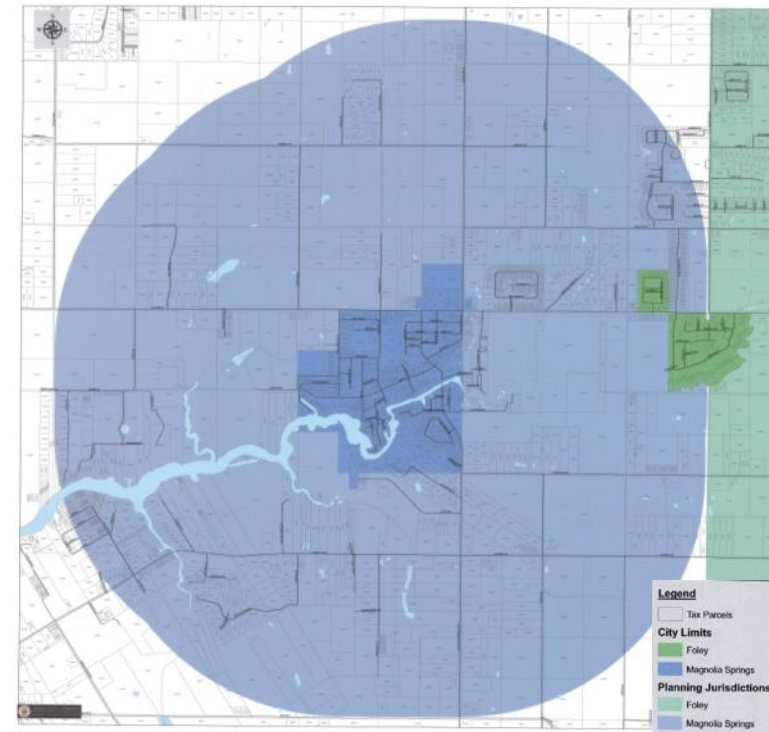


Figure 2-11: Extra-Territorial Jurisdiction Map
Source: Baldwin County

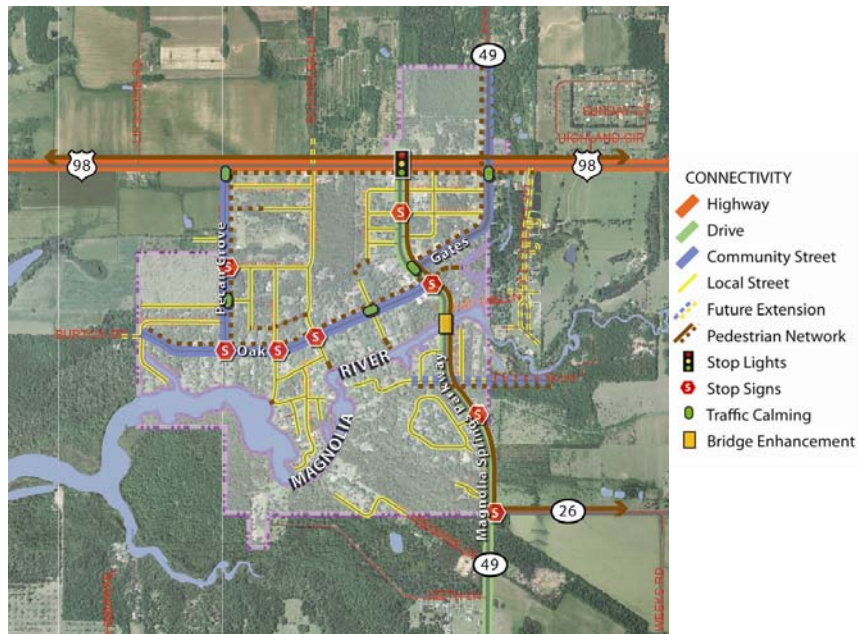


Figure 2-12: Connectivity Framework Map
Source: Gould Evans

2.4 CONNECTIVITY

Connectivity refers to a system of multiple modes of travel within Magnolia Springs. The most common mode of transportation is vehicular, followed by pedestrian and bicycle. Other alternative modes include boats, golf carts, and all-terrain vehicles. This section refers to the Road Network, Pedestrian Network and Alternative Transportation Modes used in conjunction with the Built Environment. Figure 2-12 illustrates the Connectivity Framework for Magnolia Springs.

Road Network

The existing road network is the most detailed system in Magnolia Springs. It is composed of various roadway types that serve regional and local traffic. Classification of the road network helps to identify the development character that should be associated with the operation and intensity of different roadway facilities. The Road Network is illustrated in Figure 2-12 and includes Highways, Parkways, Community Streets and Local Streets. Each piece of the Road Network is discussed herein.

Highway

Highway 98 is the only roadway with this designation in Magnolia Springs. The existing primary emphasis along this roadway is the movement of traffic in a safe and efficient manner, primarily through the town. However, the framework for the highway corridor needs to address vehicular access, pedestrian movement, landscaping and adjacent development to ensure safe use within Magnolia Springs. Development standards for the *Highway 98 Commercial District* are discussed in the *Districts* section of this chapter.

The Town of Magnolia Springs receives a limited amount of supporting funds for ongoing maintenance and enhancements to U.S. Highway 98 from the Alabama Department of Transportation (ALDOT). It is important that the Town continue a collaborative relationship with ALDOT in order to achieve the goals of the community for U.S. Highway 98. Some of the proposed enhancements for U.S. Highway 98 are displayed in Figures 2-13 through 2-16 and include the following:

- Low Maintenance Landscaped Shoulders
- Landscaped Median / Left Turn Lane
- Limited Access Points every 100' to 150'
- Traffic Calming Techniques at roads intersecting with U.S. 98
- Magnolia Springs Local Trail
- *Trailblazers* Regional Trail
- Street and Pedestrian Lighting
- Traffic Signal at Magnolia Springs Parkway and U.S. 98 Intersection



Figure 2-13: U.S. Highway 98 Proposed Enhancements
Source: Gould Evans

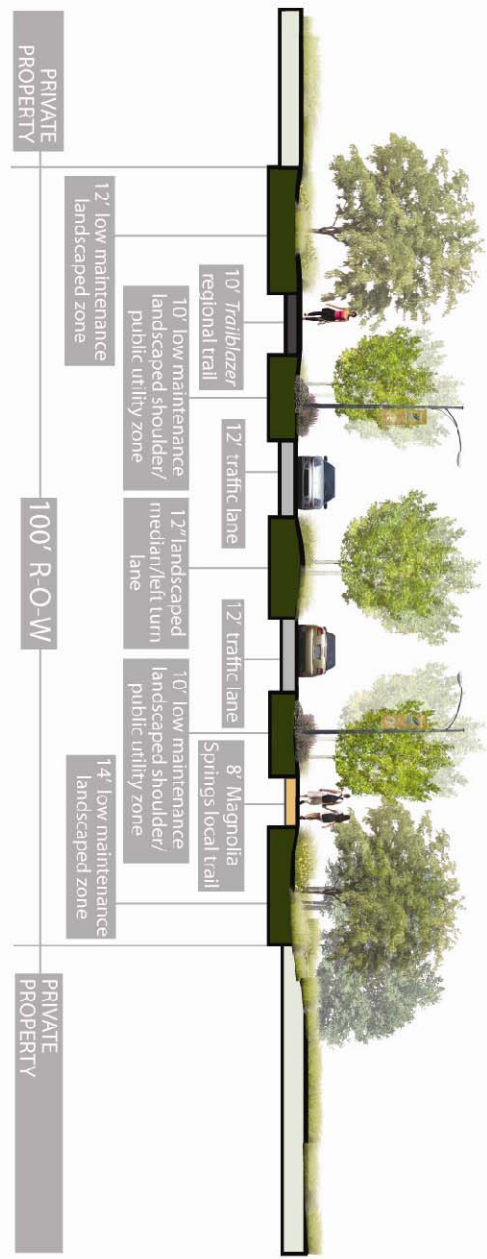
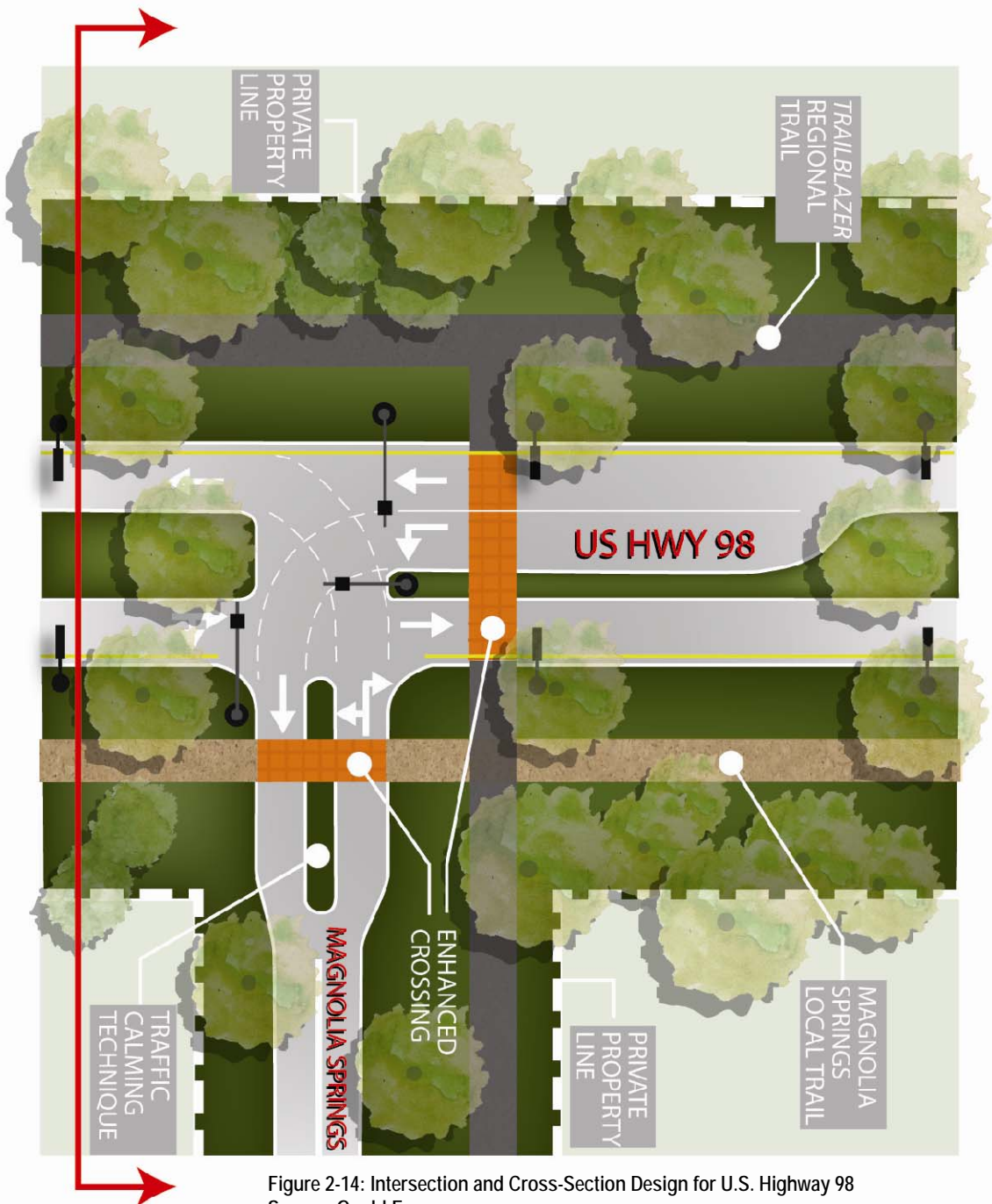


Figure 2-14: Intersection and Cross-Section Design for U.S. Highway 98
 Source: Gould Evans

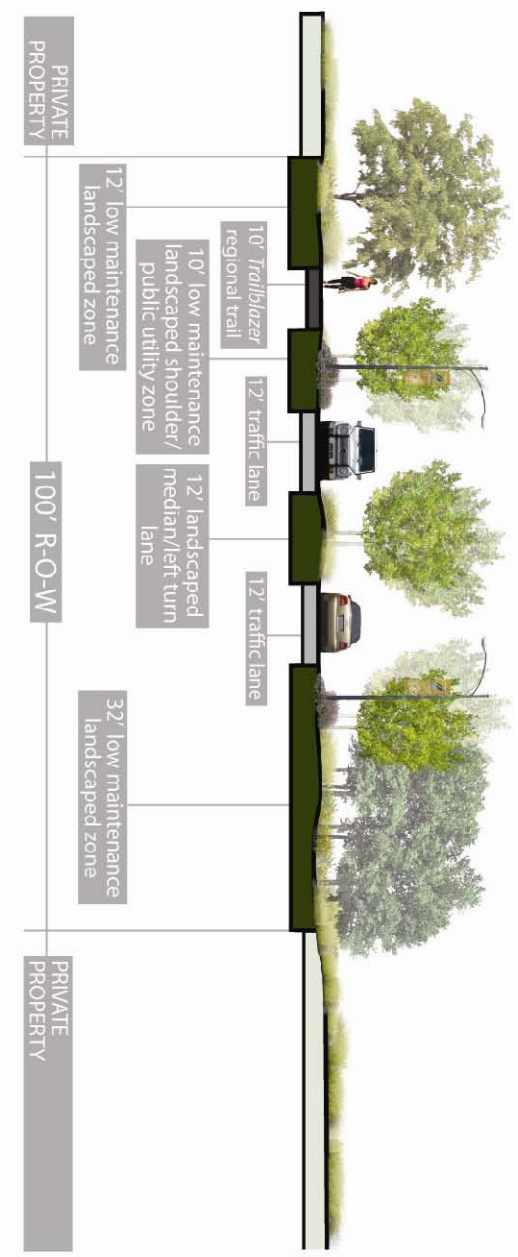
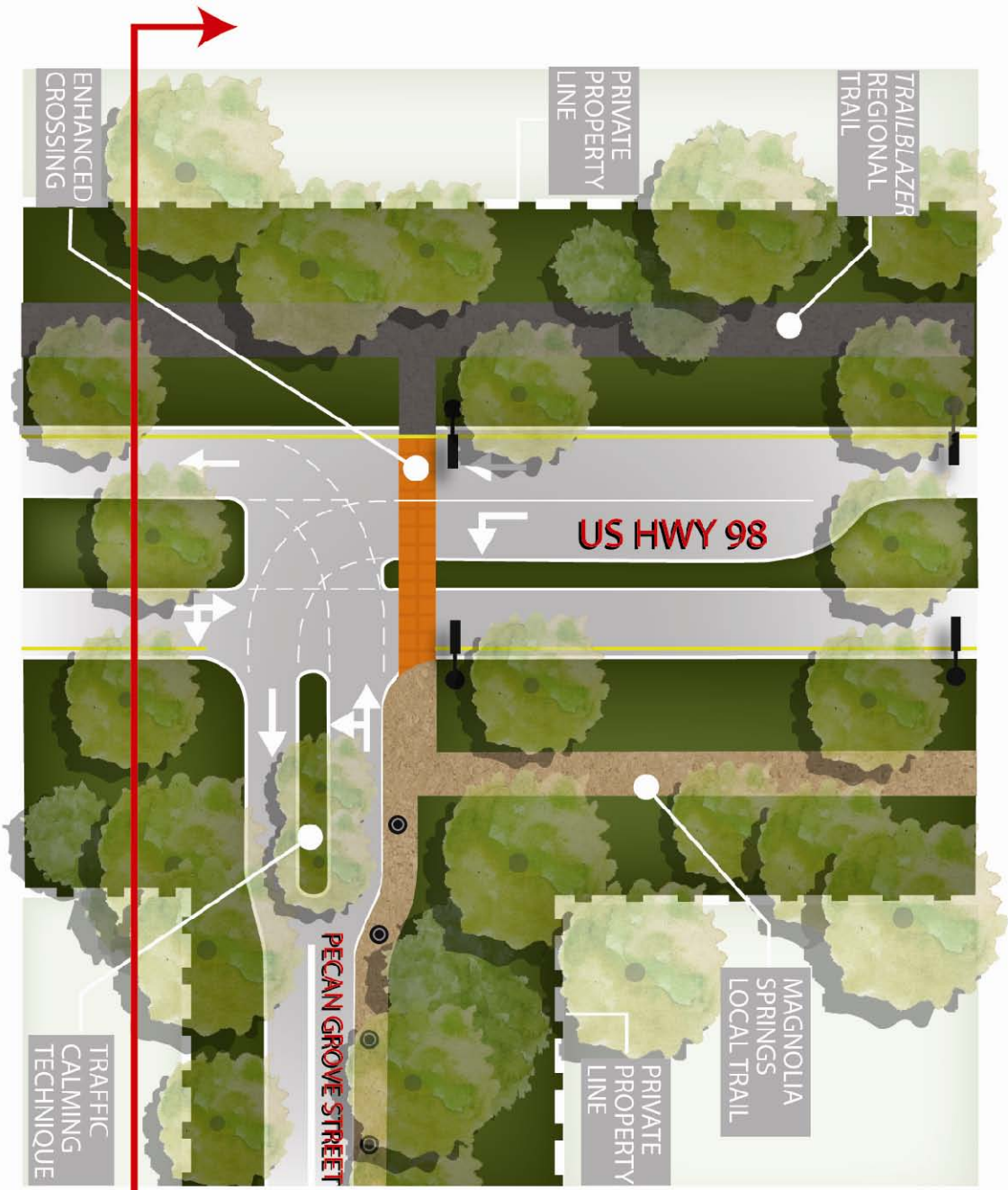


Figure 2-15: Intersection and Cross-Section Design for U.S. Highway 98
 Source: Gould Evans

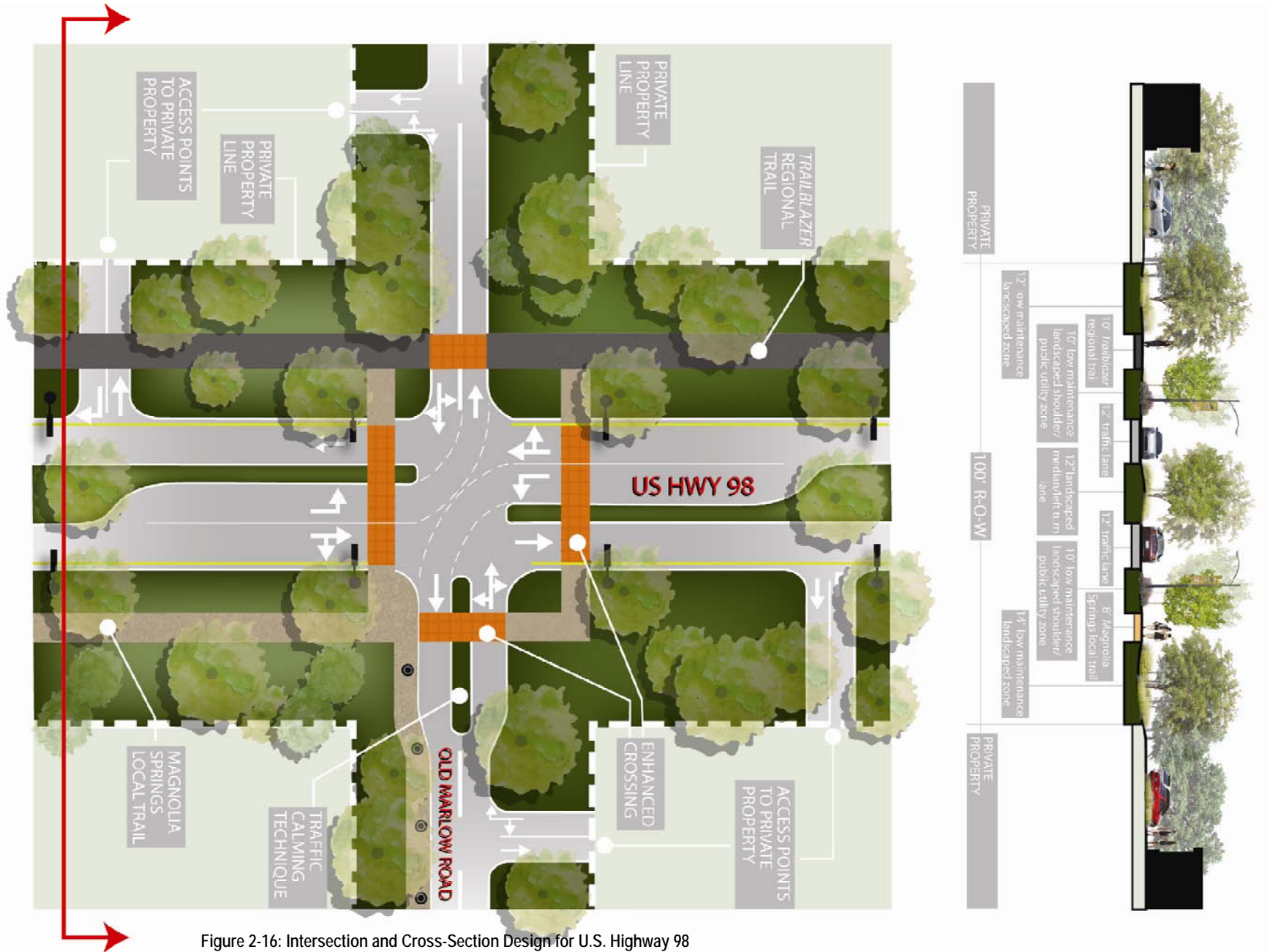


Figure 2-16: Intersection and Cross-Section Design for U.S. Highway 98
 Source: Gould Evans

Drives

Magnolia Springs Highway should be converted into Magnolia Springs Drive. The intent of the drive is to enhance the aesthetic and functional elements of the corridor in a manner that slows down vehicular traffic and creates an asset for the community through its design. Trucks would be directed to use another route, speed limits reduced, lane widths narrowed, pedestrian crossings enhanced, and traffic calming features added (stop signs, stop lights, speed bumps, roundabouts, etc.) The Town will need to identify funding resources in order to deliver ongoing maintenance as well as fund enhancements that create a safe roadway environment. All enhancements along Magnolia Springs Drive are intended to resolve existing issues, such as the high volumes and speeds of traffic, vehicle safety issues, and a lack of pedestrian environment and safe crossing points.

Enhancements along Magnolia Springs Drive are displayed on Figure 2-12 and include the following:

- Traffic Signal at U.S. Highway 98 intersection;
- Stop Sign at Cedar Street and Cotton Stocking Lane intersections;
- Traffic calming feature at Gates Avenue intersection;
- Stop Sign and/or Pedestrian Signal at Oak Street intersection;
- Roundabout at County Road-26 intersection; and
- Magnolia Springs Drive Bridge enhancements.

For further details regarding locations of pedestrian enhancements around the Gates Avenue and Oak Street intersections, please see the *Springs District* within this chapter.

One large project that the Town should start a reserve fund for is the Magnolia Springs Drive Bridge. The traffic calming techniques along the road should help to reduce the volume of traffic traveling on the bridge; however, at some point the bridge may need to be repaired or replaced at the cost of the community. The bridge represents a critical link within the community and should be designed for multiple modes of transportation. In the interim, proposed bridge enhancements could include creating a safe and separated bicycle / pedestrian travel lane along the shoulder of the bridge as indicated in Figure 2-17.



Figure 2-17: Existing and Proposed Bridge Enhancements
Source: Gould Evans



Figure 2-18: Community Street Example
Source: Gould Evans



Figure 2-19: Local Street Example
Source: Gould Evans

All of these features should have the additional impact of reducing speeds and volumes of traffic along the bridge by reducing the actual and perceived size of the vehicular travel lanes. Figure 2-17 illustrates the proposed enhancements to the Magnolia Springs Parkway Bridge.

Community Streets

Future Community Streets include Oak Street, Pecan Grove Street and Gates Avenue. These streets serve residential and community functions. These roads should remain paved and may incorporate pedestrian and landscape features such as low level / voltage lighting, and an oak tree canopy. Other enhancements include stop signs and traffic calming features as displayed in Figure 2-12. Figure 2-18 shows an examples of a Community Street.

Local Streets

Local Streets are the remaining residential streets in town. These streets should retain their existing character and construction, preferably using gravel, dirt or other pervious surfaces. Improvements to the roadway would require the formation of a geographically defined improvement district in which property owners would choose to pay for any additional improvements beyond regular maintenance. Local Streets would only feature additional enhancements when intersecting with a Community Street or Drive or when drainage issues may require improvements. Figure 2-12 illustrates locations for such enhancements. Figure 2-19 shows an example of the low maintenance design of many Local Streets in Magnolia Springs.

Pedestrian Network

The Pedestrian Network of Magnolia Springs will be created through a local pathway network. Pathways in Magnolia Springs include off-street trails, on-street trails and pedestrian shoulders. Trails and shoulders are relatively inexpensive to create and maintain, therefore, they are the best solution for a new town that wants to create a pedestrian-friendly environment. The Pedestrian Network should utilize existing rights-of-ways on existing roads, should connect to regional pedestrian and bicycle opportunities, and should use semi-pervious materials when possible.

Off-Street Trails

Within Magnolia Springs several rights-of-way segments exist but are not currently used for vehicle traffic. These locations should be used for Off-Street Trails. These Off-Street Trails act as pedestrian connections that allow residents to have more direct walking paths within some portions of the community. Such rights-of-way segments include portions of Gates Avenue West, Holly Street, Rock Street, Jessamine Street and McCoy Lane. Figure 2-20 shows an example of an Off-Street Trail.

On-Street Trails

On-Street Trails often share road rights-of-way with vehicles. These On-Street Trails are often separated from vehicular traffic by using a landscaped buffer. On-Street Trails should be encouraged along U.S. Highway 98 and Magnolia Springs Parkway. U.S. Highway 98 should have a local on-street trail on the south side of the highway and a regional On-Street Trail on the north side of the highway. The regional trail effort is supported by a Baldwin County organization known as *Trailblazers*. The regional and local trail should complement one another and connect to the local trail network throughout Magnolia Springs. The design of the trails should conform to both *Trailblazers'* and the Town of Magnolia Springs' standards. Figure 2-21 shows an example of an on-street trail along U.S. Highway 98.



Figure 2-20: Off-Street Trail Example
Source: Gould Evans



Figure 2-21: On-Street Trail Example
Source: Gould Evans



Figure 2-22: Motorized watercraft docked on the Magnolia River
Source: Gould Evans



Figure 2-23: NEVs at the 4th of July Parade
Source: Town of Magnolia Springs

Alternative Transportation Modes

In typical communities Alternative Transportation Modes include bus, trolley, light rail and commuter rail facilities. In Magnolia Springs it means something entirely different. Some of Magnolia Springs' residents travel by golf cart, all terrain vehicle (ATV), boat and other watercraft to visit friends, run errands or for recreation. Although these modes of transportation add to the unique character and lifestyle of Magnolia Springs, there are safety concerns with the use of such equipment.

Boats / Watercraft

Boats and other watercraft have become a common mode of transportation along the Magnolia River. Excessive use of the Magnolia River by boats and other watercrafts can lead to pollution problems, property damage and safety concerns. Such safety issues may occur between both motorized watercrafts and non-motorized watercrafts (canoes, kayaks and paddle boats). The Town should continue to work with the Alabama Marine Police, Baldwin County, the State of Alabama and Magnolia Springs' residents to reduce boating related incidences and property impacts along the Magnolia River.

Bicycles, Low Speed Vehicles (LSVs) and Neighborhood Electric Vehicles (NEVs)

Bicycles, LSVs and NEVs are used by some residents of Magnolia Springs. LSVs and NEVs are battery electric powered vehicles that typically cannot exceed a speed of 25 mph. These alternative transportation modes should be allowed on designated roadways provided they have not broken any laws and have obtained the necessary permits of Magnolia Springs. These vehicles should only be allowed on Local and Community Streets due to their low traffic volumes and traffic speeds.

Transit and Shuttle Services

Although transit services such as buses and shuttles are not outlined as a future goal for the community, the Town should consider collaborating with health care providers to provide a shuttle service to allow older residents to safely travel to and from health care related appointments. For further details on community services for an aging population, refer to *Chapter 4: Human Environment*.

Connectivity Goals

- C.1 Promote the overall small town character of Magnolia Springs through low-maintenance design of streetscapes and other public spaces.
- C.2 Build a connected Pedestrian Network in Magnolia Springs.
- C.3 Promote strategic improvements that provide for safe and efficient movement of Town residents, while reducing cut-through traffic.
- C.4 Promote a traffic management program that strategically targets streets with high cut-through traffic volumes.
- C.5 Promote opportunities for all travel modes, while preserving the small town character of Magnolia Springs.
- C.6 Continue to monitor and enforce violations as a means to reduce potential incidences along roads and the Magnolia River.

Chapter 5: Implementation further outlines specific strategies to help implement these goals.

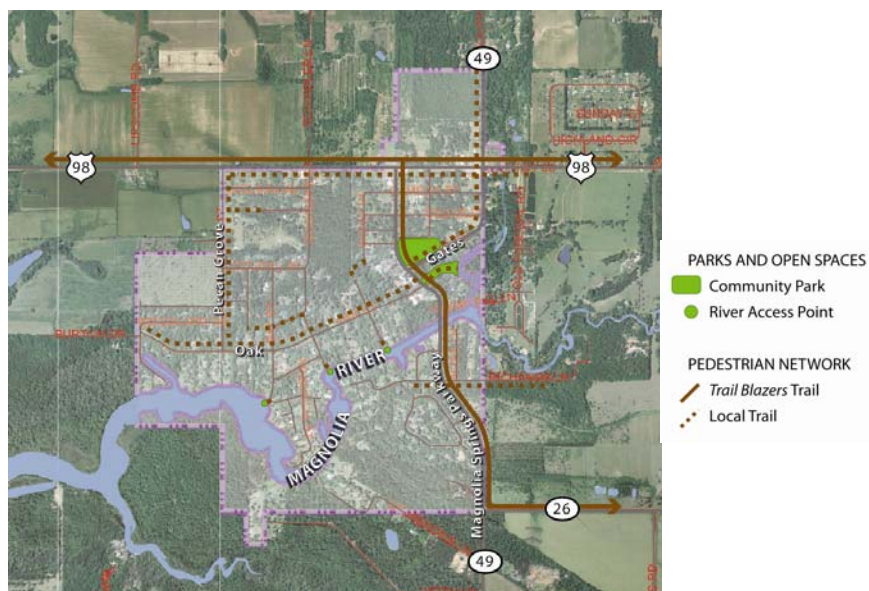


Figure 2-24: Parks and Opens Spaces Framework Map
Source: Gould Evans



Figure 2-25: Example of a River Access Point
Source: Gould Evans

2.5 PARKS AND OPEN SPACES

There are no existing parks or open spaces in Magnolia Springs. There are two proposed parks spaces and a few formal dedicated easements that terminate at the Magnolia River. These locations have become nuisances to some adjacent property owners. Parks, open spaces and public recreational opportunities will assist in defining the small town character of the community in the future and should be integrated in to the development pattern. The future Parks and Open Space system will consist of Community Parks, River Access Points and Trails. Figure 2-24 illustrates the Parks and Open Spaces Framework Map.

River Access Points

Existing road rights-of-way adjacent to the Magnolia River should be converted to *River Access Points*. These river access points allow residents access to the river and to launch non-motorized boats (i.e. canoes and kayaks) in the area. Existing *River Access Points* include Rock Street, Bay Street and Jessamine Street. These existing *River Access Points* should be minimally developed. The *Local River Access Points* are indicated in Figure 2-24 where existing city-owned rights-of-way are located. Figure 2-25 illustrates an example of a River Access Point. In the future, the Town could consider developing an additional river access facility.

Community Parks & Gathering Spaces

Community Parks and Gathering Spaces are intended to serve the greater Magnolia Springs community and act as a community gathering place for daily gatherings as well as larger celebrations. Two properties considered for this use are the *Springs* area and the *Magnolia Springs Park* indicated in Figure 2-24.

Magnolia Springs Park

The *Magnolia Springs Park* is a proposed park space located at the former site of the Magnolia Springs Elementary School at Gates Avenue and Magnolia Springs Highway. The Town of Magnolia Springs has a long term lease agreement with the Baldwin County School District with goals of converting this vacant lot into public park space. As illustrated in Figure 2-26, the old Baldwin County School District property is envisioned as a community gathering space including an event pavilion, landscaping, parking and pedestrian paths. Figure 2-27 shows an example of an event pavilion that could be used as community gathering space in *Magnolia Springs Park*.

The Springs

The area around the springs of the Magnolia River has acted as a community gathering place for decades. Baldwin County, the Town of Magnolia Springs and the Magnolia Springs Garden Club recently renovated the *Springs* area including landscaping, picnic tables and benches, as well as an overlook platform over the springs of the Magnolia River. The *Springs* area is located east of the Oak Street and Magnolia Springs Drive intersection. Figure 2-28 shows a section of the *Springs* area which is currently under renovation.

Trails

The trails in Magnolia Springs are intended to create a network of pedestrian oriented paths for the community. The Baldwin County Trailblazers are working to create a regional trail network that travels along U.S. Highway 98 and will pass through Magnolia Springs. Other local pathways would be created by the town and / or local organizations by utilizing abandoned road rights-of-way (i.e. McCoy Lane, Holly Street and W. Gates Avenue). Abandoned road rights-of-way adjacent to the Magnolia River (i.e. Rock Street, Bay Street and Jessamine Street) should be converted to *Local River Access Points*, as previously mentioned in this section. Trails in Magnolia Springs include off-street trails, on-street trails and pedestrian shoulders. For further details on the trail network in Magnolia Springs, reference *Section 2.4 Connectivity*.



Figure 2-26: Existing and Proposed Magnolia Springs Park
Source: Gould Evans



Figure 2-27: Example of an Event Pavilion
Source: Gould Evans



Figure 2-28: The Springs area (currently under renovation)
Source: Gould Evans

Parks and Open Spaces Goals

- POS.1 Create controlled river access locations to regulate and monitor activity.
- POS.2 Create the *Magnolia Springs Park*.
- POS.3 Continue to support efforts to renovate the *Springs* area.
- POS.4 Continue to monitor activity at park and open space locations to increase safety and reduce property damage incidences.
- POS.5 Create a local trail system that connects to the proposed *Trailblazers* regional trail system.

Chapter 5: Implementation further outlines specific strategies to help implement these goals.

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Figure 3-1: Private Properties Facing the Magnolia River
Source: Gould Evans



Figure 3-2: The Magnolia River
Source: Gould Evans

CHAPTER 3: NATURAL ENVIRONMENT

The Natural Environment chapter focuses on the ecological systems in and around Magnolia Springs. This system includes water, earth and native species. Each of these systems is important to life in Magnolia Springs and the future of the community. As times and development practices change, the impact to and importance of these systems will also change. It is important to recognize that the decisions made by the Town and its residents will impact these natural systems and that the future desired by the community will be defined by the natural, as well as the built and human, environment.

Within both the center of town and in rural areas, residents of Magnolia Springs live day-to-day in the presence of nature and the natural environment. As the town continues to adapt the built and human environments, it is important to take note of how those changes may positively or negatively affect the natural environment. Ultimately, the Town and its residents must make better and more sustainable choices that balance the desires of the community with the needs of the natural environment to protect its health.

The Natural Environment section outlines guiding principles and goals for Magnolia Springs. The strategies to use in order to accomplish these goals are outlined in *Chapter 5: Implementation*.

Guiding Principles

- Preservation and restoration of our natural waterways, such as the Magnolia River and the Springs, is important to the sustainability of and quality of life in Magnolia Springs.
- Reducing energy use is important to the future of Magnolia Springs.
- Preserving our natural lands, productive agricultural fields and special natural places will help define Magnolia Springs in the future.
- Local food production and distribution contributes to a sustainable food system in Magnolia Springs.
- Preservation and conservation of Native Species is important to the sustainability of Magnolia Springs.

3.1 EARTH

The most common use of the word Earth refers to the planet we live on. However, in the Magnolia Springs Comprehensive Plan, Earth refers to the land that we live on. This includes natural lands and lands that have been manipulated through the Built Environment yet still have elements of nature within them including parks, agricultural fields, wetlands and forests. For example, an agriculture field may have soil and crops which are natural, but has been created and maintained by a farmer to produce food. Likewise, a park may have grass and water, yet it has been manipulated by a landscape architect to create a special place.

For decade's people have cultivated crops, created parks, and transformed what were once natural reserves into new homes and neighborhoods. The future health of the natural environment is dependent on how we treat our natural and manipulated lands. The earth of Magnolia Springs should both strengthen the community and be protected for future generations. Measures should be taken to preserve the natural reserves, wetlands, agricultural fields and forests. When addressing issues concerning our built and human environments we should ultimately consider how those actions may negatively or positively affect the Earth of Magnolia Springs. Natural lands should be conserved as ecosystems for native plant and animal species, while manipulated lands should only be manipulated in a way that minimizes environmental effects. Furthermore, the historic significance, cultural values, natural beauty and biological diversity of Magnolia Springs should be a celebrated asset.

Earth Goals

- E.1 Celebrate the Natural Environment in Parks and Open Spaces.
- E.2 Support the enhancement and preservation of agricultural lands surrounding Magnolia Springs.
- E.3 Protect and preserve wetlands and forests in and around Magnolia Springs.

Chapter 5: Implementation further outlines specific strategies to help implement these goals.



Figure 3-3: Destroyed Wetlands along the Magnolia River
Source: Gould Evans



Figure 3-4: Agricultural Fields Surrounding Magnolia Springs
Source: Gould Evans



Figure 3-5: An Osprey Nest along the Magnolia River
Source: Gould Evans

3.2 NATIVE SPECIES

Native species include both plant and animal species that are native to the South Baldwin County region. Native plant species are often more tolerant to the climate of the region than non-native species, and can help remediate contaminated soils and can increase biodiversity. Non-native plant species can be a nuisance in many habitats including water bodies, where fish populations may decrease, boat engines may be damaged, and human health problems may occur because of reduced water quality. Native animal species include domestic and non-domestic / wild animal species. Domestic animal species are often either considered pets (i.e. dogs, cats, horses) or are considered livestock (i.e. cows, chickens, pigs). Non-domestic / wild animal species include various types of birds, fish, snakes, deer, rabbits, squirrels, foxes, skunks, bats and raccoons. Native animal species can also include migratory species, such as birds. Magnolia Springs is located within the Alabama Coastal Birding Trail, which includes 50 birding sites and over 400 species of birds.

There are a number of threatened and endangered plant and animal species in Baldwin County. These threatened and endangered species are protected by the Federal government and should therefore be considered when siting potential projects. The following species occur or have the potential to occur in the vicinity of the Town of Magnolia Springs.

- West Indian manatee
- Red-cockaded woodpecker
- Bald eagle
- Wood stork
- Alabama red-bellied turtle
- Gulf sturgeon
- Alabama sturgeon
- American chaffseed
- Eastern indigo snake

Magnolia Springs sits approximately 4 miles east of the Weeks Bay Reserve Interpretive Center. The Weeks Bay Reserve is a National Estuarine Research Reserve, which can be a regional resource for public awareness, education, water quality monitoring, volunteer programs and coastal stewardship. The Town of Magnolia Springs should continue to identify resources such as the Weeks Bay Reserve when considering programs and projects for the Natural Environment.

Native Species Goals

- NS.1 Protect and preserve the native non-domestic / wild animal species of the region.
- NS.2 Ensure domestic species have a place in our community but do not act as a nuisance.
- NS.3 Encourage the removal of non-native nuisance plant species that contaminate water bodies and wetlands.

Chapter 5: Implementation further outlines specific strategies to help implement these goals.



Figure 3-6: Live Oaks and Other Native Plant Species Line Town Streets
Source: Gould Evans



Figure 3-7: Wetlands Adjacent to the Magnolia River
Source: Gould Evans

3.3 WATER

Water includes natural and man-made streams, creeks, ponds, lakes and reservoirs. In Magnolia Springs all water systems are natural streams, creeks or rivers and man-made ponds. These water bodies are part of a larger system of ground water and surface water. The health of this system directly affects the health of the community. Surface water can often be contaminated by storm water run-off from streets, sidewalks, rooftops, lawns and agricultural fields. Contaminated surface water often has traces of plastics, pesticides, fertilizers, lead, copper, bacteria, nitrates, heavy metals, radon and other chemicals. Ground water is commonly used in rural communities for crop irrigation and well water use for personal and commercial applications. Ground water can also be contaminated if pollutants such as leaking underground tanks and piping, landfills, waste dumps and septic tanks seep through the soil and are not caught through this natural filtering system. The ground water, which is often used for drinking water, is becoming more polluted, a problem potentially made worse by growth and development. Magnolia Springs should continue to work with utility operators and notify citizens of proper septic tank maintenance. Magnolia Springs should also work with the Baldwin County Health Department and the Alabama Department of Environmental Management to ensure that ground and surface waters are being properly filtered and treated prior to use.

Other than pollution and contamination of our water resources, we must also be concerned about how much water these streams, creeks and rivers can hold and the quality of water within them. Soil is our most abundant pervious surface. That is, soil acts as a sponge or a natural filtering system that absorbs storm water. However, as more building and development occurs within the Magnolia River watershed, we add more impervious surfaces and reduce the pervious area, therefore reducing the area where water can go. When this occurs, water and sedimentation is forced to go into these water bodies. During times of large storms, these water bodies can overflow and flood, causing damage to individual properties and neighborhoods.

The Town of Magnolia Springs and its residents should make every attempt to reduce storm water runoff and pollution caused by impervious surfaces within the Town and the ETJ. Strategies to prevent non-point source pollution caused by stormwater runoff include a natural stormwater treatment method as diagramed in Figure 3-8. As the Town pursues strategies to protect and rebuild their water bodies, the Town should utilize the standards outlined by the Alabama Department of Environmental Management for Outstanding Alabama Waters (OAW). Benefits of becoming an Outstanding Alabama Water include long range protection of the river, positive impact on the local economy, increased real estate values, increased tax revenues and tourism.

In order to become an Outstanding Alabama Water, the Alabama Department of Environmental Management must certify, according to federal and state regulations, that the proposed area meets stringent water quality standards which take into account:

- Activities consistent with the natural character of the waters.
- High quality waters.
- Waters of state parks and wildlife refuges.
- Waters of exceptional recreational ... significance.
- Waters of exceptional ... ecological significance.

Water Goals

- W.1 Pursue *Outstanding Alabama Water* classification for the Magnolia River, which will help protect the river in the future.
- W.2 Prevent flooding caused by overflow of water bodies.
- W.3 Reduce non-point source pollution through natural stormwater treatment methods.

Chapter 5: Implementation further outlines specific strategies to help implement these goals.

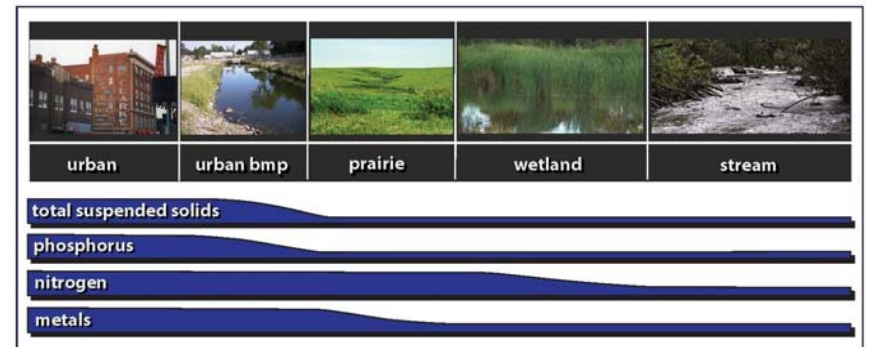


Figure 3-8: Natural Stormwater Treatment Strategy
Source: Gould Evans



Figure 4-1: Jesse's Mail Boat Race and 4th of July Festivities
Source: Town of Magnolia Springs

CHAPTER 4: HUMAN ENVIRONMENT

A community through the actions of its people can shape the future. To achieve the vision outlined in this plan, the people of Magnolia Springs must help to create what they desire. It is these actions, big and small, that will implement the future desired by the town. In addition to the Built Environment and the Natural Environment that shape the physical community, the Human Environment is an important component that outlines how the community comes together. The Human Environment section focuses on those personal and community actions necessary to achieve the Magnolia Springs Vision.

The Human Environment is defined by the people of Magnolia Springs, including the neighborhoods that foster personal and community interaction, the historic homes that remind us of what once was, economic development practices that provide for jobs, services and improvements for the community, and an emergency / recovery plan that outlines why community strength is necessary in times of disaster. These elements define a piece—the human piece—of the vision for Magnolia Springs, and it is up to the people and their actions to achieve this vision.

Topics within the Human Environment section include People, Economic Development, Neighborhoods and Housing, and Emergency / Recovery. Each topic area has Goals and Strategies which adhere to the Guiding Principles listed below. Strategies used to implement the Goals are outlined in *Chapter 5: Implementation*.

Guiding Principles

- The People of Magnolia Springs define the community through their actions.
- The many organizations within Magnolia Springs will play an integral part in implementing the strategies in this plan.
- Community Education is an integral part of making every citizen an informed citizen.
- Magnolia Springs is a town of varying demographic and generational backgrounds. Efforts should be made to include everyone.
- Economic and social diversity are important to the future success of Magnolia Springs.
- The Community is improved through the interaction of people and the social capital that is created.
- The historic homes within Magnolia Springs are an integral part of the community.
- The Town must consider emergency and recovery strategies that utilize town resources and a dedicated citizenry.



Figure 4-2: Resident Volunteers Renovating Town Hall
Source: Town of Magnolia Springs



Figure 4-3: Town Website and Newsletter
Source: Town of Magnolia Springs

4.1 PEOPLE

The people of Magnolia Springs define their community. Through community interactions the residents continue to write the story of Magnolia Springs. These community interactions are what make Magnolia Springs such a welcoming place with a high quality of life. The social growth of the community is fostered by education, organization participation and varying backgrounds. These three elements are important in shaping the individuals and the community.

Education

Magnolia Springs is largely an educated community, with roughly 75% of the community having a high school degree or higher. However, this section on education is not referring to the I.Q. of the population. However, this section is concerned with having an educated citizenry. This means providing opportunities for citizens to become informed and involved in Town issues. Not every citizen will have the time to attend all public meetings. Therefore, it is important that citizens are given multiple opportunities to receive information on issues and have the ability to ask questions when needed. Additional educational opportunities that are focused on the future through programs and courses about business, innovation and entrepreneurship can help the community as well as help the citizens socially and financially improve their lives. The future of the community will depend upon an informed population; therefore, an educated citizenry at all stages of life is important. Below is a brief list of some of the educational programs Magnolia Springs could offer their citizens:

- Town History Information
- Property / Planning & Zoning Education
- Town Budget / Spending Information
- Business, Innovation and Entrepreneurship Education
- Community Gardening Education
- Native Species Education / Identification
- Food Systems Information
- Water Systems Information
- Energy Reduction Education
- Nutrition Education
- Composting and Recycling Education
- Sustainable Home Improvement Education
- Boating and Water Safety Education

Community / Organizations

Organizations are what bring the people of Magnolia Springs together. These organizations often have planned, coordinated and purposeful actions used to achieve a goal or goals. Members of the same organization often agree on what they view as issues or assets of their community but unlike government entities, they control their organization's performance and are therefore not subject to the wills of the greatest good for the greatest number. This means that the organization can use other strategies (i.e. fund raisers) to implement projects that achieve their organization's goals, which may also be a goal of the community. In a community like Magnolia Springs, with limited annual budgets, these organizations play a critical role in helping to fund smaller projects (i.e. Garden Club raised funds for the Springs). These organizations have also helped to plan community events such as the 4th of July Parade, the Town Birthday Celebration, the Town Clean-Up Event and Jesse's Mail Boat Race. It is important that these organizations remain and new organizations are formed to help achieve the goals of this plan and of the community. It is also important that these organizations and the City collaborate with each other when goals of both or multiple groups can be achieved.

Existing organizations in Magnolia Springs include:

- The Magnolia Springs Garden Club
- Magnolia Springs Community Association
- Saint Paul's Episcopal Chapel
- Magnolia Springs Wesleyan Church
- Magnolia Springs Historic Preservation Commission
- Magnolia Springs Volunteer Fire Department
- Magnolia Springs Baptist Church



Figure 4-4: Magnolia Springs Community Association Building
Source: Gould Evans



Figure 4-5: Intergenerational Participation at Town Hall Meetings
Source: Gould Evans

Demographics / Generations

Beginning with the original land grants from Spanish, French and English Monarchs in the early 17th and 18th century and followed by slave trading in the 19th century, the community has been a place of differing backgrounds. Today the population mix in the Magnolia Springs area is predominately white (87%) and between the ages of 25 and 54 (42%). There is also a larger percentage (19%) of the population between the ages of 55 to 74 in Magnolia Springs as compared to the United States (15%). This percentage represents the beginning of the Baby Boomer generation (currently 44 to 62 years old). The aging of the Baby Boomer Generation is a national trend that has many implications.

- Since 1900, the percentage of Americans over 65 years old has more than tripled from 4.1% of the population to 12.4% of the population in 2005.
- In the U.S. in 2005 there were more than 35 million people over the age of 65 – representing one in every eight Americans.
- As the Baby Boomers age, by 2030, 70 million Americans will be over 65 years old and will comprise 20% of the U.S. population, representing one in every five Americans.

To ensure that older generations don't just add years to their lives but add quality of life to those years, it will require individuals, families and communities to plan for successful aging. As these generations continue to age, the Town must find ways to make Magnolia Springs a lifelong / intergenerational community. The ability of Magnolia Springs to fully embrace and integrate these varying backgrounds will make it a better and more rich place to live. The impacts from aging affect many aspects of the community including:

- Housing
 - Modifying existing homes and development for older adult and assisted living communities.
 - Zoning Changes to allow different types of age appropriate housing in existing neighborhoods (smaller homes, accessory apartments, universal design components).
- Health
 - Provide on a volunteer basis to file emergency medical information and emergency contact information for residents.
- Transportation
 - Privately and publicly provided mobility options (transit, paratransit, shuttle service, volunteer drivers, Baldwin Rural Area Transportation System - BRATS).
 - Educate population on transit / transportation systems.

- Provide safe and accessible sidewalks and street crossings.
- Land Use Planning
 - Review plans to provide for intergenerational populations (Capital Improvements Plan, Transportation Plan, Zoning and Subdivision Requirements, Building Codes).
- Public Safety
 - Seniors can install a lock box with a key to their home that only police, fire and emergency personnel can access.
 - Aging at home services provided by volunteer groups or assisted living organizations.
- Economic Development / Fiscal Impact
 - Aging generation as an economic engine
- Parks and Recreation
- Workforce Development / Education
- Volunteerism / Civic Engagement
- Arts and Cultural Activities

Further details and strategies for lifelong communities can be found at the National Association of Area Agencies on Aging (www.n4a.org) and Alabama Department of Senior Services (www.adss.state.al.us).

People Goals

- P.1 Create a high quality community education system.
- P.2 Maintain and expand organizations and volunteerism that create social infrastructure and bring the people of Magnolia Springs together.
- P.3 Recognize those that contribute to the future of Magnolia Springs.
- P.4 Encourage a socially diverse community through education, integration and celebration.
- P.5 Plan for the needs of the aging population in Magnolia Springs.



Figure 4-6: Congressman Bonner Visiting with Town officials
Source: Town of Magnolia Springs



Figure 4-7: United Bank along U.S. Highway 98
Source: Gould Evans

4.2 ECONOMIC DEVELOPMENT

The economy of Magnolia Springs is that of a growing small town. The most prominent industries in Magnolia Springs include Construction, Real Estate and Retail Trade. As South Baldwin County continues to develop, the Town of Magnolia Springs should expect to see an increase in these industries or at least an increase in interest in these industries. Due to increased growth in south Baldwin County, many homes have been built to house employees working in these industries. A quick review of subdivisions (proposed / approved) in a five mile radius surrounding Magnolia Springs indicates 5,528 housing units. Each of these housing units plays a role in affecting Magnolia Springs, which can include, but are not limited to: increased traffic on roadways; increased sewer, water and electric infrastructure; and an increased attendance in public schools.

Magnolia Springs should explore additional ways to fund these impacts on infrastructure. The Town could consider accepting limited commercial development to occur along Highway 98. Such development could strengthen the vision of the corridor, while collecting needed revenue for the Town. Furthermore, allowing development to occur in these locations limits its affects on the neighborhoods of Magnolia Springs. In addition, community oriented commercial uses could be considered in the *Springs District* to enhance the town center atmosphere in this area. These uses should be community oriented uses such as post offices and coffee shops and should be developed in a manner that fits in with the existing historic / small town character of Magnolia Springs and the *Springs District*. In both districts entrepreneurial efforts should be encouraged. For further details on the *Highway 98 Commercial District* and the *Springs District*, reference the *Districts* section within the *Built Environment* chapter.

Economic Development Goals

- ED.1 Encourage appropriate commercial development to occur along Highway 98.
- ED.2 Allow for community oriented development to occur in the *Springs* district to enhance the existing town center atmosphere and build on the existing small town character.
- ED.3 Ensure that new development is reflective of the small town scale and character, as well as architectural vernacular of Magnolia Springs.

4.3 NEIGHBORHOODS AND HOUSING

Intergenerational Neighborhoods

As previously mentioned in the *Demographics / Generations* section, a large percentage of Magnolia Springs' population is either retired or soon to be retired. However, intergenerational neighborhoods do not just provide for aging populations but for people of all ages. This means providing for the youth, working families and older generations. The youth is an especially important component in that they are the future of the community. Therefore, the community must help to provide them with the opportunities and experiences that help build character and give them knowledge and confidence to lead now and in the future. Such strategies to encourage intergenerational neighborhoods include allowing for varying housing types, providing recreational opportunities for all ages and providing after school activities for the youth.

Historic Homes

Becoming part of a community starts at the individual and personal level of interaction within neighborhoods. Our homes and the neighborhoods they sit within often become elements of self pride. This pride is further embodied in Magnolia Springs because of the strong connection to the history of the town and the region. This history is identified in books and on signs marking historic homes and businesses. Each one of these historic homes is a landmark in Magnolia Springs and therefore adds to the character that so many towns strive for. These historic homes should be a preserved and celebrated asset. The Magnolia Springs Historic Preservation Commission should continue to survey historic properties and should develop an informational guide identifying each historic property and what role it played in the history of Magnolia Springs and the region.

Neighborhood and Housing Goals

- NH.1 Support Magnolia Springs as an intergenerational community.
- NH.2 Protect and preserve the historic homes and properties in Magnolia Springs.
- NH.3 Encourage the investment and revitalization of neighborhoods and homes.
- NH.4 Support the creation of the Magnolia Springs Historic District.



Figure 4-8: A Historic Home within the Magnolia Springs Historic District
Source: Gould Evans



Figure 4-9: Magnolia Springs Volunteer Fire Department
Source: Town of Magnolia Springs

4.4 EMERGENCY / RECOVERY

Although Baldwin County has an Emergency Management Agency which can be a useful resource in emergency and recovery situations, it is important that Magnolia Springs identify their own emergency and recovery plan in light of their resources and needs. The people of Magnolia Springs, through education, training and volunteer services can make the community safer, stronger and better prepared to respond to crime and disasters of all kinds.

Emergency Response

Magnolia Springs has the great advantage of having the Magnolia Springs Volunteer Fire Department within the town boundaries. This fire department should be the first responders in emergency situations. However, the Town should identify volunteers for a Community Emergency Response Team (CERT), in addition to the Magnolia Springs Volunteer Fire Department. To help establish a response team, the Baldwin County Emergency Management Agency offers and strongly encourages Community Emergency Response Team training. This training includes educating individuals about disaster preparedness as well as training in basic disaster response skills such as disaster medical operations, fire safety, light search and rescue, incident command system, disaster psychology and terrorism. By using the training learned through the CERT program, residents have the skills necessary to assist in emergency situations in the event professional responders are not immediately available.

Furthermore, the Baldwin County Emergency Management Agency is a resource for information for residents who are immobile or who may require other support needs. These support services are available when Baldwin County has declared a Local State of Emergency or a Mandatory Evacuation Order has been declared by the Governor of Alabama.

Community Recovery

A Community Recovery Plan is intended to establish a recovery system to return the community to a normal status after a state of emergency or disaster. A community recovery plan should be established in the weeks following an event and should be a process involving the long-term recovery planning team, local, state and federal officials, business owners, civic groups and citizens. Unlike a typical community plan, a recovery plan is an action-oriented list of key projects intended to be used for making critical funding and resource allocation decisions.

The U.S. Department of Commerce's Economic Development Administration (EDA) is a valuable resource for community recovery. The EDA typically offers four services in disaster situations:

- *Economic Impact Assessment:* EDA assists FEMA to help evaluate the economic impact of the disaster.
- *Strategic Planning:* EDA offers financial resources and technical assistance to help rebuild economic development plans.
- *New Infrastructure Development:* EDA offers grant funds for building *new* infrastructure (i.e. business incubators, basic utilities, etc) which help to retain or attract jobs to the region. (FEMA is responsible for rebuilding existing infrastructure).
- *Business Loans:* EDA's Revolving Loan Fund (RLF) allows non-profit and government entities to apply to establish an RLF which provides below market-rate loans to businesses to help recovery.

In addition to contributions from federal government groups, the local government can control distribution of some funds. After a disaster, insurance proceeds are typically distributed back to property owners through the local government. The Town should retain a portion of these proceeds to ensure repairs occur to properties and that property owners don't leave their property unrepaired. The Town must set up a system to distribute proceeds and to ensure repairs of properties occur. Once repairs are complete, properties owners should receive the full insurance amount for their property.



Figure 4-10: Residents Participating in a Town Clean-Up
Source: Town of Magnolia Springs



Figure 4-11: Possible Neighborhood Watch Sign
Source: Gould Evans

Crime and Safety

During the plan process, residents complained of property crimes occurring throughout the Magnolia Springs area. Property crimes involve the taking of money or property, and do not involve force or threat of force against a victim. The most prevalent property crime in the Magnolia Springs area is home robbery. In order to prevent such crimes and increase safety and police protection, the Town should consider additional funding of police patrols as well as encouraging the creation of neighborhood watch groups.

Emergency / Recovery Goals

- ER.1 Determine Emergency Response strategies.
- ER.2 Determine Community Recovery strategies.
- ER.3 Consider additional funding for increase police patrol as a means of crime prevention.
- ER.4 Encourage the creation of neighborhood watch groups.

4.5 GOVERNMENT POLICY AND ADMINISTRATION

Since the total population of the Town of Magnolia Springs is less than 5,999 residents, the town is classified as a *Class 8* municipality by the State of Alabama. Municipalities in Alabama are further classified as *cities* if they have 2,000 or more inhabitants or are classified as *towns* if they have less than 2,000 inhabitants; therefore, Magnolia Springs is considered a town.

The residents of the Town of Magnolia Springs are represented by a council-mayor form of government. The town council is divided into five town council places. According to State Code of Alabama, the divisions of these places must roughly have the same number of inhabitants, boundaries that conform to the center of the streets and be rectangular in shape. Responsibilities of the council include setting a fiscal year for the town, requiring an annual budget and determining a tax levy. The annual budget may vary and must be approved by the Town Council prior to its adoption. The budget for the Town of Magnolia Springs includes:

- **Income** – including the prior year’s reserve funds and miscellaneous fees and taxes;
- **Grant Money** – including funds acquired through state and federal government projects;
- **General Government Expenses** – including operational expenses, such as salary and benefits for staff, offices supplies, the town hall lease and insurance and other additional operational expenses; and
- **Additional Expenses** – including capital expenditures, the comprehensive plan, public works projects, public safety, historic preservation, parks and recreation and river protection and enhancement.

Figure 4-12 summarizes the Town of Magnolia Springs’ General Fund Budget for October 2008 through September 2009. A more detailed listing of the Town’s annual budget can be found at the Town website or at Town Hall. The Town of Magnolia Springs should continue to maintain a balanced budget while providing needed services and amenities to Town residents. This budget must be considered when addressing the potential operational costs of implementing strategies identified in this plan.

Government Policy Goal

GP.1 Maintain a balanced budget, while meeting residents’ needs.

2008/2009 General Fund Budget	\$
Income	339,960.00
Grant Money	87,100.00
Total Income	427,060.00

General Government Expenses	-113,052.00
Additional Expenses	-282,900.00
Total Expenses	-395,952.00

Net Ordinary Income	31,108.00
Reserve Fund	-30,000.00

Net Income	1,108.00
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Figure 4-12: 2008/2009 General Budget
Source: Town of Magnolia Springs

CHAPTER 5: IMPLEMENTATION

Implementation refers to the means to apply and execute a plan and the process of monitoring progress status of The Magnolia Springs Comprehensive Plan. Implementation is part of the continual planning cycle of input, analysis, evaluation, development and action. This section will identify strategies to implement the goals identified in previous chapters of the plan. The strategies were developed based on a collaborative effort between the residents of Magnolia Springs, the Comprehensive Plan Advisory Committee and the Planning Commission.

A matrix of strategies for each goal area of the plan is included at the end of this chapter to provide easy reference for staff, officials, developers and residents. Each matrix includes a timeframe and participants needed to effectively implement the strategy in an incremental approach in order to achieve the long-range vision for Magnolia Springs. However, it must be understood that most successful strategies are not entirely defined nor planned in advance. Strategies and associated tasks tend to emerge from patterns of small, individual decisions that can emanate from multiple sources. Therefore the strategies and tasks recommended here, many of which are interrelated, may need to be adapted and modified over time.

Figure 5-1 illustrates how a comprehensive plan, subdivision regulations, and zoning ordinances should work together to implement a plan through four specific levels of review and analysis during the development review process.

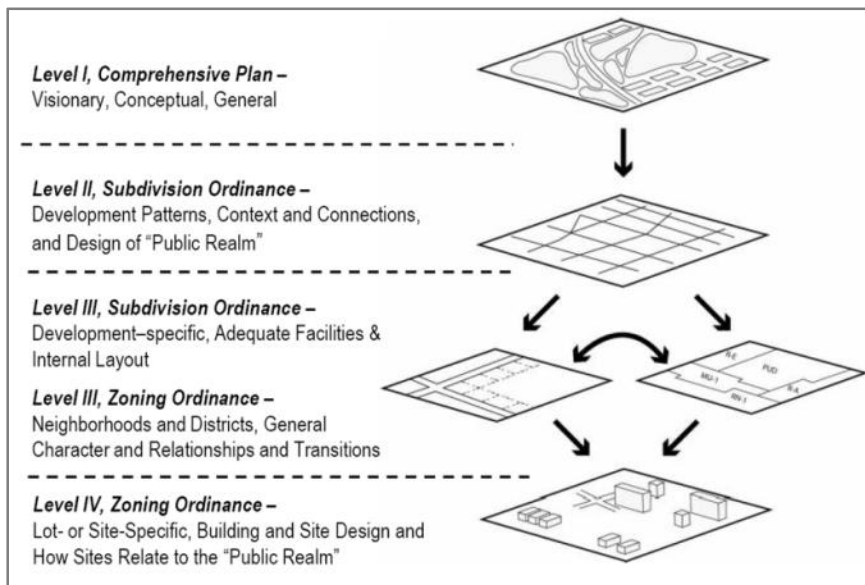


Figure 5-1: Implementation Tools
Source: Gould Evans

5.1 IMPLEMENTATION MATRIX

The following matrices outline incremental steps used to accomplish goals outlined in the in previous chapters of this Plan. By implementing the plan one task at a time, the community can quickly see tangible success and also avoid the pitfalls of becoming overwhelmed by the magnitude of the scope of the plan. The matrices will outline the strategies / tasks with their corresponding goal, as well as an approximate time frame to accomplish the tasks and the recommended participants. The three matrices below align with the chapters of this plan: Built Environment, Natural Environment and Human Environment.

Strategy Participants

Abbreviations of the recommended strategy participants include the following:

- TH = Town Hall
- TC = Town Council
- PC = Planning Commission
- FC = Finance Committee
- PSC = Public Safety Committee
- PWC = Public Works Committee
- HPC = Historic Preservation Commission
- EPC = Environmental Protection Committee
- PRC = Parks and Recreation Committee
- BC = Baldwin County
- AL = State of Alabama
- PS = Private Sector
- PO = Property Owner
- I/O = Institutions / Organizations
- BID = Business Improvement District (proposed)

5.2 BUILT ENVIRONMENT

Future Land Use Goals and Strategies	Time Frame				Participants
	Short 0-5 Yrs	Medium 5-10 Yrs	Long 10+ Yrs	Ongoing	
FLU.1 Promote organized, sustainable, and efficient growth of Magnolia Springs.					
Conduct a Planning Commission review of all development projects for recommendations on long-range planning issues.				x	PC
Require all public improvements be reviewed and recommended by the Planning Commission				x	PC, PWC
Conduct periodic review and assessments of the Comprehensive Plan (annually or at least every 3 to 5 years)		x		x	TH, TC, PC
Create a "library" or some other sort of reading list of books, documents or reports that address planning issues relevant to the Town.	x				TH
Conduct a development regulation review and update every 5 years to ensure compatibility with the vision of Magnolia Springs.	x			x	PC
FLU.2 Protect the small town and historic character of Magnolia Springs.					
Work with the development community to incorporate plan recommendations by initiating discussions with developers early in the project process.				x	TH, TC, PC
Conduct an inventory of common building types that reflect the historic scale and character of the community, and document key design components of those buildings that may be relevant to new construction.	x				HPC
Authorize the Historic Preservation Commission to report and recommend building design, scale and form standards, and evaluate if they are best addressed as guidelines or regulations.	x				TC, PC, HPC
FLU.3 Infill development should fit the historic character of Magnolia Springs.					
Utilize the proposed business improvement district committee (BID) to coordinate economic development and urban design issues.	x			x	TC, PC, BID
Develop a U.S. Highway 98 Economic Development Committee to address economic development and urban design within the District.	x				TH
Implement zoning and development that is consistent with the future land use map.	x			x	TC, PC
FLU.4 Create Parks and Open Spaces at dedicated sites within the town.					

District Goals and Strategies	Time Frame				Participants
	Short 0-5 Yrs	Medium 5-10 Yrs	Long 10+ Yrs	Ongoing	
D.1 Ensure the future character and contribution to the community through quality development that is appropriate in its context.					
Develop a program for conducting and creating specific district and corridor plans which include the public in the planning process and result in plans that are adopted as sub-components of the Comprehensive Plan.	x				PC, BID
Identify properties for clean-up and improvement as well as infill development opportunities.	x			x	PC, PWC, HPC, EPC, PRC, BID
D.2 Provide opportunities to mix compatible land uses within the <i>Springs District</i> to better integrate supporting uses among adjacent developments.					
Consolidate public services and facilities in the <i>Springs District</i> , such as the Post Office, Library, or any proposed public facility.		x		x	PC, BID

	Develop preliminary and long range plans for town facilities, including town hall, library, court, etc).	x				TC, PC
	Encourage the use of the <i>Springs District</i> as an area to promote coordination and collaboration among institutions.	x			x	TC, PC, I/O
	Encourage the addition of public and/or private patios, enhanced pedestrian spaces and landmark features such as fountains, statues and public art which create appealing gathering spaces for town residents and visitors.				x	PC
	Retain the character of the <i>Springs District</i> by maintaining residential properties within the district.				x	PC, PO, BID
D.3	Establish and/or implement overlay standards for non-residential areas, including <i>Highway 98 Commercial District</i> and the <i>Springs District</i> to enhance and maintain the character of the districts.					
	Assess the current development regulations for consistency with this plan and the goals of these districts.	x			x	TC, PC
	Monitor performance of the Highway 98 Overlay District.				x	TC, PC, BID
D.4	Enhance the U.S. Highway 98 commercial corridor, which leaves a lasting impression on visitors and residents of the community.					
	Develop a physical improvement and urban design plan for the Highway 98 corridor.	x				PC, PWC, PRC, BID
	Require all public improvements be reviewed and recommended by the Planning Commission.				x	PC, PWC
	Review individual development plans and require improvements consistent with any specific plans addressing Highway 98.				x	TC, PC, BID
	Solicit the U.S. Postal Service to re-zip code properties along U.S. Highway 98 to Magnolia Springs zip code 36555.	x				TH
D.5	Collaborate with the Alabama Historical Commission, the Baldwin County Historic Development Commission, and the Baldwin County Archives and History Department to protect and preserve the Magnolia Springs Historic District.					
	Continue to implement goals identified by the Historic Preservation Commission including surveying of properties and creating a historical information packet.	x			x	TC, PC, HPC
	Work with the Historic Preservation Commission on appropriate design, scale, and building form standards, and assess whether these are most effective as guidelines or regulations.	x			x	PC, HPC
D.6	Create and adopt overlay standards / regulations for each district.					
	Assess the current zoning code for consistency with the plan.	x				TC, PC
D.7	Create and adopt overlay standards / regulations to promote ecologically sound development practices along the Magnolia River.					
	Work with other governmental entities to determine appropriate regulations for the <i>River District</i> .		x			TC, PC, EPC
	Establish Outstanding Alabama Water (OAW) designation for the Magnolia River.	x			x	TC, PC, EPC
	Consider establishment of a riparian buffer around portions of the Magnolia River.	x				TC, PC, EPC

Growth and Development Goals and Strategies	Time Frame				Participants
	Short 0-5 Yrs	Medium 5-10 Yrs	Long 10+ Yrs	Ongoing	
GD.1 Consider annexation along Highway 98 to create a desirable environment for commercial development that respects the small town character of Magnolia Springs and implements the overlay district standards for the corridor.					
Develop and implement a growth and development plan including an orderly and strategic annexation program.	x				PC
Create and enforce annexation criteria as part of an annexation policy and review process that sets criteria and standards for annexation of land.	x				TC, PC

When directing growth to the identified growth areas, be consistent with the identified future land uses and other Comprehensive Plan goals.				x	PC, BID
GD.2 Consider annexation for areas east of the Town limits with the greater goal of preserving the small town character and the health of the Magnolia River.					
Develop and implement a growth and development plan including an orderly and strategic annexation program and review process that is consistent with the identified future land uses and other Comprehensive Plan goals.	x			x	PC, TC, BID
GD.3 Collaborate with Baldwin County and the City of Foley on an inter-jurisdictional agreement to protect the Magnolia River and other natural environments.	x				EPC, TC, PC, BC
GD.4 Utilize subdivision regulations that help reduce impacts from development within the Extra-Territorial Jurisdiction (ETJ).					
Ensure plan goals are being met through development patterns, street networks, block and lot patterns, open space systems, and utility systems to ensure efficient and coordinated growth.	x			x	PC
Create a development preference brochure that informs developers of what the community considers to be acceptable development including uses, tenant types, architectural style and urban design.	x				TC, PC, HPC, BID

Connectivity Goals and Strategies	Time Frame				Participants
	Short 0-5 Yrs	Medium 5-10 Yrs	Long 10+ Yrs	Ongoing	
C.1 Promote the overall small town character of Magnolia Springs through low-maintenance design of streetscapes and other public spaces.					
Conduct an assessment of existing streets.	x			x	PWC
Establish design standards for all streets and trails that retain the small town character of Magnolia Springs.	x				PC, PWC
Coordinate Highway improvements with Alabama Department of Transportation's plans for Highway 98 within Magnolia Springs.	x			x	PC, PWC, AL
Rename and redesign Magnolia Springs Highway to Magnolia Springs Drive – a slow traffic corridor that balances pedestrian and bicycle traffic with automobile traffic.	x			x	PC, PWC
C.2 Build a connected Pedestrian Network in Magnolia Springs.					
Implement a Pedestrian Network that connects the primary park, civic and institutional facilities within the Town as well as growth areas outside of Town limits.		x		x	PC, PWC, PRC
Develop and implement a Trails Integration Program (TIP) which will link existing and planned pedestrian spaces of varying construction types and formality within Magnolia Springs.		x		x	PC, PWC, PRC
C.3 Promote strategic improvements that provide for safe and efficient movement of Town residents, while reducing cut-through traffic.					
Create a street plan, identifying improvements for traffic flow as well as aesthetic enhancements.	x				PC, PWC
Develop and adopt a "complete streets" policy.	x				PC, PWC
Work with Baldwin County and other adjacent jurisdictions to identify and develop an alternative truck traffic route to reduce traffic volumes on Town roadways.	x				PC, BC
Develop and enforce weight restrictions on the Magnolia Springs Bridge to reduce wear and tear of the infrastructure.	x				PWC, PC
Enhance pedestrian connections across the Magnolia Springs Bridge by providing a dedicated and separated pedestrian / bicycle travel lane.		x			PC, PSC, PWC
C.4 Promote a traffic management program that strategically targets streets with high cut-through traffic volumes.					

Conduct safety studies at intersections of concern.				x	PSC, PWC
Conduct a survey of the existing road network and traffic flow problems.				x	PWC
Create a street plan that discourages high cut-through traffic volumes and promotes pedestrian use.	x				PC, PWC, PRC
Consider traffic calming techniques at key locations, identified in the plan, as a means to reduce cut-through traffic volume and slow the speed of traffic.	x				PC, PWC
C.5 Promote opportunities for all travel modes, while preserving the small town character of Magnolia Springs.					
Encourage multi-modal connections, specifically pedestrian and bicycle, between all districts.				x	PC, PWC, PRC
Require that all development proposals develop a statement of transportation impact, identifying travel patterns, travel modes, and customer base the proposal is relying upon.				x	PC, TC
Require that all transportation projects, whether developer initiated or government initiated, consider pedestrian and bicycle level of service as part of the analysis.				x	PC, TC
C.6 Continue to monitor and enforce violations as a means to reduce potential incidences along roads and the Magnolia River.					
Inform residents of how to identify and document violations.	x				PSC
Continue to support Baldwin County Sheriff patrols in Magnolia Springs.	x				TH, PSC
Develop a long range plan regarding police protection and a judicial court system.		x			TH, TC, PSC

Parks and Open Spaces Goals and Strategies	Time Frame				Participants
	Short 0-5 Yrs	Medium 5-10 Yrs	Long 10+ Yrs	Ongoing	
POS.1 Create controlled river access locations to regulate and monitor activity.		x			
Create connections between river access locations and the rest of the Parks and Open Spaces system.		x			PC, PRC, EPC
POS.2 Create the <i>Magnolia Springs Park</i>.					
Develop a design and plan for the <i>Magnolia Springs Park</i> , including determining management of the park and funding for the creation and maintenance of the park.	x				PC, PRC, I/O
Identify organizations that can help raise funds for the park and can help design, build and maintain the park space.	x				PC, PRC, I/O
POS.3 Continue to support efforts to renovate the <i>Springs</i> area.					
Create a strategy for maintaining the <i>Springs</i> area including identifying organizations and individual volunteers to help with maintenance and improvements to the <i>Springs</i> .	x				PRC, I/O
POS.4 Continue to monitor activity at park and open space locations to increase safety and reduce property damage incidences.					
Utilize the Baldwin County Sherriff patrol for monitoring activities at parks and open spaces.	x				TH, BC, PSC, PRC
Develop a permitting system for the use of the town parks that balances general recreation needs and impacts.		x			TH, PR
POS.5 Create a local trail system that connects to the proposed <i>Trailblazers</i> regional trail system.					
Create a starter line within the Pedestrian Network along U.S. Highway 98.	x				AL, I/O, PC, PRC, PWC
Utilize resources and coordinate plans with <i>Baldwin County Trailblazers</i> and Alabama Department of Transportation.	x				AL, I/O, PC, PRC, PWC
Designate pedestrian routes along existing underutilized rights-of-way, known as Off-Street Trails in this Plan.	x				PC, PRC, PWC
Educate and inform the citizenry and adjacent property owners of recent dedication and proposed pedestrian routes.	x				PC, TH, TC
Utilize trails for low impact nature and wildlife viewing.		x			PC, PRC

5.3 NATURAL ENVIRONMENT

Earth Goals and Strategies	Time Frame				Participants
	Short 0-5 Yrs	Medium 5-10 Yrs	Long 10+ Yrs	Ongoing	
E.1 Celebrate the Natural Environment in Parks and Open Spaces.				x	PRC
E.2 Support the enhancement and preservation of agricultural lands surrounding Magnolia Springs.					
Assess the current subdivision regulations for consistency with the plan.	x				PC
Promote cluster development in rural areas within Magnolia Springs ETJ which protect natural resources. (Consider transfer of development rights concepts)				x	PC
Consider the creation of a farmers' market that generate local activity and connect residents to the food produced in the region.		x			TH, PC, PRC, PS, I/O
E.3 Protect and preserve wetlands and forests in and around Magnolia Springs.					
Limit development of structures within the floodway, 100-year floodplain, and wetlands.	x			x	PC, EPC
The limited amount of forests and wooded areas in and around Magnolia Springs should be preserved so as to be a refuge for native animal species.	x			x	PC, EPC
Utilize other government resources to regulate impacts on wetlands and to promote activities such as conservation, restoration, education and outreach programs.	x			x	PC, EPC
E.4 Create a community education program that informs citizens on sustainable techniques and practices, environmental education, as well as composting and recycling education.					
Create an organization that promotes awareness and recognizes good environmental stewardship among the business community and citizen organizations.	x				EPC, TH, I/O
Create landscapes that utilize native plantings and xeriscaping techniques whenever possible and provide educational information on the landscaping techniques.				x	PRC, PWC, I/O, PO, PS, TH

Native Species Goals and Strategies	Time Frame				Participants
	Short 0-5 Yrs	Medium 5-10 Yrs	Long 10+ Yrs	Ongoing	
NS.1 Protect and preserve the native non-domestic / wild animal species of the region.					
Develop a list of native plant species for incorporation into site development landscaping and public streetscape improvements.	x				TH, EPC, I/O
Work with Weeks Bay Estuary to restore and maintain conservation areas that can become a natural habitat for non-domestic species and can double as a wildlife viewing area.		x		x	TH, EPC, I/O
Share resources and partner with local, state and regional organizations whose mission is to preserve native wildlife.				x	TH, EPC, I/O
NS.2 Ensure domestic species have a place in our community but do not act as a nuisance.					
Consider licensing and permitting for domestic animals.	x				TH, TC
NS.3 Encourage the removal of non-native nuisance plant species that contaminate water bodies and wetlands.					
Identify and remove non-native species that may negatively impact the Magnolia River.	x			x	TH, EPC, I/O
Acquire Tree City USA designation.		x			TH, EPC, TC, PC
Take inventory of all trees in Town rights-of-way.	x				PWC, EPC
Develop a tree replacement plan with cooperation from Arbor Society of Alabama and National Arbor Society.		x		x	TH, I/O

Develop a process so any action taken that would remove or damage native trees would have to retain a special permit.	x				TH, TC, PC
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Water Goals and Strategies	Time Frame				Participants
	Short 0-5 Yrs	Medium 5-10 Yrs	Long 10+ Yrs	Ongoing	
W.1 Pursue <i>Outstanding Alabama Water</i> classification for the Magnolia River, which will help protect the river in the future.	x				
Work with other governmental entities to determine appropriate regulations for the <i>River District</i> .	x				TC, PC, EPC
Encourage public participation in volunteer water monitoring to support <i>Outstanding Alabama Water</i> efforts.	x			x	TC, PC, EPC, I/O
W.2 Prevent flooding caused by overflow of water bodies.					
Work with other governments on initiatives to conduct regional stormwater master plans.		x		x	AL, BC, PC, PWC, EPC
Create and adopt a best management practices guidebook.		x			PC, PWC
Review and update development regulations to allow for low impact development standards that mitigate stormwater runoff.	x			x	PC
Implement low impact design standards for streets that collect and filter water through a natural stormwater treatment system.	x			x	PC, PWC
Reduce flooding by slowing down the flow of water and increasing pervious areas.	x			x	PC, PWC, PO
W.3 Reduce non-point source pollution through natural stormwater treatment methods.					
Educate and encourage property owners to make improvements to their property that could reduce volume and treat storm-water runoff (i.e. best management practices).	x			x	TH, PC, PO, EPC, PWC
Make improvements to public rights-of-way and open spaces that serve aesthetic functions as well as helping to treat and retain stormwater runoff.		x	x	x	PC, PWC
Review and change site design standards to promote site designs that minimize impervious surfaces and prioritize infiltration of stormwater.	x				PC

5.4 HUMAN ENVIRONMENT

People Goals and Strategies	Time Frame				Participants
	Short 0-5 Yrs	Medium 5-10 Yrs	Long 10+ Yrs	Ongoing	
P.1 Create a high quality community education system.					
Improve access to and communications with elected officials. <ul style="list-style-type: none"> Develop a citizen email list. Encourage regional newspaper to develop a local Magnolia Springs paper. 	x			x	TH, TC
Hold public hearing for annual Planning Commission reviews of the Magnolia Springs Comprehensive Plan.				x	TH, TC, PC
Ensure the city website is current and routinely maintained.				x	TH
Develop educational programs such as pamphlets, books, tours and field courses in topics that educate citizens about their community.	x			x	TH, I/O
P.2 Maintain and expand organizations and volunteerism that create social infrastructure and bring the people of Magnolia Springs together.					
Identify the appropriate organization to help implement goals of this Plan.	x				TH, TC, PC, I/O
Establish a business improvement district committee (BID) to coordinate economic development and urban design issues.	x				TH, TC, BID
Promote enhancements and maintenance of civic and institutional buildings that act as icons for the community.		x		x	PC
Seek opportunities to partner with other arts, cultural, recreational or educational institutions throughout Baldwin County.				x	TH, TC, I/O
P.3 Recognize those that contribute to the future of Magnolia Springs.					
Create an annual award or distinction (Legacy or Lifetime achievement award) to recognize and celebrate contributions of special significance.	x			x	TH, TC, I/O
P.4 Encourage a socially diverse community through education, integration and celebration.					
Promote multi-generational events as well as events that celebrate the heritage and culture of south Alabama life.	x			x	TH, TC, I/O
Reach out to Baldwin County School District and other youth organizations for their participation in community events and activities.	x				TH, TC, I/O
Utilize student volunteer programs at Magnolia Springs Elementary, other Baldwin County Schools and other youth organizations for help in clean up and development of public facilities and open spaces.	x				TH, TC, I/O
P.5 Plan for the needs of the aging population of Magnolia Springs.					
Encourage a variety of housing types to meet the needs of an aging population.	x			x	PC, PS
Work with institutions to provide a ride-share or carpool program to provide a means of travel for the aging population.	x			x	TH, I/O
Research need for a senior citizens center.		x			TC, PC, I/O
Coordinate with Magnolia Springs Volunteer Fire Department and other emergency and medical response teams in order to provide emergency medical response to all citizens.				x	TH, PSC, I/O

Economic Development Goals and Strategies	Time Frame				Participants
	Short 0-5 Yrs	Medium 5-10 Yrs	Long 10+ Yrs	Ongoing	
ED.1 Encourage appropriate commercial development to occur along Highway 98.					
Create a program to assist property owners in financing and planning for the rehabilitation or redevelopment of their property.	x				TH, TC, PC, PS, PO
Encourage the creation of entrepreneurial businesses through technical support and educational information regarding finance, capital, marketing, sales, etc.	x			x	TH, BID
Develop a <i>Magnolia Springs Business Brochure</i> to promote local businesses.	x				TH, BID
ED.2 Allow for community oriented development to occur in the <i>Springs</i> district to enhance the existing town center atmosphere and build on the existing small town character.	x			x	PC
ED.3 Ensure that new development is reflective of the small town scale and character, as well as architectural vernacular of Magnolia Springs.					
New construction should reflect the context of historic and existing buildings, respecting regional architectural expression while also allowing for change within the traditions.				x	PC, PO, PS, HPC
Identify opportunities for technical support or regulatory streamlining for projects that adaptively reuse or rehabilitate existing structures and projects that use green building practices, such as energy efficiency and use of renewable resources.				x	TH, PC
Encourage quality building design and materials that promote longevity and adaptability of buildings and developments over time.				x	PC

Neighborhoods and Housing Goals and Strategies	Time Frame				Participants
	Short 0-5 Yrs	Medium 5-10 Yrs	Long 10+ Yrs	Ongoing	
NH.1 Support Magnolia Springs as an intergenerational community.					
Provide events for residents and visitors of all ages.				x	I/O
Review ordinances for the ability to develop homes that accommodate an older population as well as new families.	x				TC, PC
NH.2 Protect and preserve the historic homes and properties in Magnolia Springs.					
Create historic overlay or design standards.	x				TC, PC, HPC
Create programs for recognizing or featuring specific exemplary properties.				x	TH, PC, HPC
Create and promote a list of qualified local / regional professionals for referrals on rehabilitation or routine maintenance projects.		x			HPC
Maintain and monitor inventory of public and private grants to promote historic preservation policies.				x	HPC
Assist property owners with applications for Baldwin County Historical Society and National Historic Landmark dedication.				x	HPC
NH.3 Encourage the investment and revitalization of neighborhoods and homes.					
Promote infill housing that respects the development pattern and character of Magnolia Springs.				x	PC
NH.4 Support the creation of the Magnolia Springs Historic District.	x				TC, PC, HPC

Emergency / Recovery Goals and Strategies	Time Frame				Participants
	Short 0-5 Yrs	Medium 5-10 Yrs	Long 10+ Yrs	Ongoing	
ER.1 Determine Emergency Response strategies.					
Utilize resources at Baldwin County Emergency Management Agency.	x			x	TH, PSC, BC
Coordinate all Emergency Response strategies with Magnolia Springs Volunteer Fire Department.	x			x	TH, PSC
Collaborate with the U.S. Department of Homeland Security's Federal Emergency Management Agency during the emergency response period.				x	TH, PSC
Collaborate with Baldwin County Emergency Management Agency's the "First 72 is On You" campaign which educates residents to be prepared for 72 hours after a disaster.		x			TH, PSC, BC
Utilize Baldwin County's "Community Emergency Response Team Training" program to educate citizens of ways to help in times of disaster.		x			TH, PSC, BC
ER.2 Determine Community Recovery strategies.					
Collaborate with the U.S. Department of Homeland Security's Federal Emergency Management Agency during the community recovery period.				x	TH, PSC
Collaborate with the U.S. Department of Commerce's Economic Development Administration to conduct an economic assessment, create a strategic plan, build new infrastructure and provide business loans.				x	TH, PSC, PWC, FC, PC, FC, PS, PO, BID
ER.3 Consider additional funding for increase police patrol as a means of crime prevention.				x	TH, FC, PSC
ER.4 Encourage the creation of neighborhood watch groups.					
Inform residents of how to identify and document crimes and violations.					TH, PSC, PO

Government Policy and Administration Goals and Strategies	Time Frame				Participants
	Short 0-5 Yrs	Medium 5-10 Yrs	Long 10+ Yrs	Ongoing	
GP.1 Maintain a balanced budget, while meeting residents' needs.					
Develop a Capital Improvements Program that coordinates and budgets for necessary improvements in the town.	x				PC, FC, PWC
Develop a 5 year plan for all city operations including addition of personnel and new technology as the need arises.		x			TH, TC, FC
Link annual Comprehensive Plan reviews and decisions to the Town budget and new Capital Improvements Program to ensure logical implementation of the plan through a variety of practices and processes.	x			x	PC, FC, PWC
Continue to review franchise agreements with infrastructure and utility providers and evaluate additional needs.				x	PC, PWC

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CHAPTER 6: EXECUTIVE SUMMARY

6.1 EXECUTIVE SUMMARY

The Town of Magnolia Springs was first incorporated in 2006 as a protective action in light of rapid growth occurring in south Baldwin County. In April 2008, the Town of Magnolia Springs decided to pursue the development of the first *Magnolia Springs Comprehensive Plan*. In order to ensure that the Town moves forward in a strategic manner, a plan devised from public input was deemed necessary.

This first *Magnolia Springs Comprehensive Plan* is a direct result of the analysis, input and planning process depicted in the Technical Support document (Appendices A & B). The plan consists of five chapters: Vision, Built Environment, Natural Environment, Human Environment, and Implementation.

Chapter 1: Vision

Chapter One: Vision focuses on the vision and ideals of the plan. Chapter One describes our vision for the future and answers the question, '*What kind of a community do we want to be?*' Chapter One also lists the Guiding Principles for the plan document. These guiding principles and the plan vision should guide the content of the plan and influence the manner in which the goals of the community are achieved. The Magnolia Springs Vision is listed below.

Magnolia Springs will be a physically, socially and economically strong small town that protects and draws inspiration from its natural environment, history, physical character and people.

Chapter 2: Built Environment

Chapter Two: Built Environment describes our future development pattern and focuses on the desired physical framework, identity, mobility, public amenities and facilities of Magnolia Springs.

Chapter 3: Natural Environment

Chapter Three: Natural Environment focuses on the ecological system we live in and interact with, such as water, earth, and native species. This system is a foundational element of the quality of life in Magnolia Springs.

Chapter 4: Human Environment

Chapter Four: Human Environment focuses on individuals and organizations, including people, neighborhoods and housing, economic development, emergency and recovery, and government policy and administration.

Chapter 5: Implementation

Chapter Five: Implementation discusses the policies and actions recommended to pursue the vision and goals of the plan. Chapter Five also prioritizes policy and strategy recommendations and provides an implementation timeline and potential public and private sector implementation partners.





6.2 PRIORITY PROJECT LIST

The following list indicates 24 priority projects for Magnolia Springs. These projects should be completed within the first three years following adoption of the Plan.

1. Review and rewrite Magnolia Springs Subdivision Regulations.
2. Review and rewrite Magnolia Springs Zoning Ordinance.
3. Create *Springs* District, including consideration of "Form Based" zoning.
4. Develop "Town Center" concept within the *Springs* District, including potential property acquisitions.
5. Develop a long term community facilities plan, including public facilities such as a town hall, library, fire station, post office, etc.
6. Reestablish the Magnolia Springs Historic District within the town limits.
7. Create the Magnolia Springs Environmental Protection Committee.
8. Achieve Outstanding Alabama Water (OAW) status for the Magnolia River.
9. Develop an Annexation Strategy & Physical Improvement Plan for the Highway 98 corridor.
10. Develop a "Development Preference" brochure that illustrates community architectural style.
11. Develop a Community Business Exchange.
12. Engage ALDOT for a traffic study along Highway 98.
13. Develop a Highway 98 Redesign / Construction Plan.
14. Develop a Magnolia Springs Highway Redesign / Construction Plan.
15. Address traffic calming needs for Oak Street, Pecan Grove Road, Marlow Road, and Gates Avenue.
16. Rename / Re-designate street names as needed. (i.e. Co. Rd. 49, Old Marlow Road, Gates Ave, Magnolia Springs Highway).
17. Create and design *Magnolia Springs Park* & a Restricted River Access Plan.
18. Complete "The Springs".
19. Designate pedestrian routes throughout Magnolia Springs.
20. Develop a larger planning district along natural boundaries.
21. Complete a study or inventory of trees and create a Tree Replacement Plan for all major trees in Town's rights-of-way.
22. Develop communications and educational programs that will educate and inform citizens about their community.
23. Create an annual award to recognize & celebrate individual contributions of special significance.
24. Develop a Capital Improvement Program and Budget.

APPENDIX A: TECHNICAL SUPPLEMENT

A.1 PLAN PURPOSE

A Comprehensive Plan is the principle document outlining a municipality's direction, policy and action for the future. It is best used to guide and implement the coordinated physical development of the community in accordance with existing and future needs while not only considering but promoting the general welfare of the citizenry. A Comprehensive Plan acts as the basis for decision-making for governing bodies while guiding the private sector toward sustainable and beneficial activities that help to improve the community.

The Magnolia Springs Comprehensive Plan acknowledges and plans for the kind of future desired by the town residents. The document is a narrative detailing the necessity for a plan update, the process used in developing the vision, goals and objectives, and the framework and strategies recommended to achieve the vision. This Comprehensive Plan was purposefully written to be a flexible tool that addresses land use, transportation, economic development, parks and recreation, public facilities, natural features, and recommended policy decisions. The Magnolia Springs Comprehensive Plan is made up of five Comprehensive Plan chapters and four Appendices. The Comprehensive Plan chapters include *Vision*, *Built Environment*, *Natural Environment*, *Human Environment* and *Implementation*. The Appendices include the *Technical Supplement*, *Existing Conditions*, *Issues Identification Paper* and *Charrette Report*.

Key Assumptions

The Magnolia Springs Comprehensive Plan is based on five key assumptions:

1. The plan is intended as a general decision-making and implementation guide.
2. The plan recognizes market forces, limited resources, outside influences and other future issues.
3. The plan will be implemented through local zoning and subdivision regulations and through other non-regulatory policy and fiscal actions by the Town.
4. The plan is designed to achieve quality development reflecting the vision and goals of Magnolia Springs.
5. The plan has been developed in compliance with Alabama State statutes.

Document Evolution

Primary implementation tools of a Comprehensive Plan include land development regulations, economic development strategies, policy decisions and budgetary priorities and actions. Priorities of a community over time may shift, thus the Magnolia Springs Comprehensive Plan will need to be reviewed and adjusted on a regular basis with major evaluations occurring periodically. Thus a community's plan is continually evolving.

By having regular reviews and periodic major evaluations, the Magnolia Springs Comprehensive Plan becomes a viable instrument that is flexible enough to adapt to unanticipated changes yet it is strong enough to guide major public decisions to benefit the community.

Previous and Related Planning Endeavors

The Town of Magnolia Springs has conducted various studies and reports related to the local road network, development patterns, design and layout, land use, parks and open spaces, environmental resources and basic infrastructure needs. The studies in question were all reviewed and taken into account throughout the development of the Magnolia Springs Comprehensive Plan. As a result, many of the key concepts from previous studies have been incorporated into the Comprehensive Plan. The following are some of the major studies and regulations reviewed:

- Baldwin County Comprehensive Plan
- Magnolia Springs Municipal Code
- Magnolia Springs Zoning Ordinance
- Magnolia Springs Subdivision Regulations
- Highway 98 Overlay District

A.2 LEGAL AUTHORITY FOR PLANNING

All municipalities in Alabama are authorized to adopt, amend and carry out a plan through the activities of its planning commission. (Ala. Code 11-52-8). A Comprehensive Plan, or a "master plan" or "municipal plan," is authorized for the following purposes, with *consideration of present and future needs*:

- Guide and accomplish a coordinated, adjusted and harmonious development of the municipality;
- Make policies in accordance with present and future needs;
- Promote the health, safety, morals, order, convenience, prosperity and general welfare;
- Create efficiency and economy in the process of development;
- Promote good civic design; and
- Promote wise expenditures of public funds.

(Ala. Code 11-52-9)

In achieving these purposes, a Comprehensive Plan may include the elements for all areas of the municipality, and any area outside its boundaries that bear a relationship to long-range planning:

- The general location, character and extent of *streets and transportation* facilities;
- The general location, character, and extent of *civic spaces*, including boulevards, parkways, plazas, squares, parks and other open spaces;
- The general location of *public buildings* and other *public property*;
- The location and extent of *utilities*; and
- A plan for the *scale, form, and use of buildings and land*.

(Ala. Code 11-52-8)

In implementing a Comprehensive Plan, a planning commission has the following authority and duties:

- To adopt the plan and certify it to the governing body (Ala. Code 11-52-10);
- To adopt subdivision regulations in relation to the master plan (Ala. Code 11-52-31);
- Review and recommend zoning regulations in accordance with a comprehensive plan (Ala. Code 11-52-7, 11-52-79, and 11-52-72);
- Recommend public improvements to public officials and review and approve the extent, character and location of all public improvements under the plan.

(11-52-6(d) and (e), and 11-52-11)

The Magnolia Springs Comprehensive Plan and planning process give local and contemporary significance to all of these broad public interests in a manner that is unique to Magnolia Springs. Key elements of the authority and this plan are:

- It is advisory – a general guide for recommending coordinated action;
- It is long-term – insuring that decisions of the present do not un-necessarily compromise needs of tomorrow;
- It is comprehensive – coordinating activities of the Town, outside public agencies and private development, and coordinating these activities outside of the Town where advisable; and
- It is visionary – drawing on the technical capacity and constraints of physical development, but identifying the character, form, and scale appropriate for “good civic design.”

This plan was created with broad public input, requiring public notice and general public awareness of the plan and its contents, and allowing written and oral comments on the content and policies throughout the planning process. (Ala. Code 11-52-10). The Magnolia Springs planning process considered all of the authority and elements of a municipal plan, and addresses the Town’s present and future needs through the three main chapters of the Comprehensive Plan: *Built Environment*, *Natural Environment* and *Human Environment*. Future amendments, or other public decisions that deviate from the general direction of this plan, should be made with similar public involvement and a correspondingly broad and long-range perspective.

A.3 PLANNING PROCESS

The planning process used for the *Magnolia Springs Comprehensive Plan* is composed of eight general phases, which incorporate public input throughout the planning process:

1. Data Collection, Issues and Assets Identification
2. Alternatives Development
3. Future Direction Development
4. Plan Development
5. Implementation Strategies
6. Plan Adoption
7. Plan Implementation
8. Plan Review and Update

Data Collection, Issues and Assets Identification

This phase is used to become knowledgeable of the community and its regional context. This phase is conducted through the collection and examination of pertinent demographic, economic, infrastructure, policy and other quantitative data. Furthermore, this phase includes the identification of perceived opportunities and constraints of the local officials, staff, residents and other stakeholders through interviews and meetings. *Appendix C: Issues Identification Paper* lists the issues identified by the plan consultant, the general public and the advisory committee.

Alternatives Development

A series of alternatives or schemes depicting future scenarios for Magnolia Springs and the surrounding area were presented to city staff, the advisory committee and the general public. The creation of alternatives was based on information gathered and public input received. The overall intent of the alternatives was to promote discussion between citizens. *Appendix D: Charrette Report* has an in-depth description of the different alternatives displayed during the Charrette Week.

Preferred Direction Development

After collecting feedback on the presented alternatives, a final scenario or preferred direction was developed. Detailed in the plan chapters, the preferred direction sets the future pattern for addressing the issue areas of Magnolia Springs.

Plan Development

This phase includes drafting and revising the *Magnolia Springs Comprehensive Plan*. The framework of these drafts was established through the preferred direction and plan goals, and includes a series of policy and physical recommendations for the city to undertake upon adoption of the plan.

Implementation Strategies

In this phase, detailed and comprehensive implementation strategies are developed, which ensure that the plan recommendations and vision become a reality. Implementation Strategies are listed in *Chapter 5: Implementation*.

Plan Adoption

Adoption of the *Magnolia Springs Comprehensive Plan* occurs when the plan has been officially endorsed by the municipality. Adoption of the plan happens after both the Planning Commission and the Town Council approve the plan through a vote.

Plan Implementation

Implementation of the adopted plan is achieved by cooperation among city officials, city staff, the private sector, public entities and the general public. This is often achieved by completing the recommendations and strategies detailed in the document. The realization of the plan and its contents is often the most difficult phase of the planning process. However, vested ownership of the plan is achieved by incorporating public involvement and input throughout the planning process. Community ownership in the plan is the best way to ensure success.

Plan Review and Update

Over time many communities change as do their issues and goals. Changes in local officials and staff can occur and the priorities of the public can evolve. These issues and others can threaten the relevance and community ownership of the plan. Therefore, regular reviews and updates of the plan are recommended. *Sub-section A.1 Plan Purpose* discusses the process of document evolution.

A.4 COMMUNITY PARTICIPATION

Community participation details the methods used to ascertain the community's input in developing the *Magnolia Springs Comprehensive Plan*. Public input is essential to the success of the planning process and the Comprehensive Plan. Community ownership is instilled by incorporating public comments and ideas into the planning document. Community ownership is essential to the success of implementing the Comprehensive Plan's direction and strategies.

A wide range of public input methods were incorporated into each phase of the planning process. The various forms of public input were intended to engage the broadest group of town residents. Receiving input from members of the community that are not typically involved with the daily undertaking of the local government and organizations is key to the success of the *Magnolia Springs Comprehensive Plan*. This better ensures a more accurate representation of the community perception, opinion, values, issues and ideas. The methods of public input include an Advisory Committee, public meetings / open house, personal interviews, event flyers and a project website.

Advisory Committee

A project Advisory Committee was formed at the beginning of the planning process. The committee was comprised of fourteen residents that had the task to best represent the views and concerns of the general public. Furthermore, they played a critical role in creating excitement and increasing participation from the general public. The advisory committee included people from diverse occupational backgrounds including public officials, professionals, parents and members of the development / real estate community.

Public Meetings / Open House

Four public meetings were held during the planning process. Meetings were open to the general public. Each meeting was formatted in a slightly different manner; however, the basic goal for each was to seek public input and to further develop plan ownership.

Public Meeting One was held the first day of the charrette week, Monday, July 28, 2008 from 7:00 to 8:30 pm at the Magnolia Springs Community Association Building. This meeting was a facilitated discussion organized by the plan consultants. The meeting began with an overview of the Town's existing conditions. At this meeting many boards were on display and residents were asked to respond to several different exercises including Photo Exercise A, Photo Exercise B and an Issue, Strength and Vision Identification Exercise. To view the the boards displayed and the exercise responses, reference *Appendix D: Charrette Report*.

The results of the exercises only reflect the collective opinion of the meeting's attendees, and do not necessarily reflect the opinions of Magnolia Springs as a whole. However, the public input helped the consultant team and city staff to begin to gauge the importance of key issues for the future direction of the community. A full listing of the issues identified from the first public meeting and throughout the planning process can be found in *Appendix C: Issues Identification Paper*.

Public Meeting Two was an open house held Thursday, July 31, 2008 from 6:00 to 8:00 pm at the Magnolia Springs Community Association Building. During those hours residents were encouraged to visit displays at their own pace and browse through a variety of different ideas and alternatives. The goal for the meeting was to receive comments and feedback on the alternatives displayed. Eight different stations were set up to display the work completed during the charrette week. To view alternatives presented at the second public meeting as well as comments received, reference *Appendix D: Charrette Report*.

Public Meeting Three was held February 16, 2009 at the Community Association Building. The intent of the third public meeting was to hear comments from the public regarding the draft Comprehensive Plan, which was then edited in light of public comments. After the third public meeting, a public hearing was held for the Planning Commission to recommend adoption of the plan. After the Planning Commission's public hearing, the Town Council held an adoption hearing. At these public hearings, citizens had an additional opportunity to make additional comments on the draft Comprehensive Plan before being adopted by the Town Council

Charrette Week

During the week of July 28, 2008, several public meetings and workshops were held as part of a week-long design charrette. The purpose of the charrette was to engage the public in the comprehensive plan process. During the charrette week over 150 people attended the Town Hall Meeting, Public Drop-In Hours or Open House. A full charrette report can be found in *Appendix D: Charrette Report*.

Personal Interviews

Throughout the planning process the consultant team met with many members and stakeholders in Magnolia Springs. Roughly six interviews were conducted in person during the beginning phases of the planning project. A list of the interviewees was created from input by city staff and the Planning Commission and the Comprehensive Plan Advisory Committee. The diverse group of interviewees included large land owners,

long time residents, current and past local political leaders and representatives of institutions and other not-for-profit organizations. The goal of the interviews was to help the consultant team better understand the perspectives, opinions and potential endeavors of the interviewees. Because of the critical information shared in these interviews, the Personal Interviews were purposefully closed to the public and therefore will not be released in other forums for further public input.

Other Public Input Methods (Event Flyers, Project Website)

Public input methods, other than the methods listed prior, were used to help increase meeting turnout and involvement throughout the planning process. Such methods include event flyers, postcards, the town newsletter and the project website. Event postcards were mailed out to each resident, event flyers were posted at prominent sites throughout town, and the project website was developed as a way to communicate project status, information and products to the general public. Presentations, graphics, meeting results, comment sheets, text documents and draft plans were posted on the project website and were available to download. Furthermore, residents were encouraged to stop by the Town Hall to ask questions regarding the Comprehensive Plan throughout the planning process.

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APPENDIX B: EXISTING CONDITIONS

The Existing Conditions report provides a comprehensive analysis of the Town of Magnolia Springs, Alabama. Topics discussed in this report include Regional Context, Local History, Demographics, Income, Housing, Industry, Land Use, Utilities / Services and Transportation. The purpose of this section of the plan is to document the current physical, demographic and socioeconomic conditions of Magnolia Springs and the surrounding area so it can be used as a reference.

B.1 REGIONAL CONTEXT

The Town of Magnolia Springs, Alabama is located in Baldwin County in southern Alabama between Mobile, Alabama and Pensacola, Florida. The center of Town is located south of Highway 98 along County Road 49, which is approximately 24 miles south of Interstate 10. Significant portions of the town are fortunate to be located along the Magnolia River, which leads directly to Week's Bay and the Gulf of Mexico. Below is a list of driving distances from Magnolia Springs to major metropolitan areas in the region:

Mobile, AL	33 miles
Pensacola, FL	35 miles
New Orleans, LA	175 miles
Montgomery, AL	188 miles
Jackson, MS	225 miles
Tallahassee, FL	234 miles

Based on U.S. Census data, Baldwin County is the second fastest growing county in the state following Shelby County. There are three Census Block Groups that make up Magnolia Springs. Those three Block Groups had a population of 5,108 in 2000, which accounted for less than 4% of Baldwin County's population (140,415). The population of Baldwin County is expected to grow to 248,436 by 2025.

Figures 1 and 2 illustrate the regional and local context of Magnolia Springs. Figure 3 illustrates a vicinity map for the area surrounding Magnolia Springs.

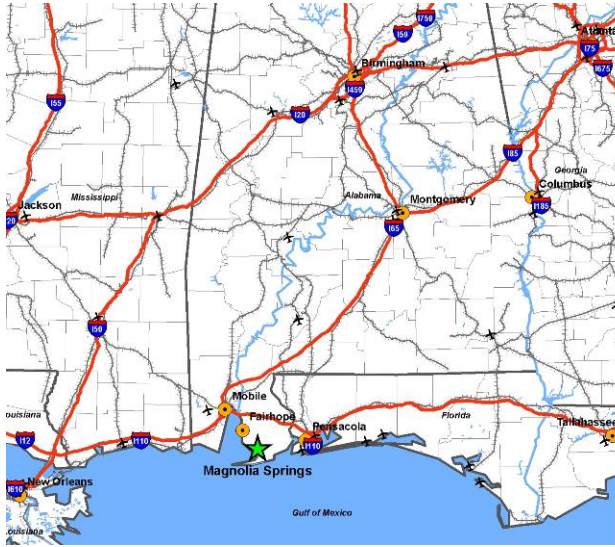


Figure 1: Regional Context Map



Figure 2: Local Context Map

B.2 LOCAL HISTORY

The Town of Magnolia Springs is located along the Magnolia River, which has been known as the north prong of the Fish River and the River De Lin. The river was an important component of life in early Magnolia Springs. Basic supplies, farm produce and passengers were delivered to Magnolia Springs while on the way to Mobile. At the end of the 18th century, the water in the Magnolia River was certified as the purest in the world by several chemical companies from Chicago.

The Magnolia Springs area (including Week's Bay and Bon Secour) has a rich Creole heritage whose history dates back to the early 16th century, when land was granted to the Creoles by Spanish, French and English monarchs. South of the Magnolia River to Week's Bay was a large tract of land acquired in 1803 by an Irish settler named Nicholas Weeks.

The land where the Town of Magnolia Springs sits was acquired by Joseph Collins through a Spanish Grant in 1800. In 1834 Joseph Collins sold his grant to Joshua Kennedy who started a turpentine business under the name Kennedy, Moore and Co. This was a lucrative business which required the hand labor of many slaves. It is believed that this company built the first house in Magnolia Springs, known today as the "Breed Place." Kennedy remained in business until Union troops won the Civil War. To prevent Union forces from using the turpentine, resin and tar, the company intentionally set the reserves on fire or rolled them into the Magnolia River. In recent years, Navy divers have attempted to locate the resin barrels at the bottom of the Magnolia River but have been unsuccessful. During the Civil War in 1865, Union Forces built a bridge to help move their wagons and supplies across the Magnolia River. This bridge was named the Yankee Bridge. Until the 1940s, remnants of the bridge could be found north of Highway 98.

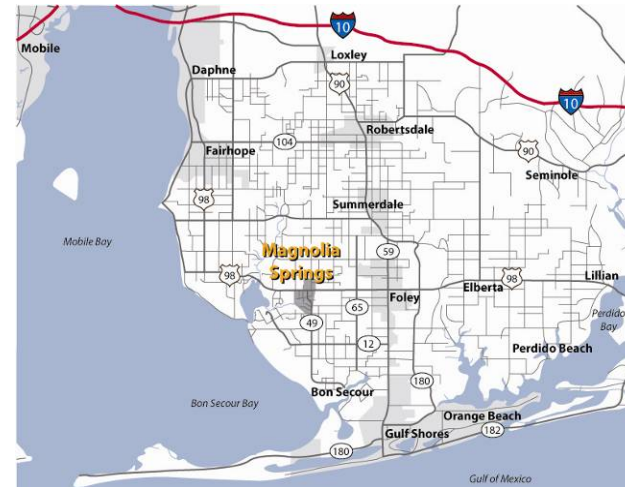


Figure 3: Vicinity Map

Resource Name	Address	Circa	Date Listed
Sunnyside Hotel	14469 Oak St.	1897	5/11/1983

Table 1: Alabama Register of Historical Places

Resource Name	Address	Date Listed
Brunell House	12113 Jessamine St.	8/22/1995
Governor's Club	11866 Magnolia St.	8/31/2000
Moore Store	14770 Oak St.	11/30/2001
St. Paul's Episcopal Church	N side Oak Ave.	8/25/1988
Sunnyside Hotel	14469 Oak St.	2/20/1998

Table 2: National Register of Historical Places



Photo 1: Magnolia Inn



Photo 3: Historic Town Hall/
Community Association Building (c. 1940)



Photo 2: Old Magnolia Springs School- Before and After the Fire

Six years after the war, Kennedy and Moore sold their land to Lizzie Breed for 50 cents an acre. Breed later married a man by the last name of Lyman, who decided to open an inn with Breed's son. Many guests from northern cities loved the climate and the pure water. Lyman was convinced to subdivide his property along the river to allow for more homes, a Town hall and a church. The land he sold became known as the Lyman addition.

The Town Hall was built and opened in 1894 with a community dance. Music was provided by fiddlers, pianists and violinists. Later a Town orchestra was formed that provided music for dances. Town Hall served as a church, a station for milk and as a location for Red Cross activities, war bond drives and other social events. In 1902 the first church building, Saint Paul's Episcopal Chapel, was built. In 1927 the Magnolia Springs Improvement Association was formed, and later incorporated in 1953. At that point, the Town Hall was renamed the Community Hall (now known as the Community Association Building.)

Town Hall also served as a schoolhouse until 1927 when the Magnolia Springs School (also known as Richard Kelly Frank School) was built. Two grades were held in each room with one teacher: first and second, third and fourth, fifth and sixth. Graduation from Magnolia Springs School was held at the church. After sixth grade, students attended Foley High School. In 1985 the Magnolia Springs School building was extensively damaged by fire, and classes were moved to Foley after the Baldwin County Board of Education decided not to replace the building. Since then, the Magnolia Springs School property has acted as a playground, Little League football practice field and community gathering space for 4th of July festivities and an antique car show. In 1998, the Baldwin County Board of Education built a new Magnolia Springs School located north of Highway 98 along County Road 55.

One of the buyers of the Lyman addition was John Walker, who built a 3-story, 54-room hotel named Woodbound. Walker sold the Woodbound in 1910, and it was struck by lightning and burned down in 1911. The cottages that adjoined the Woodbound were saved. Before Walker sold his property, he found springs, from which he bottled water to ship to northern cities. Many people suffering from gout, rheumatism and kidney disorders testified to feeling better after drinking the water. Besides Lyman's inn and the Woodbound, there was also the Babcock Place, which had small cottages for guests and meals served in the main house.

Many different people from the north came to Magnolia Springs over the years, but none was more influential than F.H. Brunell of Chicago. He built a large home on the river for his family, a large greenhouse and a silo, as well as many houses on the main street which were furnished and rented out. Later, Brunell moved to Long Island, NY and sold all but one property on which he planned to build a home to live in until his death. Brunell later returned and died in this home. His property changed hands many times after his death and was at one time known as the Governor's Club, a retreat for Alabama state officials.

The first post office was established as the Magnolia Plantation in 1878. At that time mail was delivered from Fairhope by horse and buggy. In 1885 the name of the post office was changed to Magnolia Springs. Since 1916, residents along the Magnolia River, Week's Bay and Fish River have had mail delivered by boat.



Photo 4: The Woodbound



Photo 6: The Governor's Club



Photo 5: First and Second Post Office (now known as Jesse's)

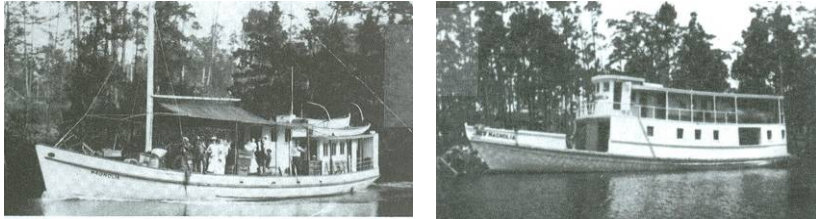


Photo 8: The "Magnolia" and the "New Magnolia"



Photo 7: Magnolia Springs Baseball Team



Photo 9: Moore's Store (1951 & 1999)

Two steamships named "Magnolia" and "New Magnolia" also traveled along the river and made excursion trips to Fort Morgan. Both steamships were owned by Arthur Holk. The Magnolia was destroyed in a fire in 1919 and the New Magnolia was destroyed by fire in 1934. Watermelon boats traveled the river in the 1950s. The watermelon boats came from Biloxi and would stop at Moore's Store, where trucks were loaded for shipments to New Orleans. However, mail boats, watermelon boats and steamships were probably not the only type of boats on the river and in the bay. There are rumors of many pirates in the time of famous pirate Jean Lafitte taking refuge in the area and there are rumors of Spanish gold being hidden in the area.

Gary and Mac Moore started Moore's Store, which was located next to the old post office on Oak Street (now known as Jesse's Restaurant.) Gary and Mac Moore also recruited a baseball team for Magnolia Springs and paid the team's expenses. Games were played against teams from Fairhope, Bon Secour, Silverhill, Rosinton, Summerdale, Foley, Robertsdale and Elberta. Crowds of about 300 people would gather on Sundays at the baseball field, formerly located on Oak Street west of Jessamine Street. Many of these baseball teams broke up during World War II. Hugh Cole and Sonny Gilheart were stars of the Magnolia Springs team who later pitched against each other at Fort Jackson during the Korean War.

As a result of the fires throughout the years and the growing population, the Magnolia Springs Volunteer Fire Department was created in 1962 and has been in continuous operation ever since. The first fire station was built where the current Town Hall is located. A new fire station was built in 1999 on the old Magnolia School property.

SOURCE: Magnolia Springs Cookbook by Magnolia Springs Community Association © 1999

PHOTO CREDITS: Magnolia Springs Cookbook by Magnolia Springs Community Association © 1999. Photos contributed by Chuck Lutze, Doug Barber, Frances Cleverdon, Ann Mannich, Jacque Juvenal, Reva Hinson, Doris Rich, Mr. and Mrs. Will Challenger Jr, William L. Patterson, Nancy Sealy, Oscar Rich and Stewart the Picture Man.

B.3 DEMOGRAPHICS

The purpose of analyzing the demographics of Magnolia Springs is to develop a better understanding of the past and current conditions of the community. The examined demographics areas are Population, Race and Ethnicity, Age Cohorts, and Educational Attainment.

Even though the town incorporated in 2006, Magnolia Springs has not yet been identified as a city by the U.S. Census Bureau. Therefore, all demographic information will utilize the three Block Groups that contain Magnolia Springs within Census Tract 114.01. Census Block Groups are a subdivision of a Census Tract and are the smallest geographic unit for which the Census Bureau tabulates sample data. The three Block Groups around Magnolia Springs contain a large amount of land and population outside the existing Town limits. Figure 4 identifies the three Block Groups that occupy Magnolia Springs. The majority of the Town population lives within Block Group 2; however, a considerable amount also lives within Block Groups 1 and 3, therefore, all Block Groups must be considered in this analysis.

The demographics for Census Tract 114.01 and Block Groups 1, 2 and 3 displays the demographic trends of the Magnolia Springs and Week's Bay area, but does not depict the exact demographics for the Town of Magnolia Springs. The source of all demographic information is the 2000 U.S. Census. In 2010, the Town should review the new Census for any changes in demographic patterns and trends.

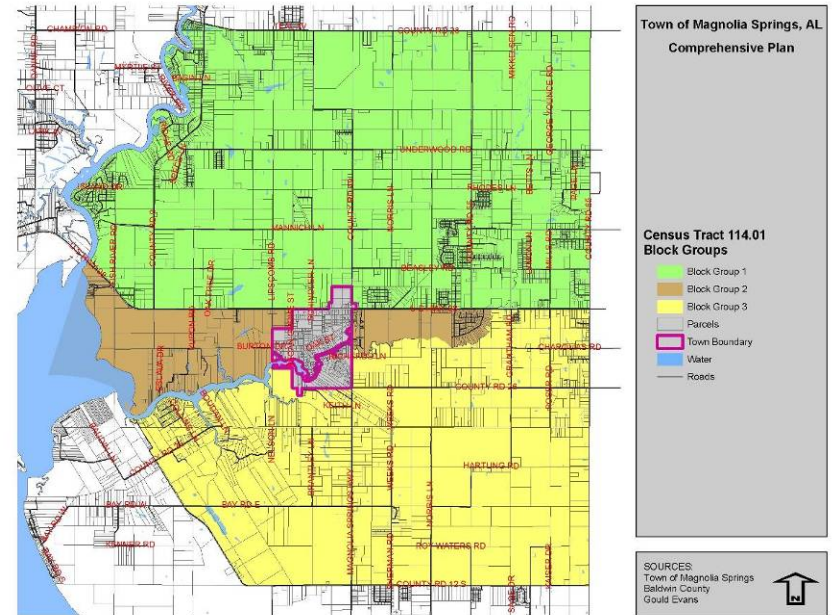


Figure 4: Census Tract 114.01 Block Groups
Source: U.S. Census Bureau

POPULATION	1880	1890	1900	1910	1920	1930	1940	1950	1960
Block Group 1	na	na	na	na	na	na	na	na	na
Block Group 2	na	na	na	na	na	na	na	na	na
Block Group 3	na	na	na	na	na	na	na	na	na
Tract 114.01	na	na	na	na	na	na	na	na	na
Baldwin County	8,603	8,941	13,194	18,178	20,730	28,289	32,324	40,997	49,088
Alabama	1,262,505	1,513,017	1,828,697	2,138,093	2,348,174	2,646,248	2,832,961	3,061,743	3,266,740
United States	50,189,209	62,979,766	76,212,168	92,228,496	106,021,537	123,202,624	132,164,569	151,325,798	179,323,175

POPULATION	1970	1980	1990	2000	2005*	2010*	2015*	2020*	2025*
Block Group 1	na	na	1,990	3,117	na	na	na	na	na
Block Group 2	na	na	799	654	na	na	na	na	na
Block Group 3	na	na	629	1,337	na	na	na	na	na
Tract 114.01	na	na	4,566	6,911	na	na	na	na	na
Baldwin County	59,382	78,556	98,280	140,415	162314	184375	206251	227727	248436
Alabama	3,444,165	3,893,888	4,040,587	4,447,100	4644503	4838812	5028045	5211248	5385997
United States	203,211,926	226,545,805	248,709,873	281,421,908	287716000	299862000	312268000	324927000	337815000

Table 3: Total Population
Source: U.S. Census Bureau

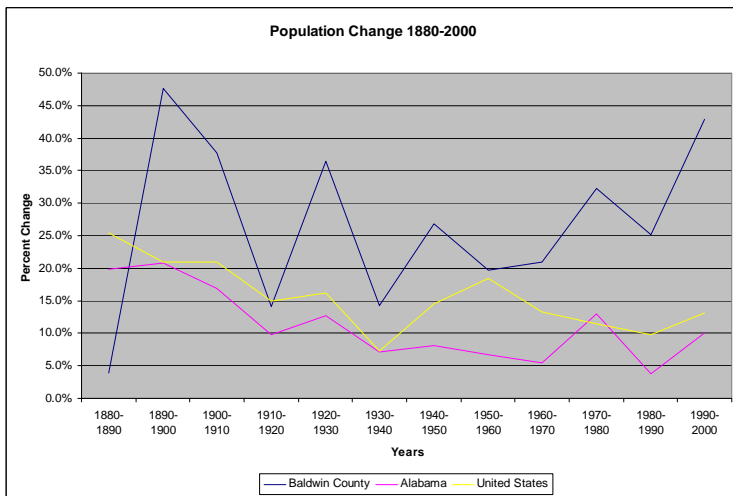


Figure 5: Historic Population Trend
Source: U.S. Census Bureau

Population

The history of Magnolia Springs and southern Baldwin County tells us that the area was first developed by industries that utilized the many waterways, rivers, bays and the Gulf of Mexico. Unfortunately historic population trends cannot be determined for the Block Groups and Census Tract occupied by Magnolia Springs. However, we can look at the population trends of Baldwin County to help determine the decades of significant growth. In 2000, Baldwin County's population had increased to a level ten times greater than in 1900. Table 3 shows the historic and projected population timeline of Baldwin County, Alabama and the United States.

From 1950 to 2000 Baldwin County grew at an average decennial rate of 27%, which is much larger than the average growth of Alabama (7.82%) and the United States (13.26%). From 1990 to 2000 Baldwin County experienced a large amount of growth (42.9%), which is second only to the period from 1890 to 1900 when the county grew by 47.6%. Percent population change in Baldwin County was only lower than in the United States in the years from 1910 to 1920. Figure 3 illustrated the percentage change in population from 1880 to 2000 and includes estimated populations for 2005, 2010, 2015, 2020 and 2025 as determined by the U.S. Census Bureau. The population estimates for Baldwin County, Alabama and the United States are not expected to grow by as large a percentage than in years past. Baldwin County's population is projected to grow by 76% during the period from 2000 to 2025.

Race and Ethnicity

Compared to national and state trends, the racial and ethnic background of the population in the Magnolia Springs area and in Baldwin County is less racially and ethnically diverse. In the Block Groups incorporating Magnolia Springs, Census Tract 114.01 and Baldwin County 87%+ of the population is from a White racial background. The largest minority group in these geographies is Black or African American. The percentage of population with Black or African American racial background ranges from 0% to 19.7%, which is less than in Alabama and slightly more than in the United States. Table 4 illustrates the racial and ethnic make up of the geographies incorporating Magnolia Springs, including Baldwin County, Alabama, the United States, Census Tract 114.01 and Block Groups 1, 2 and 3.

Race and Ethnicity	Block Group 1			Block Group 2		
	1990	2000	Change	1990	2000	Change
White	64.4%	77.0%	12.7%	98.5%	96.8%	-1.7%
Black or African American	34.5%	19.7%	-14.9%	0.0%	0.0%	0.0%
American Indian	0.6%	0.5%	0.0%	0.8%	0.2%	-0.6%
Asian or Pacific Islander	0.3%	0.2%	-0.1%	0.1%	1.5%	1.4%
Other	0.3%	1.0%	0.7%	0.6%	0.0%	-0.6%
Two or More Races	na	1.6%	na	na	1.5%	na
Hispanic	1.8%	3.1%	1.3%	4.0%	0.5%	-3.5%

Race and Ethnicity	Block Group 3			Census Tract 114.01		
	1990	2000	Change	1990	2000	Change
White	96.2%	93.3%	-2.9%	83.4%	87.0%	3.7%
Black or African American	2.1%	2.6%	0.6%	15.3%	9.5%	-5.8%
American Indian	1.3%	0.4%	-0.9%	0.6%	0.5%	-0.1%
Asian or Pacific Islander	0.0%	0.4%	0.4%	0.2%	0.4%	0.3%
Other	0.5%	2.0%	1.5%	0.5%	1.0%	0.5%
Two or More Races	na	1.3%	na	na	1.5%	na
Hispanic	4.6%	6.3%	1.7%	2.6%	3.6%	1.0%

Race and Ethnicity	Baldwin County			Alabama			United States		
	1990	2000	Change	1990	2000	Change	1990	2000	Change
White	86.0%	87.1%	1.1%	73.6%	71.1%	-2.5%	80.3%	75.1%	-5.1%
Black or African American	12.9%	10.3%	-2.6%	25.3%	26.0%	0.7%	12.1%	12.3%	0.3%
American Indian	0.6%	0.6%	-0.1%	0.4%	0.5%	0.1%	0.8%	0.9%	0.1%
Asian or Pacific Islander	0.2%	0.4%	0.2%	0.5%	0.7%	0.2%	2.9%	3.8%	0.9%
Other	0.2%	0.5%	0.3%	0.1%	0.7%	0.5%	3.9%	5.5%	1.5%
Two or More Races	na	1.0%	na	na	1.0%	na	na	2.4%	na
Hispanic	1.0%	1.8%	0.7%	0.6%	1.7%	1.1%	9.0%	12.5%	3.6%

Table 4: Race and Ethnicity - 1990 to 2000

Source: U.S. Census Bureau

Age Cohort Years	Block Group 1		Block Group 2		Block Group 3	
	#	%	#	%	#	%
under 5	211	6.8%	26	4.0%	85	6.4%
5 to 9	262	8.4%	34	5.2%	98	7.3%
10 to 14	243	7.8%	35	5.4%	100	7.5%
15 to 19	236	7.6%	30	4.6%	89	6.7%
20 to 24	165	5.3%	27	4.1%	83	6.2%
25 to 34	402	12.9%	53	8.1%	184	13.8%
35 to 44	483	15.5%	89	13.6%	232	17.4%
45 to 54	425	13.6%	117	17.9%	181	13.5%
55 to 59	168	5.4%	55	8.4%	75	5.6%
60 to 64	154	4.9%	41	6.3%	64	4.8%
65 to 74	238	7.6%	78	11.9%	91	6.8%
75 to 84	113	3.6%	53	8.1%	45	3.4%
85 and over	17	0.5%	16	2.4%	10	0.7%
Median Age	35.8		47.1		36.2	
Age Cohort Years	Census Tract 114.01		Baldwin County	Alabama	United States	
	#	%	%	%	%	
under 5	440	6.4%	6.1%	6.7%	6.8%	
5 to 9	509	7.4%	6.8%	7.1%	7.3%	
10 to 14	517	7.5%	7.2%	7.2%	7.3%	
15 to 19	463	6.7%	6.7%	7.3%	7.2%	
20 to 24	376	5.4%	5.1%	6.9%	6.7%	
25 to 34	882	12.8%	12.1%	13.6%	14.2%	
35 to 44	1,097	15.9%	15.6%	15.4%	16.0%	
45 to 54	955	13.8%	14.0%	13.5%	13.4%	
55 to 59	408	5.9%	5.9%	5.1%	4.8%	
60 to 64	357	5.2%	5.1%	4.3%	3.8%	
65 to 74	553	8.0%	8.8%	7.1%	6.5%	
75 to 84	296	4.3%	5.1%	4.4%	4.4%	
85 and over	58	0.8%	1.5%	1.5%	1.5%	
Median Age	37.5		39.0	35.8	35.3	

Table 5: Age Cohort – 2000
Source: U.S. Census Bureau

Age Cohort

The breakdown of age groups or cohorts within a geographic area is a useful tool for determining the demographic profile of a community. City officials and local institutional leaders can then prioritize services and generalize market trends based on age cohorts.

The general area incorporating Magnolia Springs has a similar age cohort breakdown to the national, state and county, with the highest percentage of the population being between 25 and 54 years of age. Block Group 2 is the only geographic profile that differs slightly. Block Group 2 has a larger percentage of population (11.9%) between the ages of 65 and 74 than any other geographic area. This supports the assertion that a large number of retirees are located in Block Group 2. Table 5 shows the age cohort of Census Tract 114.01, Baldwin County, Alabama, the United States and Block Groups 1, 2 and 3. Also indicated in Table 5 is the median age for each geographic area. Block Group 2 has a median age roughly 10 years older than the other geographic areas. Block Groups 1 and 3 have a similar median age to the state and nation, but it is slightly younger than the median age for Baldwin County.

Educational Attainment

Analysis of a community's educational attainment can be an indicator of general socioeconomic conditions present within the community. Table 7 compares the educational attainment of Census Tract 114.01, Baldwin County, Alabama, the United States and Block Groups 1, 2 and 3. Across the board, the highest percentage of population over the age of 25 has either a high school diploma or has taken some college courses but has not acquired a degree. Block Group 2 has a large percentage of adults that has either acquired a Bachelor's degree, Graduate degree or higher level degree. Census Tract 114.01 and Block Groups 1 and 3 have a lower percentage with higher education degrees than other geographic areas. Populations with lower levels of education may have lower levels of income when compared to other populations with higher levels of education.

Educational Attainment (25 years of age and older)	Census Tract 114.01		Baldwin County	Alabama	United States
	#	%	%	%	%
Less than 9th grade	380	8.1%	4.4%	8.3%	7.5%
9th to 12th grade, no diploma	792	16.9%	13.6%	16.4%	12.1%
High School graduate	1390	29.6%	29.6%	30.4%	28.6%
Some college, no degree	1150	24.5%	23.4%	20.5%	21.0%
Associate degree	145	3.1%	6.0%	5.4%	6.3%
Bachelor's Degree	517	11.0%	14.8%	12.2%	15.5%
Graduate degree or higher	319	6.8%	8.3%	6.9%	8.9%
	4693	100.0%	100.0%	100.0%	100.0%

Educational Attainment (25 years of age and older)	Block Group 1		Block Group 2		Block Group 3	
	#	%	#	%	#	%
Less than 9th grade	167	8.5%	34	6.9%	76	8.1%
9th to 12th grade, no diploma	314	16.0%	48	9.8%	156	16.7%
High School graduate	572	29.1%	99	20.2%	316	33.8%
Some college, no degree	468	23.8%	160	32.7%	209	22.3%
Associate degree	72	3.7%	12	2.4%	28	3.0%
Bachelor's Degree	235	12.0%	73	14.9%	74	7.9%
Graduate degree or higher	137	7.0%	64	13.1%	77	8.2%
	1965	100.0%	490	100.0%	936	100.0%

Table 6: Educational Attainment – 2000
Source: U.S. Census Bureau

Income by Household 2000	Block Group 1		Block Group 2		Block Group 3	
	#	%	#	%	#	%
Less than \$10,000	126	10.7%	29	10.7%	32	6.3%
\$10,000 to \$14,999	116	9.9%	28	10.4%	44	8.7%
\$15,000 to \$24,999	218	18.5%	27	10.0%	109	21.6%
\$25,000 to \$34,999	122	10.4%	35	13.0%	55	10.9%
\$35,000 to \$49,999	212	18.0%	56	20.7%	108	21.4%
\$50,000 to \$74,999	245	20.8%	51	18.9%	63	12.5%
\$75,000 to \$99,999	81	6.9%	13	4.8%	52	10.3%
\$100,000 to \$149,999	48	4.1%	15	5.6%	15	3.0%
\$150,000 to \$199,999	8	0.7%	0	0.0%	12	2.4%
\$200,000 or more	0	0.0%	16	5.9%	15	3.0%
With public assistance income	na		na		na	
With retirement income	na		na		na	
Median household income (dollars)	\$35,417		\$41,875		\$36,302	

Income by Household 2000	Census Tract 114.01		Baldwin County	Alabama	United States
	#	%	%	%	%
Less than \$10,000	270	10.1%	8.8%	14.4%	9.5%
\$10,000 to \$14,999	227	8.5%	6.9%	8.1%	6.3%
\$15,000 to \$24,999	433	16.2%	13.2%	14.8%	12.8%
\$25,000 to \$34,999	318	11.9%	13.7%	13.6%	12.8%
\$35,000 to \$49,999	596	22.3%	18.7%	16.5%	16.5%
\$50,000 to \$74,999	479	17.9%	19.7%	17.2%	19.5%
\$75,000 to \$99,999	196	7.3%	9.4%	7.7%	10.2%
\$100,000 to \$149,999	96	3.6%	5.8%	4.9%	7.7%
\$150,000 to \$199,999	20	0.7%	1.9%	1.3%	2.2%
\$200,000 or more	43	1.6%	1.9%	1.4%	2.4%
With public assistance income	21	0.8%	1.4%	2.2%	3.4%
With retirement income	555	20.7%	22.3%	17.9%	16.7%
Median household income (dollars)	\$37,087		\$40,250	\$34,135	\$41,994

Table 7: Income by Household – 1999
Source: U.S. Census Bureau

B.4 INCOME

The purpose of analyzing income demographics for different geographic areas is to better understand the existing socioeconomic conditions. The examined income categories are Household Income and Poverty. Income demographics are provided by the 2000 U.S. Census, which utilizes data from 1999.

Household Income

Household income is defined by the total amount of annual income generated by all household members. Typically there is either one or two members generating income per household. Table 7 shows the number and percent of households by income category for Baldwin County, Alabama, the United States, Census Tract 114.01 and Block Groups 1, 2 and 3. In 1999, the greatest percentage of households in Census Tract 114.01 and Block Groups 2 and 3 earned between \$35,000 and \$49,999 annually. In Block Group 1, Baldwin County, Alabama and the United States, the largest percentage of households earned between \$50,000 and \$74,999 annually. The median income in all geographies is lower than the median income in the United States (\$41,994). Block Group 2 has the second highest median income at \$41,875, followed by Baldwin County at \$40,250. There are also a large percentage of households on retirement income in Census Tract 114.01 and Baldwin County.

Poverty

The U.S. Census Bureau annually determines the number of U.S. residents living in poverty by calculating what a family or individual's income must be in order to afford basic and essential items such as shelter, clothing and food. In 2008, an individual would be considered living in poverty if he/she earned less than \$10,400 (\$8,240 in 1999). In 2008, a family of four would require \$21,200 (\$16,700 in 1999) to remain above the poverty level.

In 1999, 13% of individuals and 10% of families within Census Tract 114.01 were living in poverty. These percentages are lower than the percentage of Alabama residents living in poverty but higher than the percentage of Baldwin County and United States residents living in poverty. In 1999, 20% of families without husbands living in Census Tract 114.01 were living in poverty. This percentage is lower than that of all other geographic areas.

Poverty	Tract 114.01	Baldwin County	Alabama	United States
(25 years and over)	%	%	%	%
Families	10.3%	7.6%	12.5%	9.2%
<i>children under 5 years</i>	8.2%	14.4%	21.9%	17.0%
Families-No Husband	20.2%	25.0%	35.6%	26.5%
<i>children under 5 years</i>	21.6%	43.3%	56.6%	46.4%
Individuals	13.1%	10.1%	16.1%	12.4%
<i>18 years and over</i>	11.6%	9.1%	14.3%	10.9%
<i>65 years and over</i>	9.6%	8.9%	15.5%	9.9%

**information for Block Groups in the 2000 Census is not available*

Table 8: Poverty - 1999

Source: U.S. Census Bureau

Housing	Block Group 1		Block Group 2		Block Group 3	
	#	%	#	%	#	%
Total Households	2,954	100%	724	100%	1,399	100%
<i>Family Households</i>	2,514	85.1%	672	92.8%	1,201	85.8%
<i>Nonfamily Households</i>	440	14.9%	52	7.2%	198	14.2%
<i>Average Household Size</i>	2.63	--	2.25	--	2.68	--
Total Housing Units	1,264	--	384	--	620	--
<i>Occupied</i>	1,123	88.8%	322	83.9%	522	84.2%
<i>Vacant</i>	141	11.2%	62	16.1%	98	18.8%

Housing	Tract 114.01		Baldwin County	Alabama	United States
	#	%	%	%	%
Total Households	6,911	100%	140,415	4,447,100	281,421,906
<i>Family Households</i>	6,025	87.2%	87.5%	86.4%	85.0%
<i>Nonfamily Households</i>	886	12.8%	12.5%	13.6%	15.0%
<i>Average Household Size</i>	2.58	--	2.5	2.49	2.59
Total Housing Units	3,191	--	74,285	1,963,711	115,904,641
<i>Occupied</i>	2,675	83.8%	74.5%	88.5%	91.0%
<i>Vacant</i>	516	16.2%	25.5%	11.5%	9.0%

Table 9: Housing – 2000
Source: U.S. Census Bureau

B.5 HOUSING

Households

A household is a social unit living together and occupying one housing unit. In 2000, 5,077 households were located in Block Groups 1, 2 and 3; of which the majority of households were occupied by families. When compared to other geographic areas, the Magnolia Springs area has slightly more households occupied by families. The average household size in the Magnolia Springs area ranges from 2.25 persons per household to 2.68 persons per household. This range is similar to that of the other geographic areas.

Housing Units

According to the 2000 U.S. Census, Baldwin County had 74,285 housing units. Of those housing units, only 2,268 units were located in Block Groups 1, 2 and 3. Roughly 83.9% to 88.8% of those units were occupied. This is approximately ten percent, higher than Baldwin County's occupancy rate but is lower than the United States occupancy rate.

B.6 INDUSTRY

The recent growth in south Baldwin County has been driven by increased popularity in the tourism and recreation areas of Gulf Shores and Orange Beach. Many people in the area have moved to Baldwin County to either work in the service and tourism industry or have bought second homes for vacationing. As of 2006, there were 4,816 established businesses in Baldwin County. The most prominent industries are:

- Construction,
- Retail Trade,
- Professional, Scientific and Technical Services,
- Accommodation and Food Services,
- Health Care and Social Assistance, and
- Real Estate, Rental and Leasing.

Magnolia Springs has 24 established businesses, six of which are in the construction industry. If the growth of south Baldwin County is expected to spread to Magnolia Springs, Magnolia Springs may witness more businesses and a wider variety of businesses within or near their city limits.

Due to this increased growth in south Baldwin County, many homes have been built to house employees in these industries. A quick review of subdivisions (proposed / approved) in a five mile radius surrounding Magnolia Springs indicates 5,528 housing units. Each of these housing units plays a role in affecting Magnolia Springs. The effects can include: increased traffic on city, county and state roadways; increased sewer, water and electric infrastructure; and an increased attendance of public schools. Densities in these developments range from 0.05 to 11.74 units per acre.

County Business Patterns: Baldwin	Number of Establishments
Forestry, Fishing, Hunting & Agriculture Support	16
Mining	10
Utilities	11
Construction	733
Manufacturing	151
Wholesale Trade	190
Retail Trade	983
Transportation & Warehousing	124
Information	63
Finance & Insurance	262
Real Estate, Rental & Leasing	313
Professional, Scientific & Technical Services	417
Management of Companies & Enterprises	10
Administration, Support, Waste Management & Remediation Services	230
Educational Services	29
Health Care & Social Assistance	376
Arts, Entertainment & Recreation	64
Accommodation & Food Services	389
Other Services (Except Public Administration)	434
Unclassified Establishments	11
Total Number of Establishments	4,816

Table 10: Industries of Baldwin County - 2006
Source: NAICS

Zip Code Business Patterns: 36555	Number of Establishments
Forestry, Fishing, Hunting & Agriculture	1
Construction	8
Retail Trade	3
Transportation & Warehousing	1
Finance & Insurance	1
Real Estate, Rental & Leasing	3
Professional, Scientific & Technical Services	1
Administration, Support, Waste Management & Remediation Services	1
Health Care & Social Assistance	2
Other Services (Except Public Administration)	3
Total Number of Establishments	24

Table 11: Industries of Magnolia Springs – 2006
Source: NAICS

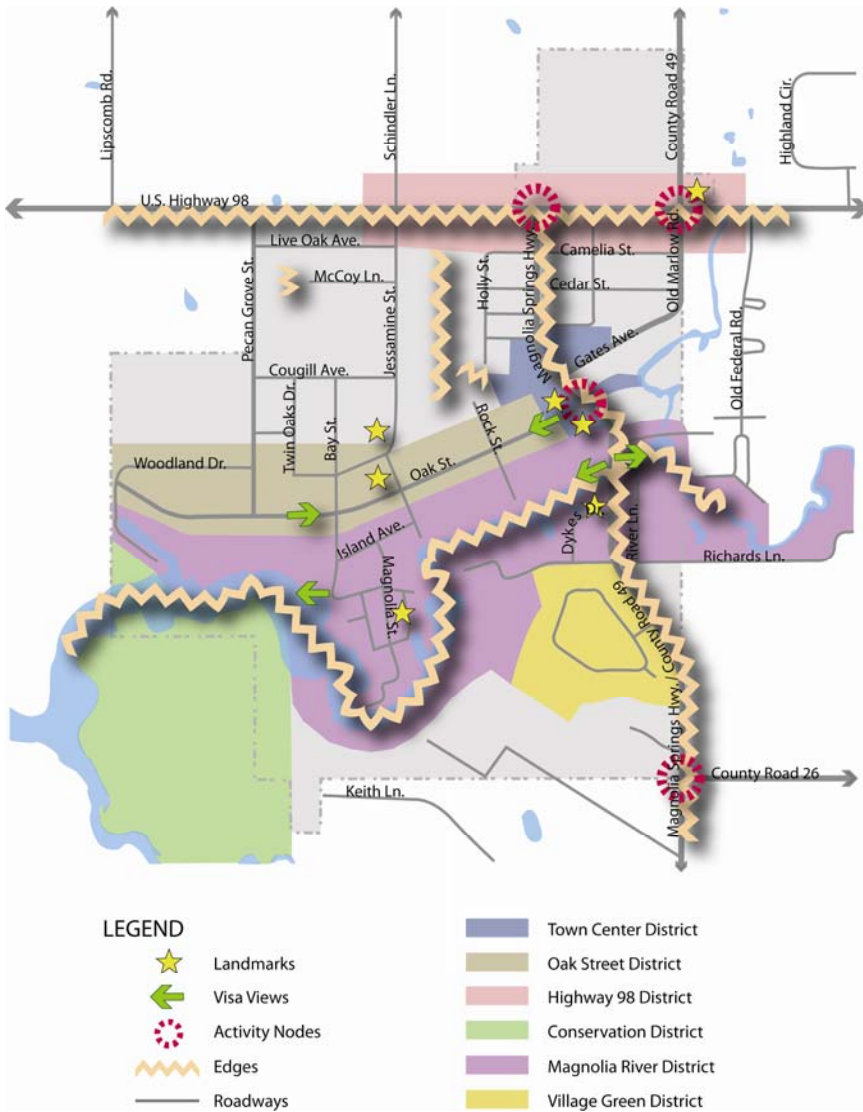


Figure 6: Visual Analysis
Source: Gould Evans

B.7 LAND USE

The purpose of the land use section is to better understand existing physical conditions through the analysis of data collected including: Visual Analysis, Land Use, Zoning, and Parks and Recreation.

Visual Analysis

The south Baldwin County area began and grew around its waterways. Magnolia Springs became significant because the Magnolia River allowed boats to reach the farther removed inland areas. These boats transported passengers and goods to many Towns throughout southern Baldwin County and beyond. The oldest parts of Magnolia Springs are the properties and land adjacent to the Magnolia River where many homes and industries were once built. Today there are many magnificent homes along the Magnolia River. Therefore, the Magnolia River district is one of the larger districts in Magnolia Springs.

A district is a sub-area of a community that has an inherent uniqueness or quality. Districts may be perceived as unique areas of architecture, environmental or contextual qualities, or a concentration of uses. Other districts in Magnolia Springs include:

- Village Green: A relatively new subdivision that seems geographically disconnected from the Town.
- Conservation: A large tract of land adjacent to the Magnolia River that has yet to be developed and is currently maintained as wetland by the property owner.
- Oak Street: Area with many magnificent homes that are located along a street lined with live oak trees.
- Highway 98: Area where new commercial development has begun that is not necessarily in character with “historical” Magnolia Springs.
- Town Center: Area with a concentration of public gathering space, the fire department, two churches, Town hall, the Community Association Building, Moore’s Store and Jesse’s Restaurant.

An edge is a perceived boundary within a community. Edges can be objects such as walls, buildings, railroad lines or topographic changes. They may hinder movement through the community or provide separation between areas of uses. Due to the many edges throughout the Town such as wetlands, the river and forested areas, the roadway pattern in Magnolia Springs remains largely disconnected. Major roadways within Magnolia Springs, including Magnolia Springs Highway and U.S. Highway 98 also act as edges within the town.

Throughout the Town there are several activity nodes. An activity node is a major destination, activity point or location. They may be located at the intersections of pathways, or may be the location of community events or gatherings. The four activity nodes include Highway 98 / Old Marlow Road, Highway 98 / Magnolia Springs Highway, Magnolia Springs Highway / Oak Street and Magnolia Springs Highway / County Road 26.

A landmark is a highly identifiable feature within a community and many times is used for wayfinding and reassurance of location within the community or a specific area of the community. Located throughout the Town are many landmarks including United Bank, the Community Association Building, Moore's Store, Saint Paul's Episcopal Chapel, the Brunnell House, the Governor's Club, and Magnolia Springs Bed and Breakfast.

Also indicated in the Visual Analysis are vista views located on Oak Street and along the Magnolia River. A vista view is a term used to indicate the entire area an individual can see from a given point. Vista views can be of close or far off areas.

Figure 6 illustrates a basic visual overview framework for Magnolia Springs. The Visual Analysis study included on-site visits to the Town and identification of districts, landmarks, views, activity nodes, edges and roadways.

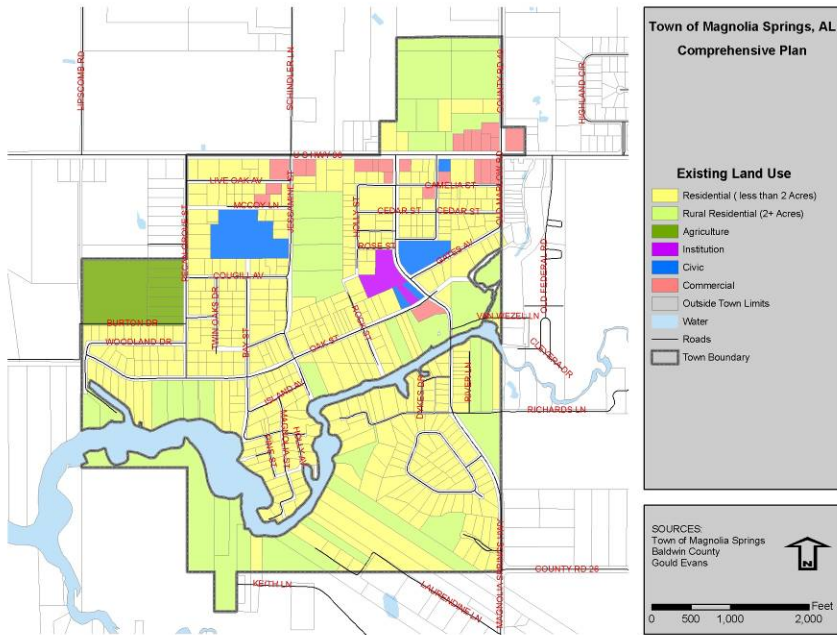


Figure 7: Existing Land Use
Source: Gould Evans, Baldwin County, Magnolia Springs

Existing Land Use	Acres	%
Residential (less than 2 acres)	293.9	51%
Rural Residential (2+ acres)	153.8	27%
Agriculture	25.2	4%
Institution	5.1	1%
Civic	17.9	3%
Commercial	17.5	3%
Right-Of-Ways	63.4	11%
Town Limits	576.8	100%

Table 12: Existing Land Use
Source: Gould Evans, Baldwin County, Magnolia Springs

Land Use

The existing land uses of Magnolia Springs are primarily composed of Residential (293.3 acres, 51%) and Rural Residential uses (153.8 acres, 27%). Residential properties include parcels smaller than 2 acres in size. Rural Residential properties include parcels that are 2 acres or larger. Some properties are composed of multiple parcels and may therefore be classified as Residential although they are truly Rural Residential.

There are approximately 17.9 acres (3%) of Civic uses in Magnolia Springs. The largest civic property is currently being used for a television tower, located in the area of Jessamine Street, McCoy Lane, Pecan Grove Street and Cougill Avenue. Other civic properties include the post office, Magnolia Springs School property / fire station, Community Association Building and a property located west of the Saint Paul's Episcopal Chapel on Oak Street which is used for stormwater management.

Institutional uses occupy 5.1 acres (1%) in Magnolia Springs. Institutional properties include the Saint Paul's Episcopal Chapel and Magnolia Springs Wesleyan Church.

Commercial uses occupy 17.5 acres (3%) and are primarily located at intersections along Highway 98. Commercial uses along Highway 98 are typically considered to be out of character for the south Baldwin County / Magnolia Springs area. A smaller commercial area is located south of Oak Street on Magnolia Springs Highway. This commercial area is the location of the Moore's Store and Jesse's Restaurant.

There is currently one Agriculture property within the Town limits (25.2 acres, 4%). This property is located west of Pecan Grove Street and north of Burton Drive. Bank financing signs are present on the property, which indicate the land is available for development.

Road rights-of-way occupy 63.4 acres (11%) of the Town. Maintenance of these Right-Of-Ways is an important issue that the Town must address when determining its future vision, as well as revenue and budget.

Zoning

Magnolia Springs is a relatively new town; therefore the existing zoning categories and patterns are largely reflective of decisions made by Baldwin County prior to incorporation. The Town of Magnolia Springs will continue to explore ways to improve and evolve their zoning categories and patterns.

The majority of Magnolia Springs is zoned in four Single Family residential districts: R1A, R1B, R2A and R2B. All Single Family districts allow the same maximum height and front, rear and side yard setbacks. Districts R1A and R1B allow a maximum density of one dwelling unit per acre. District R1A allows a minimum lot area of 40,000 square feet per dwelling unit, whereas district R2A allows 30,000 square feet per dwelling unit. Districts R2A and R2B allow two dwelling units per acre. District R2A allows a minimum lot area of 20,000 square feet per dwelling unit, whereas district R2B allows only 15,000 square feet per dwelling unit. All Single Family zoning districts have varying minimum lot widths at the building and street line.

The Town's zoning regulations also indicate a Single Family Estate (ER) district; however, this district is not indicated on the Town's zoning map. This zoning category allows for a minimum of 40 feet for front and rear yard setbacks and 15 feet for side yard setbacks. The ER category also allows a maximum density of one dwelling unit per two acres and a minimum lot area of 80,000 square feet.

The Rural Agriculture (RA) district is primarily found on the north, west and southwest edges of Town. The old Magnolia Springs School property, located at Magnolia Springs Highway and Gates Avenue, is also zoned for Rural Agriculture. The RA category is for large, open, unsubdivided land used for agricultural, forest or other rural purposes, or vacant land. This category requires a minimum front and rear yard setback of 40 feet and a side yard setback of 15 feet. Residential uses are permitted at one dwelling unit per three acres or smaller, and the minimum lot area is three acres. The RA category allows subdivision of land smaller than three acres if all property owners are legally related family members.

The Professional Business (B1) district is primarily located north of Oak Street and west of Magnolia Springs Highway. One parcel located east of Old Marlow Road along Highway 98 is also zoned B1. This category allows a concentration of business opportunities that are compatible with and near residential areas. This zoning category requires a front yard setback of 30 feet, a rear yard setback of 25 feet and a side yard setback of 15 feet. The minimum lot area is 20,000 square feet and the maximum

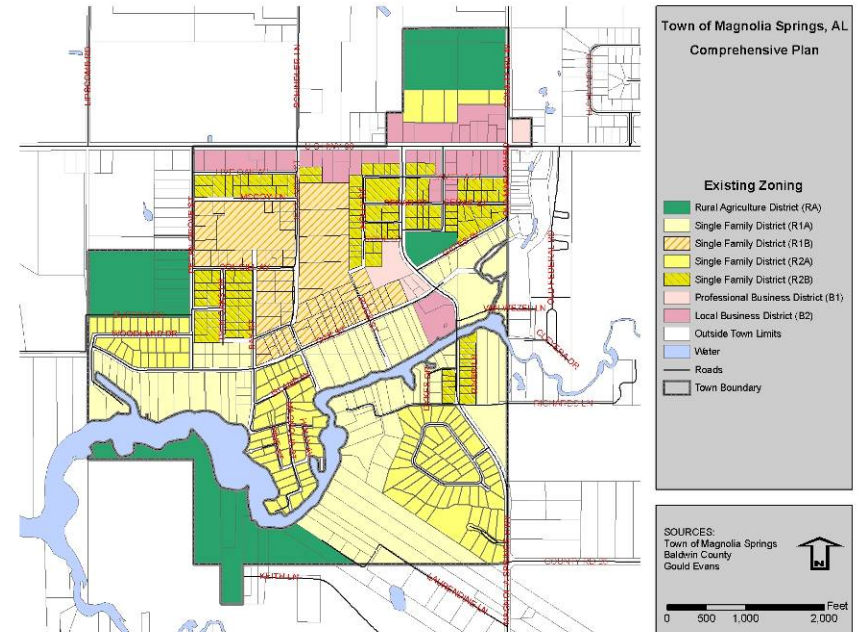


Figure 8: Existing Zoning
Source: Gould Evans, Baldwin County, Magnolia Springs

individual building size is 8,000 square feet. The maximum impervious surface allowed is 60% of the lot size.

The Local Business District (B2) is primarily located along Highway 98 and on parcels adjacent to Highway 98 on Old Marlow Road and Magnolia Avenue. The B2 district is also located west of Magnolia Springs Highway between Oak Street and the Magnolia River. The Local Business zoning category was created to provide limited commercial convenience facilities and serve nearby residential neighborhoods. Commercial properties in these categories can be up to 2 ½ stories tall. This zoning category has identical requirements as the B1 district related to minimum setbacks, minimum lot area, maximum individual building size and maximum impervious surface ratio.

There are eight zoning categories in the Town's regulations; however, there are only seven identified on the Town's zoning map. The zoning districts and categories seem to correspond in all areas of the Town except along Highway 98. Many parcels along Highway 98 are zoned for commercial use although much of the land is still residential uses. There are also a few non-conforming uses throughout the Town, including a few parcels zoned residential that are used by a construction company. Within the zoning regulations the B2 category is defined as "Local Business District" but it is described as a "Neighborhood Business District".

Figure 8 illustrates the current zoning pattern in Magnolia Springs. Table 13 gives an overview of the current zoning regulations.

Parks and Recreation

Within the Town boundaries there are currently no parks or recreation spaces for use. A passive park and trail area, locally referred to as "The Springs", is currently closed due to reconstruction conducted by the County and volunteers from Magnolia Springs. The Springs is located east of the intersection of Oak Street and Magnolia Springs Highway. The Town has an 18 year lease on a large property located northeast of the Gates Avenue and Magnolia Springs Highway intersection (known as the Magnolia Springs School property.) This large piece of land sits adjacent to Town Hall, the Fire Station and multiple churches. This open space is often used during 4th of July festivities and other community events. The ideal use for such a property would be a park / community gathering space. Figure 9 illustrates all existing public and semi-public facilities and open spaces.

Zone	Intention	Maximum Height	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yards	Maximum Density	Minimum Lot Area	Maximum Impervious Surface Ratio	Minimum Lot Width at Building Line	Minimum Lot Width at Street Line	Lot Size Modifications	Density Modifications	Maximum Individual Building Size Allowed	Distance Between Structures
RA Rural Agricultural	for large, open unsubdivided land used for agricultural, forest or other rural purposes or vacant land.	35 feet or 2 1/2 stories	40 feet	40 feet	15 feet	1 D.U./3 acres	3 acres	<i>not listed</i>	210 feet	210 feet	min. lot size may be reduced to 40,000 sq. ft. where property divided among family members.	max. density may be increased to 1 DU/acre when divided among legally related family members.	<i>not listed</i>	<i>n/a</i>
ER Single Family Estate	for very low density residential of single family homes on estate size lots.	35 feet or 2 1/2 stories	40 feet	40 feet	15 feet	1 D.U./2 acres	80,000 sq. feet	<i>not listed</i>	165 feet	165 feet	min. lot size may be reduced to 40,000 sq. ft. where property divided among family members.	max. density may be increased to 1 DU/acre when divided among legally related family members.	<i>not listed</i>	<i>n/a</i>
R1A Single Family	to provide the opportunity for the choice of low density single family homes on large lots.	35 feet or 2 1/2 stories	30 feet	30 feet	10 feet	1 D.U./1 acre	40,000 sq. feet per dwelling unit	<i>not listed</i>	120 feet	60 feet	<i>none listed</i>	<i>none listed</i>	<i>not listed</i>	<i>n/a</i>
R1B Single Family	to provide the opportunity for the choice of low density single family homes on large lots.	35 feet or 2 1/2 stories	30 feet	30 feet	10 feet	1 D.U./1 acre	30,000 sq. feet per dwelling unit	<i>not listed</i>	100 feet	50 feet	<i>none listed</i>	<i>none listed</i>	<i>not listed</i>	<i>n/a</i>
R2A Single Family	to provide the opportunity for the choice of moderate density single family homes.	35 feet or 2 1/2 stories	30 feet	30 feet	10 feet	2 D.U./1 acre	20,000 sq. feet per dwelling unit	<i>not listed</i>	80 feet	40 feet	<i>none listed</i>	<i>none listed</i>	<i>not listed</i>	<i>n/a</i>
R2B Single Family	to provide the opportunity for the choice of moderate density single family homes.	35 feet or 2 1/2 stories	30 feet	30 feet	10 feet	2 D.U./1 acre	15,000 sq. feet per dwelling unit	<i>not listed</i>	80 feet	40 feet	<i>none listed</i>	<i>none listed</i>	<i>not listed</i>	<i>n/a</i>
B1 Professional Business	to allow a concentration of business opportunities that are compatible with and near residential areas. (ie, mixed-use, hours extending into evening, no high traffic volume, etc.)	35 feet or 2 1/2 stories	30 feet	25 feet	15 feet	<i>not listed</i>	20,000 square feet	0.60	80 feet	60 feet	<i>none listed</i>	<i>none listed</i>	8,000 sq. feet	if there is separation between any two principal structures on one parcel, separation shall be a minimum 15 feet or distance equal to 1/2 sum of their heights, whichever is greater
B2 Local Business	to provide limited commercial convenience facility and serve nearby residential neighborhoods, planned and developed as an integral unit.	2 1/2 stories	30 feet	25 feet	15 feet	<i>not listed</i>	20,000 square feet	0.60	80 feet	60 feet	<i>none listed</i>	<i>none listed</i>	8,000 sq. feet	if there is separation between any two principal structures on one parcel, separation shall be a minimum 15 feet or distance equal to 1/2 sum of their heights, whichever is greater

Table 13: Zoning Regulations Overview
Source: Gould Evans, Magnolia Springs

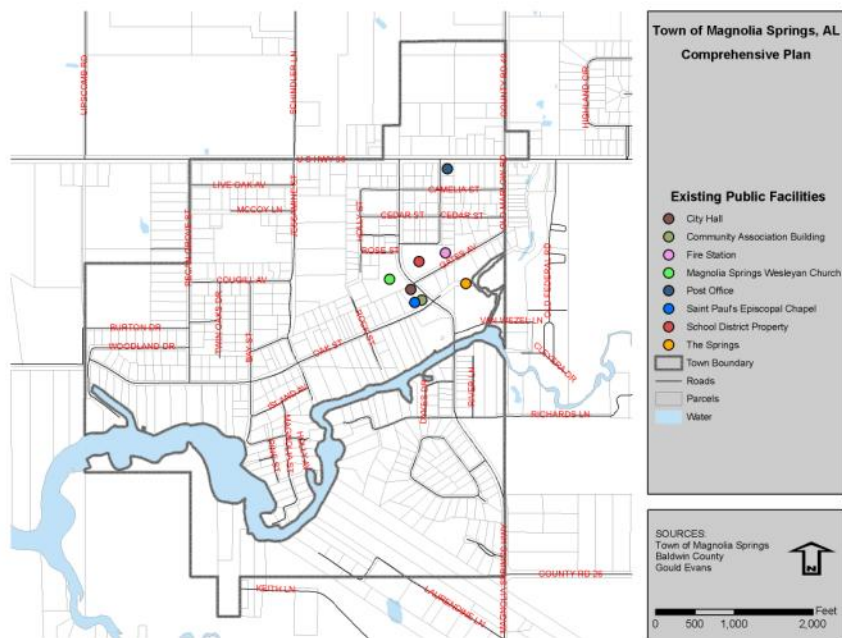


Figure 9: Public/Semi-Public Facilities & Open Space
 Source: Gould Evans, Baldwin County, Magnolia Springs

B.8 UTILITIES / SERVICES

Utility and service locations and their availability influence where future development can or should take place and the type of development and density that is allowed. The Town of Magnolia Springs currently does not offer any utilities (water, sewer, gas or electric), but does provide services such as public facilities and public safety.

Public / Semi-Public Facilities

Figure 5 illustrates all public and semi-public facilities within Town boundaries. Public facilities include City Hall, the Community Association Building, the Post Office, the Springs, the Fire Department and the Baldwin County School property (which is currently vacant). Semi-Public facilities include Magnolia Springs Wesleyan Church and Saint Paul's Episcopal Church.

Public Safety

Public Safety includes both fire and police protection. Currently, Magnolia Springs does not have a police department; however, the Town has a dedicated deputy from Baldwin County. The deputy's primary role is to enforce the law and to affect public and social order. Such tasks would include protecting the welfare of residents and visitors to the Town as well as patrolling streets and enforcing traffic laws.

The Magnolia Springs Volunteer Fire Department (MSVFD) has been in place since 1962. The fire department's jurisdiction runs east to Foley, west to Week's Bay, north to County Road 24 and south to County Road 12 (east of CR-49) and Week's Bay (west of CR-49). All emergency / 911 calls from the Magnolia Springs service area go through a central dispatch station. There are 20 firefighters in Magnolia Springs Volunteer Fire Department.

Ambulance service is provided by a private entity. The closest private ambulance service to Magnolia Springs is MedStar. MedStar has two stations that cover the Magnolia Springs area. The station located at the intersection of County Roads 9 and 32 is covers areas north of Highway 98. The station located near the intersection of County Road 12 and Highway 59 covers the areas south of Highway 98.

Future Considerations

Since the Town was recently incorporated, it must begin to provide maintenance and repair for the street network. At this point the Town does not have a public works department and will likely have to outsource any service / repairs to adjacent jurisdictions, the county or private entities.

Riviera Utilities is the most prominent supplier of natural gas, water, wastewater, electricity and tv cable services in Magnolia Springs. Electricity for the area is sometimes provided by Baldwin Electric Membership Cooperative, which is a member-owned cooperative supplying electric service to property owners throughout Baldwin County. Baldwin County Sewer Service is another sewer operator located throughout Baldwin County.

Although many sewer lines run nearby and within Magnolia Springs, many property owners have chosen to remain on septic systems rather than connecting to the sewer lines. The location and availability of sewer lines can lead to higher impact and larger scale uses such as higher density commercial and multi-family housing. As the Town continues to develop, it must make a decision to utilize these third party sewer service lines, to create its own sewer system or to remain on septic sewer systems (which often have environmental consequences).

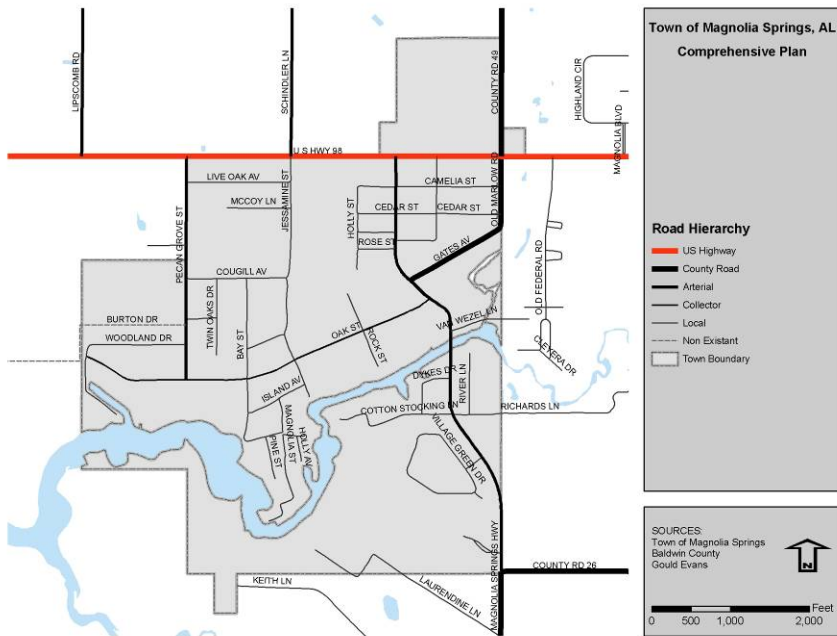


Figure 10: Existing Road Hierarchy
 Source: Gould Evans, Baldwin County, Magnolia Springs

B.9 TRANSPORTATION

Transportation relates to the movement of goods and people from one place to another. The Transportation section of this plan will cover topics related to the hierarchy of the road network in Magnolia Springs as well as pedestrian connectivity in the Town.

Road Hierarchy

Magnolia Springs is located in Baldwin County in southern Alabama between Mobile, Alabama and Pensacola, Florida. The center of Town is located south of Highway 98, along County Road 49 / Magnolia Springs Highway, which is approximately 24 miles south of Interstate 10. Other adjacent County Roads include County Road 55, County Road 26 and County Road 12. All of these roadways help to connect Magnolia Springs to surrounding parts of Baldwin County and to other metropolitan areas.

Throughout southern Baldwin County, roadways tend to be the most important way for residents and commuters to travel from place to place. Magnolia Springs' current road network has been categorized into a five type hierarchy which includes U.S. Highways, County Roads, Arterials, Collectors and Local streets.

The Town's only U.S. Highway is Highway 98, which also acts as the primary commercial corridor in Town. There are two County Roads that run within or adjacent to Town: County Road 49 and County Road 26. Arterial streets include Pecan Grove Street, Magnolia Springs Highway, Lipscomb Road and Schindler Lane. The one collector street in Town is Oak Street. Local streets include all remaining streets such as Jessamine Street, Laurendine Lane and Bay Street, among others.

The Town is largely made up of local streets, many of which are disconnected or cut off from other roads in the network. This hindrance combined with the lack of alternative routes may make it difficult for visitors to navigate through the Town. Figure 10 illustrates the existing road network for the Town of Magnolia Springs and the surrounding area.

Pedestrian Usability

Connections within a community can be further strengthened by developing a comprehensive network made up of sidewalks, trails and on-street routes. The availability and safety of such routes can help to ensure a healthy lifestyle for residents and offer an alternative means of mobility in the community.

Presently in Magnolia Springs there are no dedicated pedestrian routes; however, many pedestrians are often found walking on shoulders of local and collector streets. The lower speeds and volume of traffic on these streets help to ensure a safe environment for pedestrians. Pedestrians are less likely to travel along Arterials, County Roads and U.S. Highways due to high speeds and volume of traffic. When pedestrians do travel along these roads, they are often found walking in the grass and farther away from the pavement. This may indicate that routes with heavy automobile traffic need dedicated pedestrian walkways such as trails or sidewalks.



The combination of high speed/volume of traffic, curving roads and adjacent public spaces make Magnolia Springs Highway a high priority issue for the Town.



Retaining town character was listed by the public as a high priority issue. The United Bank building is a good example of a new development fitting in with the character of the town.

APPENDIX C: ISSUES IDENTIFICATION PAPER

C.1 OVERVIEW

Issues for the Town of Magnolia Springs were identified through an existing conditions analysis conducted by the plan consultants as well as public input received during the Town Hall Meeting, Open House, Personal Interviews and the Comprehensive Plan Advisory Committee meetings. Utilizing the information gathered throughout this process, the plan consultants will draft a Comprehensive Plan that attempts to address the priority issues raised throughout this process. This draft plan will be reviewed and evaluated by the public and the Comprehensive Plan Advisory Committee. Additional information regarding the draft plan will be posted and available to access on the project website in the near future.

The Existing Conditions Report as well as other issue identification exercises can be found on the Comprehensive Plan website. (www.townofmagnoliasprings.org/comprehensive_plan).

The following pages attempt to summarize the issues identified during the initial phases of the Comprehensive Plan process.

C.2 PUBLIC INPUT ISSUES

Utilizing comments recorded during the Town Hall Meeting, Open House, Personal Interviews and the Comprehensive Plan Advisory Committee the following list summarizes issues raised by the public:

- Retaining town character
- Take care of / protect river
- Cut through traffic
- Traffic on CR-49
- Public water access (visual and physical)
- Balance between ambiance and revenue
- Applicability of form based zoning / smart growth
- Lack of parks and recreation
- Sewer regulations / non-regulations
- Aesthetics of commercial property
- Switching land use from residential to commercial
- Protect the Trees / Canopy / Urban Forest
- Control River Activity
- Retain Town Center Area character
- Preserving organizations (i.e. Community Association)
- Retain the Diversity, Reputation and History
- Support Fire Department, Bed and Breakfast, Churches
- Retain a steady/stable increase in property values
- Retain architectural character
- Highway 98
- Outside growth
- Above ground utilities
- Stormwater

Top Issues – Public Input

- **Retain town character**
- **Protect the River**
- **Traffic**
- **Public River access**
- **Town Revenue/Costs**
- **Outside Growth**

Top Issues – Existing Conditions

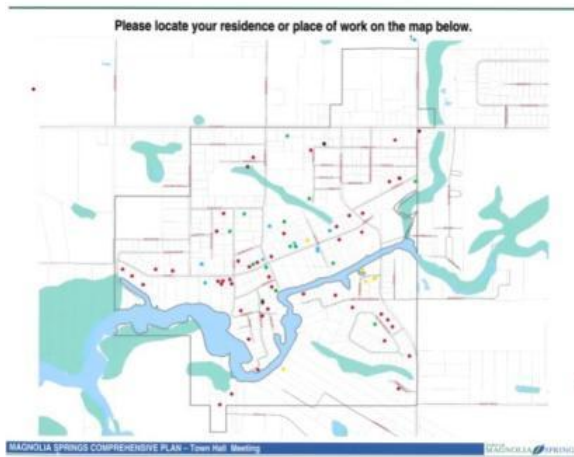
- **Adjacent development patterns**
- **Limited river access**
- **Lack of parks, recreation and pedestrian facilities**
- **Town Revenue/Costs of Maintenance**
- **Vacated Rights-of-way**
- **Sewer and Stormwater**
- **Safety/Traffic issues**

C.3 EXISTING CONDITIONS ISSUES

In addition to the issues voiced by the public, the plan consultants conducted an existing conditions analysis that noted other issues Magnolia Springs may need to address. The following list summarizes those issues identified during the existing conditions analysis but does not take into consideration the values and vision of the community.

- Increase in population and development in surrounding areas
- Housing vacancies/Homes for sale
- Lack of diverse commerce
- Limited river access
- River as edge separating north and south
- Quality of development along Highway 98
- Traffic along CR-49, Pecan Grove Street and Oak Street
- Disconnected street network
- Vacated Rights-of-way
- Lack of pedestrian facilities
- Safety issues on CR-49
- Lack of housing types (i.e. one apartment in town)
- Demographic and social dividing line between north Magnolia Springs and South Magnolia Springs (including properties along Oak Street and extending south)
- TV transmitting tower at Jessamine and McCoy Lane
- Non-conforming land uses and zoning pattern along Highway 98 and within some neighborhoods
- Post Office disconnected from Town Center area
- Single Family Estate (ER) zoning district identified in regulations but not identified on zoning map
- Environmental consequences of sewer vs. septic use
- Stormwater runoff
- River sedimentation
- Cost of road maintenance, bridge improvements compared to Town revenue

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Charrette Week Attendees Map



Plan consultant addresses the public at the Town Hall Meeting

APPENDIX D: CHARRETTE REPORT

D.1 OVERVIEW

The following Charrette Memo details items presented by the plan consultants during the Magnolia Springs Comprehensive Plan Charrette Week, July 28-August 1, 2008.

During the week of July 28, 2008, several public meetings and workshops were held in the Town of Magnolia Springs as part of a week-long design charrette. The purpose of the charrette was to engage the public in the comprehensive plan process.

Prior to the charrette week, the plan consultants conducted existing conditions research to identify what they viewed to be issues and strengths of the community. **The Existing Conditions Report as well as the Town Hall Presentation and other materials produced during the Charrette Week can be viewed on the Comprehensive Plan website** (www.townofmagnoliasprings.org/comprehensive_plan).

During the Charrette week over 150 people attended the Town Hall Meeting, Public Drop-In Hours or Open House. The map to the right geographically displays approximate locations of where the attendees resided or worked.

The following pages attempt to summarize the items covered during the Charrette Week, as well as how the public responded. This Charrette Memo is a three part piece covering the Town Hall Meeting, Charrette / Public Drop-In Hours and Open House.

D.2 TOWN HALL MEETING

The first public meeting of the charrette week was a public Town Hall meeting held Monday, July 28, 2008 from 7:00 to 8:30 pm. This meeting was a facilitated discussion organized by the plan consultants. The meeting began with an overview of the Town's existing conditions. To review this presentation, please reference "Town Hall Presentation" on the Comprehensive Plan website. At this meeting many boards were on display and residents were asked to respond to several different exercises including Photo Exercise A, Photo Exercise B and an Issue, Strength and Vision identification exercise. To view the boards displayed at the Town Hall meeting, please reference the file titled "Welcome" on the Comprehensive Plan website.

Photo Exercise A

While on previous visits to Magnolia Springs, the plan consultants took nearly 300 photographs of the Town. This exercise incorporated a variety of photographs taken during these visits. Photographs were taken primarily from within Town boundaries and some were from areas adjacent to the town. Residents were asked to use these images of Magnolia Springs to identify what they consider to be the Town's best assets, what they would like to experience in the town, and what issues need to be addressed in order to create/maintain these experiences. Below is a summarized version of the responses from Photo Exercise A. For a complete list of the responses please reference "Photo Exercise" on the Comprehensive Plan website.

Please list what you believe are three of Magnolia Springs' best assets.

- The character of the town – town beauty
- Magnolia River
- Oak Street
- Trees, especially Oaks and Magnolias
- Town Center area
- Size – small enough to provide camaraderie – large enough to maintain some privacy
- The Springs and The Springs Park
- Village ambiance
- Sense of community
- Churches
- People
- Quiet and friendly community (sense of togetherness and support)

Photo Exercise A



MAGNOLIA SPRINGS COMPREHENSIVE PLAN – Town Hall Meeting



Boards displayed at the Town Hall Meeting



Town Hall Meeting Attendants reviewed and commented on Photo Exercises



Town Hall Meeting attendees browsing displays and conversing with one another

- Unique rural/small community
- Centrally located between Mobile and Pensacola
- Canopy of Oaks on Oak Street
- Environmentally attractive area
- Older Homes
- Fire Department
- Jesse's and Moore's Store
- Historic Preservation

What would you like to see or experience in Magnolia Springs in the future?

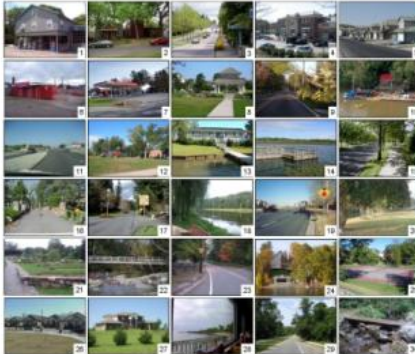
- Limited commercial growth
- No multi-family dwellings/ No high rises
- New home construction compatible with community character
- Traffic light at Oak Street and CR-49
- Preserve the existing character and spirit of the community
- More people contributing more time for their town
- School buses in morning and afternoon
- No empty houses
- Plenty of green space
- Adequate public access to the river
- Developments practice Best Management Practices (BMPs) and address stormwater issues as well as visual appeal
- Commercial activity on Highway 98
- Traffic and speed control
- Tree ordinance/ More trees lining our streets
- Clean the river and control sediment
- Restrict public access to river – no public boat ramps.
- Safe, well tended, historically and aesthetically appealing community with firm economic basis
- Sidewalks
- Oak tree canopy
- Community Association

- Similar to the bank building, “fit” into the character of homes in the community.
- Walking/running paths
- Playground
- Happy buzzing town with young and old participating in town activities
- To feel like you are in a rural area even though the surrounding cities are moving in on you

What three issues or topics do you believe the Town must address in order to achieve the type of future you want to experience?

- Preservation of the river and springs
- Controlled growth
- Development
- Traffic control
- Storm water/impervious surfaces/runoff
- Preserve architectural style of various neighborhoods
- Respect the virtue of the land
- Property values vs. property rights
- Recreation revenue sources
- River access and park entrance fees for non-residents
- Grant revenues
- Growth/annexation
- Highway 49
- Form based zoning (smart growth)
- River access to non-riverfront owners
- Support Community Association and membership
- Balanced growth to generate revenue to support town initiatives
- Maintain character of community
- Zoning issues/roadways
- Paving roads vs. not paving roads

Photo Exercise B



This board incorporates a variety of photographs related to various issues relevant to the Town's Comprehensive Plan. Please take a few moments to look over all of the photos. Then answer the following questions on the handout labeled "Photo Exercise B". The feedback from this exercise provides guidance related to understanding the preferences of the community.

- 1 Please list your favorite photographs on this board and indicate why they are your favorite.
- 2 Please list your LEAST favorite photographs on this board and indicate why they are your least favorite.
- 3 Please list any additional thoughts or comments you have or if there are certain development patterns you do not see that you think would work well in Magnolia Springs.

MAGNOLIA SPRINGS COMPREHENSIVE PLAN - Town Hall Meeting



Picture 30 was voted the favorite photograph on Photo Exercise B because it is peaceful, blends with the natural surroundings, prevents destruction and is not pretentious



Picture 5 was voted the LEAST favorite photograph on Photo Exercise B because it is uninteresting, high density, has no individualism, lacks trees and charm as well as a general distaste for tract homes and prominent garages



Plan consultant facilitates an open discussion where meeting attendees were asked to voice what they considered to be Issues, Strengths and a Vision for their community

Photo Exercise B

This exercise incorporated 30 photographs related to various issues relevant to the Town's Comprehensive Plan; however, the photos were not taken from Magnolia Springs. Residents were asked to list their favorite and least favorite photographs and describe why they liked or disliked them. Residents were also given the opportunity to list any additional thoughts or comments or preferred development patterns that were not displayed on the photo board. Below is a summarized version of the responses from Photo Exercise B. For a complete list of the responses please reference "Photo Exercise" on the Comprehensive Plan website.

Please list your MOST favorite photographs on this board and indicate why they are your favorite.

- Picture 30- Peaceful; blends with natural surroundings; prevents destruction; not pretentious
- Picture 22- Natural and aesthetically pleasing; ambiance; limited access; illustrates environmental asset and protects it
- Picture 18- Preservation; public access view of the river; bench is inviting; quiet/low level use
- Picture 15- Walkable area along street; tree lined/shaded street; visual appeal; pedestrian safety
- Picture 8- Beautiful; practical; town activities; gathering place; great for school property
- Picture 14- Simple; natural setting; water access; unspoiled; illustrates environmental asset while protecting it

Please list your LEAST favorite photographs on this board and indicate why they are your LEAST favorite.

- Picture 5- Tract homes; uninteresting; high density; garages; cookie cutter; no individualism; no trees; lacks charm
- Picture 6- No grass/landscaping; unattractive; unnatural; all impervious; attracts wrong people; run down
- Picture 7- No landscaping; no character; less service stations; too much asphalt; unattractive
- Picture 26- Suburban; tasteless; any city USA; tract housing; no greenery; too uniform

- Picture 11- Too busy/noisy; safety; ugly development; large amount of impervious surface

Issues, Strengths and Vision Identification

After providing an existing conditions presentation, the plan consultants asked the public to list what issues and strengths they have as a community and what vision they have for the future of their community. After compiling the list of issues, strengths and visions, the plan consultants asked residents to prioritize which ones are most important to them. Below is a summarized list (in order of preference) of Issues, Strengths and Visions residents identified. **For a complete list of the responses please reference "Issues, Strengths and Vision" on the Comprehensive Plan website.**

Issues:

- Retain town character
- Take care of / protect river
- Cut through traffic
- Traffic on CR-49
- Public water access (visual and physical)
- Balance between ambiance and revenue
- Do we need form based zoning / smart growth?
- Develop parks and recreation
- Sewer regulations / non-regulations
- Aesthetics of commercial property
- Switching land use from residential to commercial

Strengths:

- Ambiance / Character of Place
- Trees / Canopy / Urban Forest
- River Activity
- Cold Hole / Town Center Area
- Community Association and other organizations
- People helping people
- Location / Proximity
- Diversity, Reputation and History
- Fire Department, Bed and Breakfast, Churches



After identifying Issues, Strengths and Visions, meeting attendees were asked to prioritize what they considered to be most important

Top Priorities from Issues, Strengths and Vision Identification:

- Retain town character
- Protect the River
- Traffic
- Public River access
- Town Revenue/Costs

Magnolia Springs Charrette Week	Time	Monday 07.28.08	Tuesday 07.29.08	Wednesday 07.30.08	Thursday 07.31.08	Friday 08.01.08	
HOTEL: Magnolia Springs Bed & Breakfast	7:00 AM	Team Travels to Magnolia Springs. Eat lunch on the way.	Breakfast @ B&B 7:00 start				
	8:00 AM		Advisory Committee Meeting Town Hall Review	Breakfast @ B&B 8:00 start	Breakfast @ B&B 8:00 start	Breakfast @ B&B 8:00 start	
	9:00 AM			Re-Group / To Do List	Re-Group / To Do List		
	10:00 AM		Brainstorm	Public Drop-In Hours 10-12	Work	Public Drop-In Hours 10-12	Team Travels Home
	11:00 AM					Work	
12:00 PM	Lunch	Lunch	Lunch				
1:00 PM	B&B check in	Interviews	Interviews	Work			
2:00 PM	Interviews	Site Studies	Determine Work Schedule /	Work			
STUDIO: Community Association Building	3:00 PM		Work	Public Drop-In Hours 3 - 5pm	Public Drop-In Hours 3 - 5pm	Final Printing, etc	
	4:00 PM	Meeting Set Up					
	5:00 PM	Dinner	Dinner	Dinner	Set Up & Clean Up		
	6:00 PM				Open House 6-8 pm		
	7:00 PM	Town Hall Meeting 7-8:30 pm	Work	Work	Clean Up		
CHARRETTE TEAM: Dave Knopick Vanessa Spartan Jordan Below	8:00 PM	Meeting Clean Up					
	9:00 PM	End - 9:30	End - 9:30	End - 9:30	Dinner		
	10:00 PM						

Plan Consultants' Charrette Week Schedule

- Steady increase in property values / Stable property values
- Architectural character
- Highway 98 is a blank canvas for commercial use

Vision:

- Protect community from change
- How to handle outside growth
- Don't change Oak Street; Maintain street character
- Underground utilities
- Limit Traffic
- Library
- Preserve community character
- Walkable commercial district– protects character and creates revenue
- Preserve open fields; less subdivisions
- Safety

D.3 CHARRETTE / PUBLIC DROP-IN HOURS

Throughout the week of July 28, 2008 a charrette (or workshop) was held within the Community Association Building. During this time the plan consultants worked to develop alternative scenarios that addressed issues raised at the Monday night Town Hall meeting. These alternative scenarios were presented at Thursday's Open House meeting and were intended to embrace the assets of the community.

Also occurring during the time of the charrette, the plan consultants held public drop-in hours and conducted personal interviews.

Below is a diagram of the Charrette Schedule.

D.4 OPEN HOUSE

The public Open House was held Thursday, July 31, 2008 from 6:00 to 8:00 pm. During those hours residents were encouraged to visit displays at their own pace and browse through a variety of different ideas and alternatives. The goal for the meeting was to receive comments and feedback on the alternatives. Eight different stations were set up to display the work completed during the charrette week; these stations are listed below. To view alternatives presented at the Open House as well as comments received please reference the file titled "Open House Boards" and "Open House Feedback Responses" on the Comprehensive Plan website.

Welcome Table

At this station attendees were asked to sign in, locate their home or workplace on a map, get a brief overview of the Open House agenda and review the current status of the Comprehensive Plan project.

Magnolia Springs Parkway

At this station attendees were asked to review and comment on options presented to address issues along Magnolia Springs Parkway (CR-49) such as pedestrian access, traffic and speed control and safety improvements.

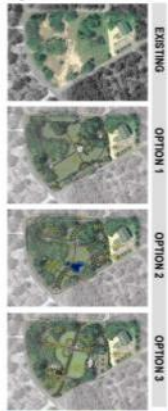
Of the three options presented for Magnolia Springs Parkway, the majority of meeting attendees preferred Option 3, which portrayed using brick pavers and other traffic calming devices to slow down traffic along Magnolia Springs Parkway.



Open House attendees were encouraged to move from station to station and comment on the alternatives displayed



Community Park



MAGNOLIA SPRINGS COMPREHENSIVE PLAN - Open House Board

Magnolia Springs Parkway Bridge



MAGNOLIA SPRINGS COMPREHENSIVE PLAN - Open House Board

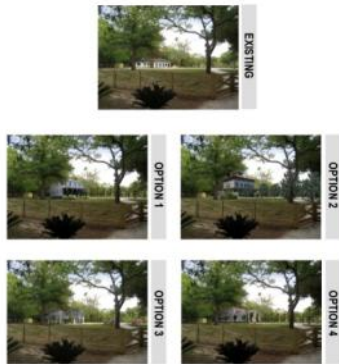
Community Park / Magnolia Springs Parkway Bridge

At this station attendees were asked to review and comment on potential uses for the vacant Baldwin County School Property located at Magnolia Springs Parkway and Gates Avenue. Attendees were also asked to review and comment on potential bridge enhancements for the Magnolia Springs Parkway bridge.

Of the three options presented for a Community Park, the majority of meeting attendees preferred Option 1, which portrayed a community gathering and event space including a pavilion and amphitheatre.

Of the two options presented for Magnolia Springs Parkway Bridge, the majority of meeting attendees preferred Option 2. Option 2 illustrated a designated pedestrian and bicycling area that separated vehicles from pedestrian traffic.

Residential Design



MAGNOLIA SPRINGS COMPREHENSIVE PLAN - Open House Board

Land Use Buffering



MAGNOLIA SPRINGS COMPREHENSIVE PLAN - Open House Board

Residential Design / Land Use Buffering

At this station attendees were asked to review and comment on potential residential designs and land use buffering.

Of the four options presented for Residential Design, the majority of meeting attendees preferred Option 1; however, many also liked Options 2 and 3. Option 1 illustrated a home with southern Alabama architectural vernacular, such as large windows and a large front porch.

Of the two options presented for Land Use Buffering, the majority of meeting attendees preferred Option 2, which portrayed a land use buffer created by a berm and landscaping.

Town Entries & Gateways

At this station attendees were asked to review and comment on options for town entry features.

Of the three options presented for Town Entries/Gateways, the majority of meeting attendees preferred Options 1 and 2, which illustrated more modest entry features.

Commercial Site Design

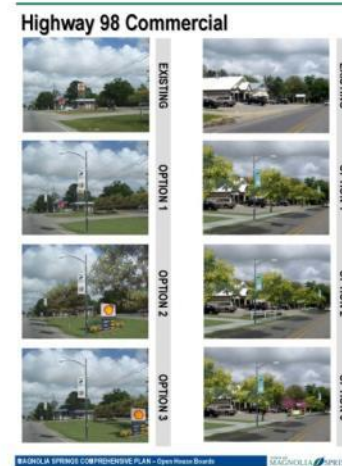
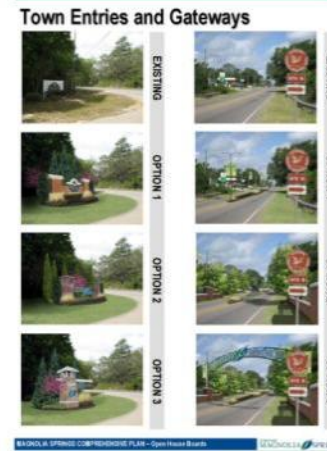
At this station attendees were asked to review and comment on the potential of having commercial site design standards.

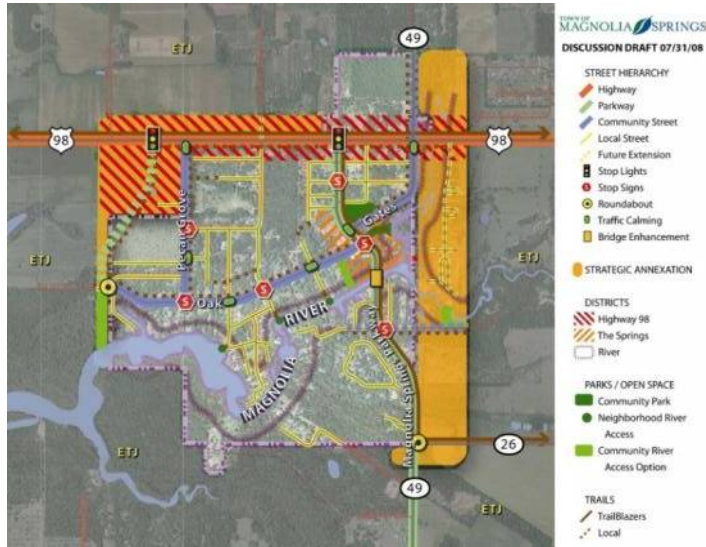
Of the two options presented for Commercial Site Design, the majority of meeting attendees preferred Option 2, which portrayed improved architectural and site design standards for retail stores.

Highway 98 Commercial

At this station attendees were asked to review and comment on two boards that addressed issues on Highway 98, such as commercial development, signage, and street and streetscape amenities.

Of the three options presented for Highway 98 Commercial, the majority of meeting attendees preferred Options 2 and 3. Options 2 and 3 both illustrated limited access points to the highway as well as improved signage. Option 2 portrayed landscaping directly on the highway right-of-way where as Option 3 portrayed landscaping maintained by the property owners.





Proposed Plan Framework displayed at the Open House

Plan Framework

At this station attendees were asked to review and comment on a potential plan framework including street types, annexation, districts, river access and parks and open spaces.

Of the comments received regarding the Plan Framework, most meeting attendees were comfortable with what was proposed but might suggest minor changes to the pattern, such as different annexation patterns, no additional river access and increasing river access. There were also general concerns about cost of projects compared to Town revenue and that any proposed changes retain existing town character.

D.5 NEXT STEPS

Utilizing the information gathered during the Charrette Week, the plan consultants will begin drafting the Comprehensive Plan. This draft plan will be reviewed and evaluated by the Comprehensive Plan Advisory Committee. Additional information regarding the draft plan will be posted and available to access on the project website in the near future.

Plan Framework

Districts - Three districts are identified in the plan framework.

The Springs District - This is the heart of the town. It is the area that is the most developed and is the focus of the plan. It is the area that is the most developed and is the focus of the plan. It is the area that is the most developed and is the focus of the plan.

The River District - This is the area that is adjacent to the river. It is the area that is the most developed and is the focus of the plan. It is the area that is the most developed and is the focus of the plan.

Neighborhood River Access - This is the area that is adjacent to the river. It is the area that is the most developed and is the focus of the plan. It is the area that is the most developed and is the focus of the plan.

Community River Access - This is the area that is adjacent to the river. It is the area that is the most developed and is the focus of the plan. It is the area that is the most developed and is the focus of the plan.

Street Types

Highway - Highway 98 is the only roadway with this designation. The primary emphasis is the movement of traffic in a safe and efficient manner. The framework for the highway corridor needs to address - vehicular access, population movement, landscaping and adjacent development.

Parkway - County Road 48 is designated as Magnolia Springs Parkway. This is the area that is the most developed and is the focus of the plan. It is the area that is the most developed and is the focus of the plan.

Community - Certain streets in Magnolia Springs serve residential and community functions. Oak, Green, Green Oaks, Old Magnolia and Magnolia Oaks in the Springs. These roads are paved and incorporate pedestrian and landscape features such as low speed, village lighting, incorporated granite shoulders, and a tree canopy.

Local - These are the remaining residential streets in town. These streets should retain their existing character and provide for a mix of uses. These streets should be designed to provide for a mix of uses. These streets should be designed to provide for a mix of uses.

Trail - Within Magnolia Springs several rights-of-way currently exist but are not currently used for vehicle traffic. These locations could be used for pedestrian connections to allow residents to reach their desired walking paths within some portions of the community.

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APPENDIX A: TECHNICAL SUPPLEMENT

A.1 PLAN PURPOSE

A Comprehensive Plan is the principle document outlining a municipality's direction, policy and action for the future. It is best used to guide and implement the coordinated physical development of the community in accordance with existing and future needs while not only considering but promoting the general welfare of the citizenry. A Comprehensive Plan acts as the basis for decision-making for governing bodies while guiding the private sector toward sustainable and beneficial activities that help to improve the community.

The Magnolia Springs Comprehensive Plan acknowledges and plans for the kind of future desired by the town residents. The document is a narrative detailing the necessity for a plan update, the process used in developing the vision, goals and objectives, and the framework and strategies recommended to achieve the vision. This Comprehensive Plan was purposefully written to be a flexible tool that addresses land use, transportation, economic development, parks and recreation, public facilities, natural features, and recommended policy decisions. The Magnolia Springs Comprehensive Plan is made up of five Comprehensive Plan chapters and four Appendices. The Comprehensive Plan chapters include *Vision*, *Built Environment*, *Natural Environment*, *Human Environment* and *Implementation*. The Appendices include the *Technical Supplement*, *Existing Conditions*, *Issues Identification Paper* and *Charrette Report*.

Key Assumptions

The Magnolia Springs Comprehensive Plan is based on five key assumptions:

1. The plan is intended as a general decision-making and implementation guide.
2. The plan recognizes market forces, limited resources, outside influences and other future issues.
3. The plan will be implemented through local zoning and subdivision regulations and through other non-regulatory policy and fiscal actions by the Town.
4. The plan is designed to achieve quality development reflecting the vision and goals of Magnolia Springs.
5. The plan has been developed in compliance with Alabama State statutes.

Document Evolution

Primary implementation tools of a Comprehensive Plan include land development regulations, economic development strategies, policy decisions and budgetary priorities and actions. Priorities of a community over time may shift, thus the Magnolia Springs Comprehensive Plan will need to be reviewed and adjusted on a regular basis with major evaluations occurring periodically. Thus a community's plan is continually evolving.

By having regular reviews and periodic major evaluations, the Magnolia Springs Comprehensive Plan becomes a viable instrument that is flexible enough to adapt to unanticipated changes yet it is strong enough to guide major public decisions to benefit the community.

Previous and Related Planning Endeavors

The Town of Magnolia Springs has conducted various studies and reports related to the local road network, development patterns, design and layout, land use, parks and open spaces, environmental resources and basic infrastructure needs. The studies in question were all reviewed and taken into account throughout the development of the Magnolia Springs Comprehensive Plan. As a result, many of the key concepts from previous studies have been incorporated into the Comprehensive Plan. The following are some of the major studies and regulations reviewed:

- Baldwin County Comprehensive Plan
- Magnolia Springs Municipal Code
- Magnolia Springs Zoning Ordinance
- Magnolia Springs Subdivision Regulations
- Highway 98 Overlay District

A.2 LEGAL AUTHORITY FOR PLANNING

All municipalities in Alabama are authorized to adopt, amend and carry out a plan through the activities of its planning commission. (Ala. Code 11-52-8). A Comprehensive Plan, or a "master plan" or "municipal plan," is authorized for the following purposes, with *consideration of present and future needs*:

- Guide and accomplish a coordinated, adjusted and harmonious development of the municipality;
- Make policies in accordance with present and future needs;
- Promote the health, safety, morals, order, convenience, prosperity and general welfare;
- Create efficiency and economy in the process of development;
- Promote good civic design; and
- Promote wise expenditures of public funds.

(Ala. Code 11-52-9)

In achieving these purposes, a Comprehensive Plan may include the elements for all areas of the municipality, and any area outside its boundaries that bear a relationship to long-range planning:

- The general location, character and extent of *streets and transportation* facilities;
- The general location, character, and extent of *civic spaces*, including boulevards, parkways, plazas, squares, parks and other open spaces;
- The general location of *public buildings* and other *public property*;
- The location and extent of *utilities*; and
- A plan for the *scale, form, and use of buildings and land*.

(Ala. Code 11-52-8)

In implementing a Comprehensive Plan, a planning commission has the following authority and duties:

- To adopt the plan and certify it to the governing body (Ala. Code 11-52-10);
- To adopt subdivision regulations in relation to the master plan (Ala. Code 11-52-31);
- Review and recommend zoning regulations in accordance with a comprehensive plan (Ala. Code 11-52-7, 11-52-79, and 11-52-72);
- Recommend public improvements to public officials and review and approve the extent, character and location of all public improvements under the plan.

(11-52-6(d) and (e), and 11-52-11)

The Magnolia Springs Comprehensive Plan and planning process give local and contemporary significance to all of these broad public interests in a manner that is unique to Magnolia Springs. Key elements of the authority and this plan are:

- It is advisory – a general guide for recommending coordinated action;
- It is long-term – insuring that decisions of the present do not un-necessarily compromise needs of tomorrow;
- It is comprehensive – coordinating activities of the Town, outside public agencies and private development, and coordinating these activities outside of the Town where advisable; and
- It is visionary – drawing on the technical capacity and constraints of physical development, but identifying the character, form, and scale appropriate for “good civic design.”

This plan was created with broad public input, requiring public notice and general public awareness of the plan and its contents, and allowing written and oral comments on the content and policies throughout the planning process. (Ala. Code 11-52-10). The Magnolia Springs planning process considered all of the authority and elements of a municipal plan, and addresses the Town’s present and future needs through the three main chapters of the Comprehensive Plan: *Built Environment*, *Natural Environment* and *Human Environment*. Future amendments, or other public decisions that deviate from the general direction of this plan, should be made with similar public involvement and a correspondingly broad and long-range perspective.

A.3 PLANNING PROCESS

The planning process used for the *Magnolia Springs Comprehensive Plan* is composed of eight general phases, which incorporate public input throughout the planning process:

1. Data Collection, Issues and Assets Identification
2. Alternatives Development
3. Future Direction Development
4. Plan Development
5. Implementation Strategies
6. Plan Adoption
7. Plan Implementation
8. Plan Review and Update

Data Collection, Issues and Assets Identification

This phase is used to become knowledgeable of the community and its regional context. This phase is conducted through the collection and examination of pertinent demographic, economic, infrastructure, policy and other quantitative data. Furthermore, this phase includes the identification of perceived opportunities and constraints of the local officials, staff, residents and other stakeholders through interviews and meetings. *Appendix C: Issues Identification Paper* lists the issues identified by the plan consultant, the general public and the advisory committee.

Alternatives Development

A series of alternatives or schemes depicting future scenarios for Magnolia Springs and the surrounding area were presented to city staff, the advisory committee and the general public. The creation of alternatives was based on information gathered and public input received. The overall intent of the alternatives was to promote discussion between citizens. *Appendix D: Charrette Report* has an in-depth description of the different alternatives displayed during the Charrette Week.

Preferred Direction Development

After collecting feedback on the presented alternatives, a final scenario or preferred direction was developed. Detailed in the plan chapters, the preferred direction sets the future pattern for addressing the issue areas of Magnolia Springs.

Plan Development

This phase includes drafting and revising the *Magnolia Springs Comprehensive Plan*. The framework of these drafts was established through the preferred direction and plan goals, and includes a series of policy and physical recommendations for the city to undertake upon adoption of the plan.

Implementation Strategies

In this phase, detailed and comprehensive implementation strategies are developed, which ensure that the plan recommendations and vision become a reality. Implementation Strategies are listed in *Chapter 5: Implementation*.

Plan Adoption

Adoption of the *Magnolia Springs Comprehensive Plan* occurs when the plan has been officially endorsed by the municipality. Adoption of the plan happens after both the Planning Commission and the Town Council approve the plan through a vote.

Plan Implementation

Implementation of the adopted plan is achieved by cooperation among city officials, city staff, the private sector, public entities and the general public. This is often achieved by completing the recommendations and strategies detailed in the document. The realization of the plan and its contents is often the most difficult phase of the planning process. However, vested ownership of the plan is achieved by incorporating public involvement and input throughout the planning process. Community ownership in the plan is the best way to ensure success.

Plan Review and Update

Over time many communities change as do their issues and goals. Changes in local officials and staff can occur and the priorities of the public can evolve. These issues and others can threaten the relevance and community ownership of the plan. Therefore, regular reviews and updates of the plan are recommended. *Sub-section A.1 Plan Purpose* discusses the process of document evolution.

A.4 COMMUNITY PARTICIPATION

Community participation details the methods used to ascertain the community's input in developing the *Magnolia Springs Comprehensive Plan*. Public input is essential to the success of the planning process and the Comprehensive Plan. Community ownership is instilled by incorporating public comments and ideas into the planning document. Community ownership is essential to the success of implementing the Comprehensive Plan's direction and strategies.

A wide range of public input methods were incorporated into each phase of the planning process. The various forms of public input were intended to engage the broadest group of town residents. Receiving input from members of the community that are not typically involved with the daily undertaking of the local government and organizations is key to the success of the *Magnolia Springs Comprehensive Plan*. This better ensures a more accurate representation of the community perception, opinion, values, issues and ideas. The methods of public input include an Advisory Committee, public meetings / open house, personal interviews, event flyers and a project website.

Advisory Committee

A project Advisory Committee was formed at the beginning of the planning process. The committee was comprised of fourteen residents that had the task to best represent the views and concerns of the general public. Furthermore, they played a critical role in creating excitement and increasing participation from the general public. The advisory committee included people from diverse occupational backgrounds including public officials, professionals, parents and members of the development / real estate community.

Public Meetings / Open House

Four public meetings were held during the planning process. Meetings were open to the general public. Each meeting was formatted in a slightly different manner; however, the basic goal for each was to seek public input and to further develop plan ownership.

Public Meeting One was held the first day of the charrette week, Monday, July 28, 2008 from 7:00 to 8:30 pm at the Magnolia Springs Community Association Building. This meeting was a facilitated discussion organized by the plan consultants. The meeting began with an overview of the Town's existing conditions. At this meeting many boards were on display and residents were asked to respond to several different exercises including Photo Exercise A, Photo Exercise B and an Issue, Strength and Vision Identification Exercise. To view the the boards displayed and the exercise responses, reference *Appendix D: Charrette Report*.

The results of the exercises only reflect the collective opinion of the meeting's attendees, and do not necessarily reflect the opinions of Magnolia Springs as a whole. However, the public input helped the consultant team and city staff to begin to gauge the importance of key issues for the future direction of the community. A full listing of the issues identified from the first public meeting and throughout the planning process can be found in *Appendix C: Issues Identification Paper*.

Public Meeting Two was an open house held Thursday, July 31, 2008 from 6:00 to 8:00 pm at the Magnolia Springs Community Association Building. During those hours residents were encouraged to visit displays at their own pace and browse through a variety of different ideas and alternatives. The goal for the meeting was to receive comments and feedback on the alternatives displayed. Eight different stations were set up to display the work completed during the charrette week. To view alternatives presented at the second public meeting as well as comments received, reference *Appendix D: Charrette Report*.

Public Meeting Three was held February 16, 2009 at the Community Association Building. The intent of the third public meeting was to hear comments from the public regarding the draft Comprehensive Plan, which was then edited in light of public comments. After the third public meeting, a public hearing was held for the Planning Commission to recommend adoption of the plan. After the Planning Commission's public hearing, the Town Council held an adoption hearing. At these public hearings, citizens had an additional opportunity to make additional comments on the draft Comprehensive Plan before being adopted by the Town Council

Charrette Week

During the week of July 28, 2008, several public meetings and workshops were held as part of a week-long design charrette. The purpose of the charrette was to engage the public in the comprehensive plan process. During the charrette week over 150 people attended the Town Hall Meeting, Public Drop-In Hours or Open House. A full charrette report can be found in *Appendix D: Charrette Report*.

Personal Interviews

Throughout the planning process the consultant team met with many members and stakeholders in Magnolia Springs. Roughly six interviews were conducted in person during the beginning phases of the planning project. A list of the interviewees was created from input by city staff and the Planning Commission and the Comprehensive Plan Advisory Committee. The diverse group of interviewees included large land owners,

long time residents, current and past local political leaders and representatives of institutions and other not-for-profit organizations. The goal of the interviews was to help the consultant team better understand the perspectives, opinions and potential endeavors of the interviewees. Because of the critical information shared in these interviews, the Personal Interviews were purposefully closed to the public and therefore will not be released in other forums for further public input.

Other Public Input Methods (Event Flyers, Project Website)

Public input methods, other than the methods listed prior, were used to help increase meeting turnout and involvement throughout the planning process. Such methods include event flyers, postcards, the town newsletter and the project website. Event postcards were mailed out to each resident, event flyers were posted at prominent sites throughout town, and the project website was developed as a way to communicate project status, information and products to the general public. Presentations, graphics, meeting results, comment sheets, text documents and draft plans were posted on the project website and were available to download. Furthermore, residents were encouraged to stop by the Town Hall to ask questions regarding the Comprehensive Plan throughout the planning process.

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APPENDIX B: EXISTING CONDITIONS

The Existing Conditions report provides a comprehensive analysis of the Town of Magnolia Springs, Alabama. Topics discussed in this report include Regional Context, Local History, Demographics, Income, Housing, Industry, Land Use, Utilities / Services and Transportation. The purpose of this section of the plan is to document the current physical, demographic and socioeconomic conditions of Magnolia Springs and the surrounding area so it can be used as a reference.

B.1 REGIONAL CONTEXT

The Town of Magnolia Springs, Alabama is located in Baldwin County in southern Alabama between Mobile, Alabama and Pensacola, Florida. The center of Town is located south of Highway 98 along County Road 49, which is approximately 24 miles south of Interstate 10. Significant portions of the town are fortunate to be located along the Magnolia River, which leads directly to Week's Bay and the Gulf of Mexico. Below is a list of driving distances from Magnolia Springs to major metropolitan areas in the region:

Mobile, AL	33 miles
Pensacola, FL	35 miles
New Orleans, LA	175 miles
Montgomery, AL	188 miles
Jackson, MS	225 miles
Tallahassee, FL	234 miles

Based on U.S. Census data, Baldwin County is the second fastest growing county in the state following Shelby County. There are three Census Block Groups that make up Magnolia Springs. Those three Block Groups had a population of 5,108 in 2000, which accounted for less than 4% of Baldwin County's population (140,415). The population of Baldwin County is expected to grow to 248,436 by 2025.

Figures 1 and 2 illustrate the regional and local context of Magnolia Springs. Figure 3 illustrates a vicinity map for the area surrounding Magnolia Springs.

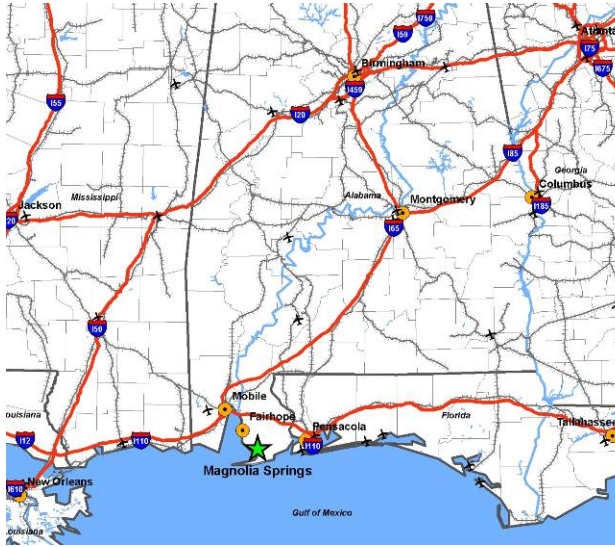


Figure 1: Regional Context Map



Figure 2: Local Context Map

B.2 LOCAL HISTORY

The Town of Magnolia Springs is located along the Magnolia River, which has been known as the north prong of the Fish River and the River De Lin. The river was an important component of life in early Magnolia Springs. Basic supplies, farm produce and passengers were delivered to Magnolia Springs while on the way to Mobile. At the end of the 18th century, the water in the Magnolia River was certified as the purest in the world by several chemical companies from Chicago.

The Magnolia Springs area (including Week's Bay and Bon Secour) has a rich Creole heritage whose history dates back to the early 16th century, when land was granted to the Creoles by Spanish, French and English monarchs. South of the Magnolia River to Week's Bay was a large tract of land acquired in 1803 by an Irish settler named Nicholas Weeks.

The land where the Town of Magnolia Springs sits was acquired by Joseph Collins through a Spanish Grant in 1800. In 1834 Joseph Collins sold his grant to Joshua Kennedy who started a turpentine business under the name Kennedy, Moore and Co. This was a lucrative business which required the hand labor of many slaves. It is believed that this company built the first house in Magnolia Springs, known today as the "Breed Place." Kennedy remained in business until Union troops won the Civil War. To prevent Union forces from using the turpentine, resin and tar, the company intentionally set the reserves on fire or rolled them into the Magnolia River. In recent years, Navy divers have attempted to locate the resin barrels at the bottom of the Magnolia River but have been unsuccessful. During the Civil War in 1865, Union Forces built a bridge to help move their wagons and supplies across the Magnolia River. This bridge was named the Yankee Bridge. Until the 1940s, remnants of the bridge could be found north of Highway 98.

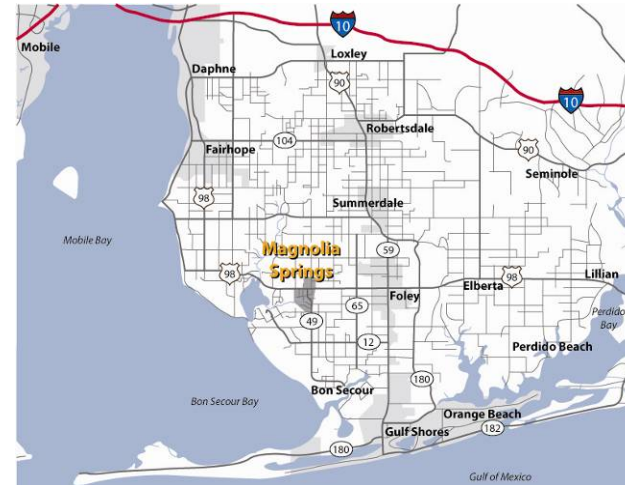


Figure 1: Vicinity Map

Resource Name	Address	Circa	Date Listed
Sunnyside Hotel	14469 Oak St.	1897	5/11/1983

Table 1: Alabama Register of Historical Places

Resource Name	Address	Date Listed
Brunell House	12113 Jessamine St.	8/22/1995
Governor's Club	11866 Magnolia St.	8/31/2000
Moore Store	14770 Oak St.	11/30/2001
St. Paul's Episcopal Church	N side Oak Ave.	8/25/1988
Sunnyside Hotel	14469 Oak St.	2/20/1998

Table 2: National Register of Historical Places



Photo 1: Magnolia Inn



Photo 3: Historic Town Hall/
Community Association Building (c. 1940)



Photo 2: Old Magnolia Springs School- Before and After the Fire

Six years after the war, Kennedy and Moore sold their land to Lizzie Breed for 50 cents an acre. Breed later married a man by the last name of Lyman, who decided to open an inn with Breed's son. Many guests from northern cities loved the climate and the pure water. Lyman was convinced to subdivide his property along the river to allow for more homes, a Town hall and a church. The land he sold became known as the Lyman addition.

The Town Hall was built and opened in 1894 with a community dance. Music was provided by fiddlers, pianists and violinists. Later a Town orchestra was formed that provided music for dances. Town Hall served as a church, a station for milk and as a location for Red Cross activities, war bond drives and other social events. In 1902 the first church building, Saint Paul's Episcopal Chapel, was built. In 1927 the Magnolia Springs Improvement Association was formed, and later incorporated in 1953. At that point, the Town Hall was renamed the Community Hall (now known as the Community Association Building.)

Town Hall also served as a schoolhouse until 1927 when the Magnolia Springs School (also known as Richard Kelly Frank School) was built. Two grades were held in each room with one teacher: first and second, third and fourth, fifth and sixth. Graduation from Magnolia Springs School was held at the church. After sixth grade, students attended Foley High School. In 1985 the Magnolia Springs School building was extensively damaged by fire, and classes were moved to Foley after the Baldwin County Board of Education decided not to replace the building. Since then, the Magnolia Springs School property has acted as a playground, Little League football practice field and community gathering space for 4th of July festivities and an antique car show. In 1998, the Baldwin County Board of Education built a new Magnolia Springs School located north of Highway 98 along County Road 55.

One of the buyers of the Lyman addition was John Walker, who built a 3-story, 54-room hotel named Woodbound. Walker sold the Woodbound in 1910, and it was struck by lightning and burned down in 1911. The cottages that adjoined the Woodbound were saved. Before Walker sold his property, he found springs, from which he bottled water to ship to northern cities. Many people suffering from gout, rheumatism and kidney disorders testified to feeling better after drinking the water. Besides Lyman's inn and the Woodbound, there was also the Babcock Place, which had small cottages for guests and meals served in the main house.

Many different people from the north came to Magnolia Springs over the years, but none was more influential than F.H. Brunell of Chicago. He built a large home on the river for his family, a large greenhouse and a silo, as well as many houses on the main street which were furnished and rented out. Later, Brunell moved to Long Island, NY and sold all but one property on which he planned to build a home to live in until his death. Brunell later returned and died in this home. His property changed hands many times after his death and was at one time known as the Governor's Club, a retreat for Alabama state officials.

The first post office was established as the Magnolia Plantation in 1878. At that time mail was delivered from Fairhope by horse and buggy. In 1885 the name of the post office was changed to Magnolia Springs. Since 1916, residents along the Magnolia River, Week's Bay and Fish River have had mail delivered by boat.



Photo 4: The Woodbound



Photo 6: The Governor's Club



Photo 5: First and Second Post Office (now known as Jesse's)

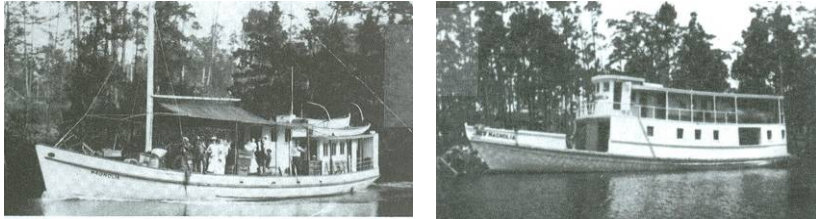


Photo 8: The "Magnolia" and the "New Magnolia"



Photo 7: Magnolia Springs Baseball Team



Photo 9: Moore's Store (1951 & 1999)

Two steamships named "Magnolia" and "New Magnolia" also traveled along the river and made excursion trips to Fort Morgan. Both steamships were owned by Arthur Holk. The Magnolia was destroyed in a fire in 1919 and the New Magnolia was destroyed by fire in 1934. Watermelon boats traveled the river in the 1950s. The watermelon boats came from Biloxi and would stop at Moore's Store, where trucks were loaded for shipments to New Orleans. However, mail boats, watermelon boats and steamships were probably not the only type of boats on the river and in the bay. There are rumors of many pirates in the time of famous pirate Jean Lafitte taking refuge in the area and there are rumors of Spanish gold being hidden in the area.

Gary and Mac Moore started Moore's Store, which was located next to the old post office on Oak Street (now known as Jesse's Restaurant.) Gary and Mac Moore also recruited a baseball team for Magnolia Springs and paid the team's expenses. Games were played against teams from Fairhope, Bon Secour, Silverhill, Rosinton, Summerdale, Foley, Robertsdale and Elberta. Crowds of about 300 people would gather on Sundays at the baseball field, formerly located on Oak Street west of Jessamine Street. Many of these baseball teams broke up during World War II. Hugh Cole and Sonny Gilheart were stars of the Magnolia Springs team who later pitched against each other at Fort Jackson during the Korean War.

As a result of the fires throughout the years and the growing population, the Magnolia Springs Volunteer Fire Department was created in 1962 and has been in continuous operation ever since. The first fire station was built where the current Town Hall is located. A new fire station was built in 1999 on the old Magnolia School property.

SOURCE: Magnolia Springs Cookbook by Magnolia Springs Community Association © 1999

PHOTO CREDITS: Magnolia Springs Cookbook by Magnolia Springs Community Association © 1999. Photos contributed by Chuck Lutze, Doug Barber, Frances Cleverdon, Ann Mannich, Jacque Juvenal, Reva Hinson, Doris Rich, Mr. and Mrs. Will Challenger Jr, William L. Patterson, Nancy Sealy, Oscar Rich and Stewart the Picture Man.

B.3 DEMOGRAPHICS

The purpose of analyzing the demographics of Magnolia Springs is to develop a better understanding of the past and current conditions of the community. The examined demographics areas are Population, Race and Ethnicity, Age Cohorts, and Educational Attainment.

Even though the town incorporated in 2006, Magnolia Springs has not yet been identified as a city by the U.S. Census Bureau. Therefore, all demographic information will utilize the three Block Groups that contain Magnolia Springs within Census Tract 114.01. Census Block Groups are a subdivision of a Census Tract and are the smallest geographic unit for which the Census Bureau tabulates sample data. The three Block Groups around Magnolia Springs contain a large amount of land and population outside the existing Town limits. Figure 4 identifies the three Block Groups that occupy Magnolia Springs. The majority of the Town population lives within Block Group 2; however, a considerable amount also lives within Block Groups 1 and 3, therefore, all Block Groups must be considered in this analysis.

The demographics for Census Tract 114.01 and Block Groups 1, 2 and 3 displays the demographic trends of the Magnolia Springs and Week's Bay area, but does not depict the exact demographics for the Town of Magnolia Springs. The source of all demographic information is the 2000 U.S. Census. In 2010, the Town should review the new Census for any changes in demographic patterns and trends.

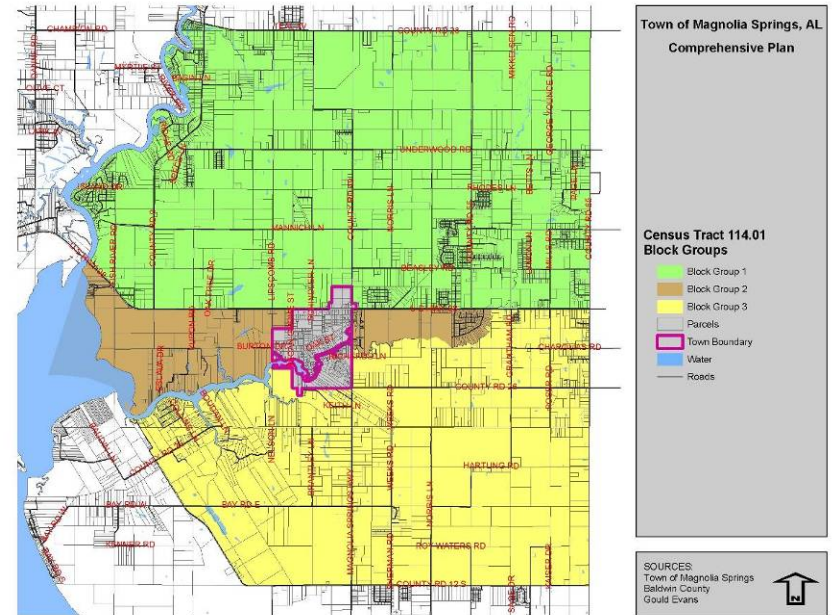


Figure 2: Census Tract 114.01 Block Groups
Source: U.S. Census Bureau

POPULATION	1880	1890	1900	1910	1920	1930	1940	1950	1960
Block Group 1	na	na	na	na	na	na	na	na	na
Block Group 2	na	na	na	na	na	na	na	na	na
Block Group 3	na	na	na	na	na	na	na	na	na
Tract 114.01	na	na	na	na	na	na	na	na	na
Baldwin County	8,603	8,941	13,194	18,178	20,730	28,289	32,324	40,997	49,088
Alabama	1,262,505	1,513,017	1,828,697	2,138,093	2,348,174	2,646,248	2,832,961	3,061,743	3,266,740
United States	50,189,209	62,979,766	76,212,168	92,228,496	106,021,537	123,202,624	132,164,569	151,325,798	179,323,175

POPULATION	1970	1980	1990	2000	2005*	2010*	2015*	2020*	2025*
Block Group 1	na	na	1,990	3,117	na	na	na	na	na
Block Group 2	na	na	799	654	na	na	na	na	na
Block Group 3	na	na	629	1,337	na	na	na	na	na
Tract 114.01	na	na	4,566	6,911	na	na	na	na	na
Baldwin County	59,382	78,556	98,280	140,415	162314	184375	206251	227727	248436
Alabama	3,444,165	3,893,888	4,040,587	4,447,100	4644503	4838812	5028045	5211248	5385997
United States	203,211,926	226,545,805	248,709,873	281,421,908	287716000	299862000	312268000	324927000	337815000

Table 3: Total Population
Source: U.S. Census Bureau

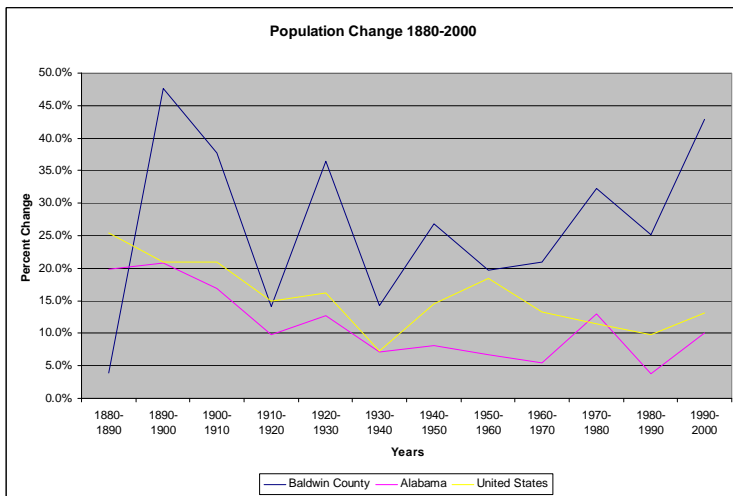


Figure 3: Historic Population Trend
Source: U.S. Census Bureau

Population

The history of Magnolia Springs and southern Baldwin County tells us that the area was first developed by industries that utilized the many waterways, rivers, bays and the Gulf of Mexico. Unfortunately historic population trends cannot be determined for the Block Groups and Census Tract occupied by Magnolia Springs. However, we can look at the population trends of Baldwin County to help determine the decades of significant growth. In 2000, Baldwin County's population had increased to a level ten times greater than in 1900. Table 3 shows the historic and projected population timeline of Baldwin County, Alabama and the United States.

From 1950 to 2000 Baldwin County grew at an average decennial rate of 27%, which is much larger than the average growth of Alabama (7.82%) and the United States (13.26%). From 1990 to 2000 Baldwin County experienced a large amount of growth (42.9%), which is second only to the period from 1890 to 1900 when the county grew by 47.6%. Percent population change in Baldwin County was only lower than in the United States in the years from 1910 to 1920. Figure 3 illustrated the percentage change in population from 1880 to 2000 and includes estimated populations for 2005, 2010, 2015, 2020 and 2025 as determined by the U.S. Census Bureau. The population estimates for Baldwin County, Alabama and the United States are not expected to grow by as large a percentage than in years past. Baldwin County's population is projected to grow by 76% during the period from 2000 to 2025.

Race and Ethnicity

Compared to national and state trends, the racial and ethnic background of the population in the Magnolia Springs area and in Baldwin County is less racially and ethnically diverse. In the Block Groups incorporating Magnolia Springs, Census Tract 114.01 and Baldwin County 87%+ of the population is from a White racial background. The largest minority group in these geographies is Black or African American. The percentage of population with Black or African American racial background ranges from 0% to 19.7%, which is less than in Alabama and slightly more than in the United States. Table 4 illustrates the racial and ethnic make up of the geographies incorporating Magnolia Springs, including Baldwin County, Alabama, the United States, Census Tract 114.01 and Block Groups 1, 2 and 3.

Race and Ethnicity	Block Group 1			Block Group 2		
	1990	2000	Change	1990	2000	Change
White	64.4%	77.0%	12.7%	98.5%	96.8%	-1.7%
Black or African American	34.5%	19.7%	-14.9%	0.0%	0.0%	0.0%
American Indian	0.6%	0.5%	0.0%	0.8%	0.2%	-0.6%
Asian or Pacific Islander	0.3%	0.2%	-0.1%	0.1%	1.5%	1.4%
Other	0.3%	1.0%	0.7%	0.6%	0.0%	-0.6%
Two or More Races	na	1.6%	na	na	1.5%	na
Hispanic	1.8%	3.1%	1.3%	4.0%	0.5%	-3.5%

Race and Ethnicity	Block Group 3			Census Tract 114.01		
	1990	2000	Change	1990	2000	Change
White	96.2%	93.3%	-2.9%	83.4%	87.0%	3.7%
Black or African American	2.1%	2.6%	0.6%	15.3%	9.5%	-5.8%
American Indian	1.3%	0.4%	-0.9%	0.6%	0.5%	-0.1%
Asian or Pacific Islander	0.0%	0.4%	0.4%	0.2%	0.4%	0.3%
Other	0.5%	2.0%	1.5%	0.5%	1.0%	0.5%
Two or More Races	na	1.3%	na	na	1.5%	na
Hispanic	4.6%	6.3%	1.7%	2.6%	3.6%	1.0%

Race and Ethnicity	Baldwin County			Alabama			United States		
	1990	2000	Change	1990	2000	Change	1990	2000	Change
White	86.0%	87.1%	1.1%	73.6%	71.1%	-2.5%	80.3%	75.1%	-5.1%
Black or African American	12.9%	10.3%	-2.6%	25.3%	26.0%	0.7%	12.1%	12.3%	0.3%
American Indian	0.6%	0.6%	-0.1%	0.4%	0.5%	0.1%	0.8%	0.9%	0.1%
Asian or Pacific Islander	0.2%	0.4%	0.2%	0.5%	0.7%	0.2%	2.9%	3.8%	0.9%
Other	0.2%	0.5%	0.3%	0.1%	0.7%	0.5%	3.9%	5.5%	1.5%
Two or More Races	na	1.0%	na	na	1.0%	na	na	2.4%	na
Hispanic	1.0%	1.8%	0.7%	0.6%	1.7%	1.1%	9.0%	12.5%	3.6%

Table 4: Race and Ethnicity - 1990 to 2000

Source: U.S. Census Bureau

Age Cohort Years	Block Group 1		Block Group 2		Block Group 3	
	#	%	#	%	#	%
under 5	211	6.8%	26	4.0%	85	6.4%
5 to 9	262	8.4%	34	5.2%	98	7.3%
10 to 14	243	7.8%	35	5.4%	100	7.5%
15 to 19	236	7.6%	30	4.6%	89	6.7%
20 to 24	165	5.3%	27	4.1%	83	6.2%
25 to 34	402	12.9%	53	8.1%	184	13.8%
35 to 44	483	15.5%	89	13.6%	232	17.4%
45 to 54	425	13.6%	117	17.9%	181	13.5%
55 to 59	168	5.4%	55	8.4%	75	5.6%
60 to 64	154	4.9%	41	6.3%	64	4.8%
65 to 74	238	7.6%	78	11.9%	91	6.8%
75 to 84	113	3.6%	53	8.1%	45	3.4%
85 and over	17	0.5%	16	2.4%	10	0.7%
Median Age	35.8		47.1		36.2	

Age Cohort Years	Census Tract 114.01		Baldwin County	Alabama	United States
	#	%	%	%	%
under 5	440	6.4%	6.1%	6.7%	6.8%
5 to 9	509	7.4%	6.8%	7.1%	7.3%
10 to 14	517	7.5%	7.2%	7.2%	7.3%
15 to 19	463	6.7%	6.7%	7.3%	7.2%
20 to 24	376	5.4%	5.1%	6.9%	6.7%
25 to 34	882	12.8%	12.1%	13.6%	14.2%
35 to 44	1,097	15.9%	15.6%	15.4%	16.0%
45 to 54	955	13.8%	14.0%	13.5%	13.4%
55 to 59	408	5.9%	5.9%	5.1%	4.8%
60 to 64	357	5.2%	5.1%	4.3%	3.8%
65 to 74	553	8.0%	8.8%	7.1%	6.5%
75 to 84	296	4.3%	5.1%	4.4%	4.4%
85 and over	58	0.8%	1.5%	1.5%	1.5%
Median Age	37.5		39.0	35.8	35.3

Table 5: Age Cohort – 2000
Source: U.S. Census Bureau

Age Cohort

The breakdown of age groups or cohorts within a geographic area is a useful tool for determining the demographic profile of a community. City officials and local institutional leaders can then prioritize services and generalize market trends based on age cohorts.

The general area incorporating Magnolia Springs has a similar age cohort breakdown to the national, state and county, with the highest percentage of the population being between 25 and 54 years of age. Block Group 2 is the only geographic profile that differs slightly. Block Group 2 has a larger percentage of population (11.9%) between the ages of 65 and 74 than any other geographic area. This supports the assertion that a large number of retirees are located in Block Group 2. Table 5 shows the age cohort of Census Tract 114.01, Baldwin County, Alabama, the United States and Block Groups 1, 2 and 3. Also indicated in Table 5 is the median age for each geographic area. Block Group 2 has a median age roughly 10 years older than the other geographic areas. Block Groups 1 and 3 have a similar median age to the state and nation, but it is slightly younger than the median age for Baldwin County.

Educational Attainment

Analysis of a community's educational attainment can be an indicator of general socioeconomic conditions present within the community. Table 7 compares the educational attainment of Census Tract 114.01, Baldwin County, Alabama, the United States and Block Groups 1, 2 and 3. Across the board, the highest percentage of population over the age of 25 has either a high school diploma or has taken some college courses but has not acquired a degree. Block Group 2 has a large percentage of adults that has either acquired a Bachelor's degree, Graduate degree or higher level degree. Census Tract 114.01 and Block Groups 1 and 3 have a lower percentage with higher education degrees than other geographic areas. Populations with lower levels of education may have lower levels of income when compared to other populations with higher levels of education.

Educational Attainment (25 years of age and older)	Census Tract 114.01		Baldwin County	Alabama	United States
	#	%	%	%	%
Less than 9th grade	380	8.1%	4.4%	8.3%	7.5%
9th to 12th grade, no diploma	792	16.9%	13.6%	16.4%	12.1%
High School graduate	1390	29.6%	29.6%	30.4%	28.6%
Some college, no degree	1150	24.5%	23.4%	20.5%	21.0%
Associate degree	145	3.1%	6.0%	5.4%	6.3%
Bachelor's Degree	517	11.0%	14.8%	12.2%	15.5%
Graduate degree or higher	319	6.8%	8.3%	6.9%	8.9%
	4693	100.0%	100.0%	100.0%	100.0%

Educational Attainment (25 years of age and older)	Block Group 1		Block Group 2		Block Group 3	
	#	%	#	%	#	%
Less than 9th grade	167	8.5%	34	6.9%	76	8.1%
9th to 12th grade, no diploma	314	16.0%	48	9.8%	156	16.7%
High School graduate	572	29.1%	99	20.2%	316	33.8%
Some college, no degree	468	23.8%	160	32.7%	209	22.3%
Associate degree	72	3.7%	12	2.4%	28	3.0%
Bachelor's Degree	235	12.0%	73	14.9%	74	7.9%
Graduate degree or higher	137	7.0%	64	13.1%	77	8.2%
	1965	100.0%	490	100.0%	936	100.0%

Table 6: Educational Attainment – 2000
Source: U.S. Census Bureau

Income by Household 2000	Block Group 1		Block Group 2		Block Group 3	
	#	%	#	%	#	%
Less than \$10,000	126	10.7%	29	10.7%	32	6.3%
\$10,000 to \$14,999	116	9.9%	28	10.4%	44	8.7%
\$15,000 to \$24,999	218	18.5%	27	10.0%	109	21.6%
\$25,000 to \$34,999	122	10.4%	35	13.0%	55	10.9%
\$35,000 to \$49,999	212	18.0%	56	20.7%	108	21.4%
\$50,000 to \$74,999	245	20.8%	51	18.9%	63	12.5%
\$75,000 to \$99,999	81	6.9%	13	4.8%	52	10.3%
\$100,000 to \$149,999	48	4.1%	15	5.6%	15	3.0%
\$150,000 to \$199,999	8	0.7%	0	0.0%	12	2.4%
\$200,000 or more	0	0.0%	16	5.9%	15	3.0%
With public assistance income	na		na		na	
With retirement income	na		na		na	
Median household income (dollars)	\$35,417		\$41,875		\$36,302	

Income by Household 2000	Census Tract 114.01		Baldwin County	Alabama	United States
	#	%	%	%	%
Less than \$10,000	270	10.1%	8.8%	14.4%	9.5%
\$10,000 to \$14,999	227	8.5%	6.9%	8.1%	6.3%
\$15,000 to \$24,999	433	16.2%	13.2%	14.8%	12.8%
\$25,000 to \$34,999	318	11.9%	13.7%	13.6%	12.8%
\$35,000 to \$49,999	596	22.3%	18.7%	16.5%	16.5%
\$50,000 to \$74,999	479	17.9%	19.7%	17.2%	19.5%
\$75,000 to \$99,999	196	7.3%	9.4%	7.7%	10.2%
\$100,000 to \$149,999	96	3.6%	5.8%	4.9%	7.7%
\$150,000 to \$199,999	20	0.7%	1.9%	1.3%	2.2%
\$200,000 or more	43	1.6%	1.9%	1.4%	2.4%
With public assistance income	21	0.8%	1.4%	2.2%	3.4%
With retirement income	555	20.7%	22.3%	17.9%	16.7%
Median household income (dollars)	\$37,087		\$40,250	\$34,135	\$41,994

Table 7: Income by Household – 1999
Source: U.S. Census Bureau

B.4 INCOME

The purpose of analyzing income demographics for different geographic areas is to better understand the existing socioeconomic conditions. The examined income categories are Household Income and Poverty. Income demographics are provided by the 2000 U.S. Census, which utilizes data from 1999.

Household Income

Household income is defined by the total amount of annual income generated by all household members. Typically there is either one or two members generating income per household. Table 7 shows the number and percent of households by income category for Baldwin County, Alabama, the United States, Census Tract 114.01 and Block Groups 1, 2 and 3. In 1999, the greatest percentage of households in Census Tract 114.01 and Block Groups 2 and 3 earned between \$35,000 and \$49,999 annually. In Block Group 1, Baldwin County, Alabama and the United States, the largest percentage of households earned between \$50,000 and \$74,999 annually. The median income in all geographies is lower than the median income in the United States (\$41,994). Block Group 2 has the second highest median income at \$41,875, followed by Baldwin County at \$40,250. There are also a large percentage of households on retirement income in Census Tract 114.01 and Baldwin County.

Poverty

The U.S. Census Bureau annually determines the number of U.S. residents living in poverty by calculating what a family or individual's income must be in order to afford basic and essential items such as shelter, clothing and food. In 2008, an individual would be considered living in poverty if he/she earned less than \$10,400 (\$8,240 in 1999). In 2008, a family of four would require \$21,200 (\$16,700 in 1999) to remain above the poverty level.

In 1999, 13% of individuals and 10% of families within Census Tract 114.01 were living in poverty. These percentages are lower than the percentage of Alabama residents living in poverty but higher than the percentage of Baldwin County and United States residents living in poverty. In 1999, 20% of families without husbands living in Census Tract 114.01 were living in poverty. This percentage is lower than that of all other geographic areas.

Poverty	Tract 114.01	Baldwin County	Alabama	United States
(25 years and over)	%	%	%	%
Families	10.3%	7.6%	12.5%	9.2%
<i>children under 5 years</i>	8.2%	14.4%	21.9%	17.0%
Families-No Husband	20.2%	25.0%	35.6%	26.5%
<i>children under 5 years</i>	21.6%	43.3%	56.6%	46.4%
Individuals	13.1%	10.1%	16.1%	12.4%
<i>18 years and over</i>	11.6%	9.1%	14.3%	10.9%
<i>65 years and over</i>	9.6%	8.9%	15.5%	9.9%

**information for Block Groups in the 2000 Census is not available*

Table 8: Poverty - 1999

Source: U.S. Census Bureau

Housing	Block Group 1		Block Group 2		Block Group 3	
	#	%	#	%	#	%
Total Households	2,954	100%	724	100%	1,399	100%
<i>Family Households</i>	2,514	85.1%	672	92.8%	1,201	85.8%
<i>Nonfamily Households</i>	440	14.9%	52	7.2%	198	14.2%
<i>Average Household Size</i>	2.63	--	2.25	--	2.68	--
Total Housing Units	1,264	--	384	--	620	--
<i>Occupied</i>	1,123	88.8%	322	83.9%	522	84.2%
<i>Vacant</i>	141	11.2%	62	16.1%	98	18.8%

Housing	Tract 114.01		Baldwin County	Alabama	United States
	#	%	%	%	%
Total Households	6,911	100%	140,415	4,447,100	281,421,906
<i>Family Households</i>	6,025	87.2%	87.5%	86.4%	85.0%
<i>Nonfamily Households</i>	886	12.8%	12.5%	13.6%	15.0%
<i>Average Household Size</i>	2.58	--	2.5	2.49	2.59
Total Housing Units	3,191	--	74,285	1,963,711	115,904,641
<i>Occupied</i>	2,675	83.8%	74.5%	88.5%	91.0%
<i>Vacant</i>	516	16.2%	25.5%	11.5%	9.0%

Table 9: Housing – 2000
Source: U.S. Census Bureau

B.5 HOUSING

Households

A household is a social unit living together and occupying one housing unit. In 2000, 5,077 households were located in Block Groups 1, 2 and 3; of which the majority of households were occupied by families. When compared to other geographic areas, the Magnolia Springs area has slightly more households occupied by families. The average household size in the Magnolia Springs area ranges from 2.25 persons per household to 2.68 persons per household. This range is similar to that of the other geographic areas.

Housing Units

According to the 2000 U.S. Census, Baldwin County had 74,285 housing units. Of those housing units, only 2,268 units were located in Block Groups 1, 2 and 3. Roughly 83.9% to 88.8% of those units were occupied. This is approximately ten percent, higher than Baldwin County's occupancy rate but is lower than the United States occupancy rate.

B.6 INDUSTRY

The recent growth in south Baldwin County has been driven by increased popularity in the tourism and recreation areas of Gulf Shores and Orange Beach. Many people in the area have moved to Baldwin County to either work in the service and tourism industry or have bought second homes for vacationing. As of 2006, there were 4,816 established businesses in Baldwin County. The most prominent industries are:

- Construction,
- Retail Trade,
- Professional, Scientific and Technical Services,
- Accommodation and Food Services,
- Health Care and Social Assistance, and
- Real Estate, Rental and Leasing.

Magnolia Springs has 24 established businesses, six of which are in the construction industry. If the growth of south Baldwin County is expected to spread to Magnolia Springs, Magnolia Springs may witness more businesses and a wider variety of businesses within or near their city limits.

Due to this increased growth in south Baldwin County, many homes have been built to house employees in these industries. A quick review of subdivisions (proposed / approved) in a five mile radius surrounding Magnolia Springs indicates 5,528 housing units. Each of these housing units plays a role in affecting Magnolia Springs. The effects can include: increased traffic on city, county and state roadways; increased sewer, water and electric infrastructure; and an increased attendance of public schools. Densities in these developments range from 0.05 to 11.74 units per acre.

County Business Patterns: Baldwin	Number of Establishments
Forestry, Fishing, Hunting & Agriculture Support	16
Mining	10
Utilities	11
Construction	733
Manufacturing	151
Wholesale Trade	190
Retail Trade	983
Transportation & Warehousing	124
Information	63
Finance & Insurance	262
Real Estate, Rental & Leasing	313
Professional, Scientific & Technical Services	417
Management of Companies & Enterprises	10
Administration, Support, Waste Management & Remediation Services	230
Educational Services	29
Health Care & Social Assistance	376
Arts, Entertainment & Recreation	64
Accommodation & Food Services	389
Other Services (Except Public Administration)	434
Unclassified Establishments	11
Total Number of Establishments	4,816

Table 10: Industries of Baldwin County - 2006
Source: NAICS

Zip Code Business Patterns: 36555	Number of Establishments
Forestry, Fishing, Hunting & Agriculture	1
Construction	8
Retail Trade	3
Transportation & Warehousing	1
Finance & Insurance	1
Real Estate, Rental & Leasing	3
Professional, Scientific & Technical Services	1
Administration, Support, Waste Management & Remediation Services	1
Health Care & Social Assistance	2
Other Services (Except Public Administration)	3
Total Number of Establishments	24

Table 11: Industries of Magnolia Springs – 2006
Source: NAICS

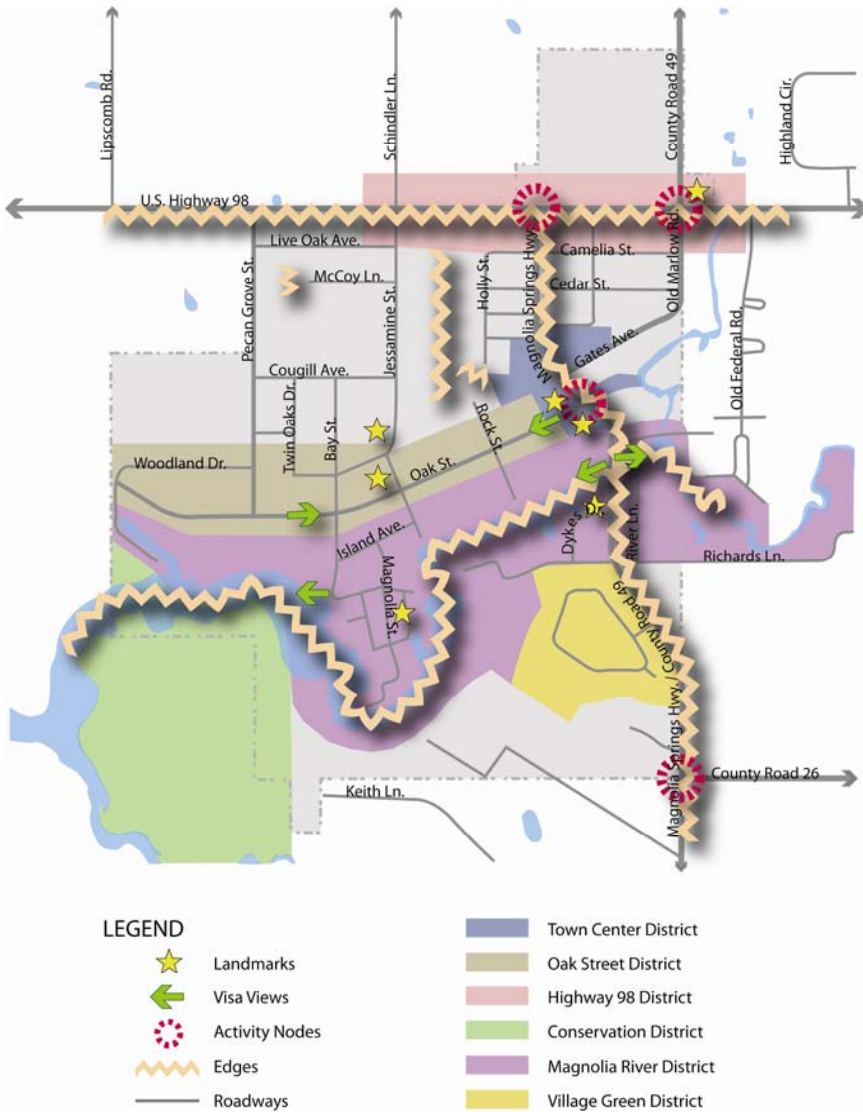


Figure 6: Visual Analysis
Source: Gould Evans

B.7 LAND USE

The purpose of the land use section is to better understand existing physical conditions through the analysis of data collected including: Visual Analysis, Land Use, Zoning, and Parks and Recreation.

Visual Analysis

The south Baldwin County area began and grew around its waterways. Magnolia Springs became significant because the Magnolia River allowed boats to reach the farther removed inland areas. These boats transported passengers and goods to many Towns throughout southern Baldwin County and beyond. The oldest parts of Magnolia Springs are the properties and land adjacent to the Magnolia River where many homes and industries were once built. Today there are many magnificent homes along the Magnolia River. Therefore, the Magnolia River district is one of the larger districts in Magnolia Springs.

A district is a sub-area of a community that has an inherent uniqueness or quality. Districts may be perceived as unique areas of architecture, environmental or contextual qualities, or a concentration of uses. Other districts in Magnolia Springs include:

- Village Green: A relatively new subdivision that seems geographically disconnected from the Town.
- Conservation: A large tract of land adjacent to the Magnolia River that has yet to be developed and is currently maintained as wetland by the property owner.
- Oak Street: Area with many magnificent homes that are located along a street lined with live oak trees.
- Highway 98: Area where new commercial development has begun that is not necessarily in character with “historical” Magnolia Springs.
- Town Center: Area with a concentration of public gathering space, the fire department, two churches, Town hall, the Community Association Building, Moore’s Store and Jesse’s Restaurant.

An edge is a perceived boundary within a community. Edges can be objects such as walls, buildings, railroad lines or topographic changes. They may hinder movement through the community or provide separation between areas of uses. Due to the many edges throughout the Town such as wetlands, the river and forested areas, the roadway pattern in Magnolia Springs remains largely disconnected. Major roadways within Magnolia Springs, including Magnolia Springs Highway and U.S. Highway 98 also act as edges within the town.

Throughout the Town there are several activity nodes. An activity node is a major destination, activity point or location. They may be located at the intersections of pathways, or may be the location of community events or gatherings. The four activity nodes include Highway 98 / Old Marlow Road, Highway 98 / Magnolia Springs Highway, Magnolia Springs Highway / Oak Street and Magnolia Springs Highway / County Road 26.

A landmark is a highly identifiable feature within a community and many times is used for wayfinding and reassurance of location within the community or a specific area of the community. Located throughout the Town are many landmarks including United Bank, the Community Association Building, Moore's Store, Saint Paul's Episcopal Chapel, the Brunnell House, the Governor's Club, and Magnolia Springs Bed and Breakfast.

Also indicated in the Visual Analysis are vista views located on Oak Street and along the Magnolia River. A vista view is a term used to indicate the entire area an individual can see from a given point. Vista views can be of close or far off areas.

Figure 6 illustrates a basic visual overview framework for Magnolia Springs. The Visual Analysis study included on-site visits to the Town and identification of districts, landmarks, views, activity nodes, edges and roadways.

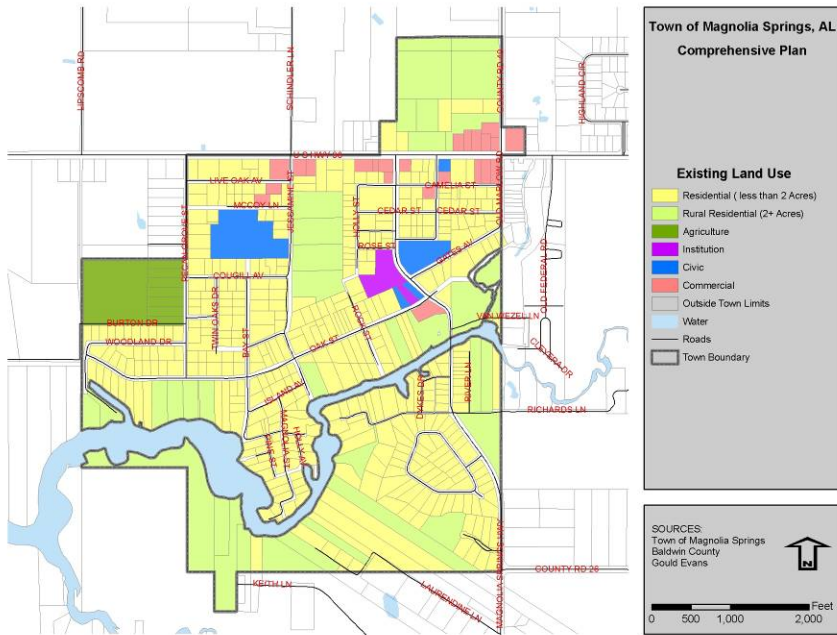


Figure 7: Existing Land Use
Source: Gould Evans, Baldwin County, Magnolia Springs

Existing Land Use	Acres	%
Residential (less than 2 acres)	293.9	51%
Rural Residential (2+ acres)	153.8	27%
Agriculture	25.2	4%
Institution	5.1	1%
Civic	17.9	3%
Commercial	17.5	3%
Right-Of-Ways	63.4	11%
Town Limits	576.8	100%

Table 12: Existing Land Use
Source: Gould Evans, Baldwin County, Magnolia Springs

Land Use

The existing land uses of Magnolia Springs are primarily composed of Residential (293.3 acres, 51%) and Rural Residential uses (153.8 acres, 27%). Residential properties include parcels smaller than 2 acres in size. Rural Residential properties include parcels that are 2 acres or larger. Some properties are composed of multiple parcels and may therefore be classified as Residential although they are truly Rural Residential.

There are approximately 17.9 acres (3%) of Civic uses in Magnolia Springs. The largest civic property is currently being used for a television tower, located in the area of Jessamine Street, McCoy Lane, Pecan Grove Street and Cougill Avenue. Other civic properties include the post office, Magnolia Springs School property / fire station, Community Association Building and a property located west of the Saint Paul's Episcopal Chapel on Oak Street which is used for stormwater management.

Institutional uses occupy 5.1 acres (1%) in Magnolia Springs. Institutional properties include the Saint Paul's Episcopal Chapel and Magnolia Springs Wesleyan Church.

Commercial uses occupy 17.5 acres (3%) and are primarily located at intersections along Highway 98. Commercial uses along Highway 98 are typically considered to be out of character for the south Baldwin County / Magnolia Springs area. A smaller commercial area is located south of Oak Street on Magnolia Springs Highway. This commercial area is the location of the Moore's Store and Jesse's Restaurant.

There is currently one Agriculture property within the Town limits (25.2 acres, 4%). This property is located west of Pecan Grove Street and north of Burton Drive. Bank financing signs are present on the property, which indicate the land is available for development.

Road rights-of-way occupy 63.4 acres (11%) of the Town. Maintenance of these Right-Of-Ways is an important issue that the Town must address when determining its future vision, as well as revenue and budget.

Zoning

Magnolia Springs is a relatively new town; therefore the existing zoning categories and patterns are largely reflective of decisions made by Baldwin County prior to incorporation. The Town of Magnolia Springs will continue to explore ways to improve and evolve their zoning categories and patterns.

The majority of Magnolia Springs is zoned in four Single Family residential districts: R1A, R1B, R2A and R2B. All Single Family districts allow the same maximum height and front, rear and side yard setbacks. Districts R1A and R1B allow a maximum density of one dwelling unit per acre. District R1A allows a minimum lot area of 40,000 square feet per dwelling unit, whereas district R2A allows 30,000 square feet per dwelling unit. Districts R2A and R2B allow two dwelling units per acre. District R2A allows a minimum lot area of 20,000 square feet per dwelling unit, whereas district R2B allows only 15,000 square feet per dwelling unit. All Single Family zoning districts have varying minimum lot widths at the building and street line.

The Town's zoning regulations also indicate a Single Family Estate (ER) district; however, this district is not indicated on the Town's zoning map. This zoning category allows for a minimum of 40 feet for front and rear yard setbacks and 15 feet for side yard setbacks. The ER category also allows a maximum density of one dwelling unit per two acres and a minimum lot area of 80,000 square feet.

The Rural Agriculture (RA) district is primarily found on the north, west and southwest edges of Town. The old Magnolia Springs School property, located at Magnolia Springs Highway and Gates Avenue, is also zoned for Rural Agriculture. The RA category is for large, open, unsubdivided land used for agricultural, forest or other rural purposes, or vacant land. This category requires a minimum front and rear yard setback of 40 feet and a side yard setback of 15 feet. Residential uses are permitted at one dwelling unit per three acres or smaller, and the minimum lot area is three acres. The RA category allows subdivision of land smaller than three acres if all property owners are legally related family members.

The Professional Business (B1) district is primarily located north of Oak Street and west of Magnolia Springs Highway. One parcel located east of Old Marlow Road along Highway 98 is also zoned B1. This category allows a concentration of business opportunities that are compatible with and near residential areas. This zoning category requires a front yard setback of 30 feet, a rear yard setback of 25 feet and a side yard setback of 15 feet. The minimum lot area is 20,000 square feet and the maximum

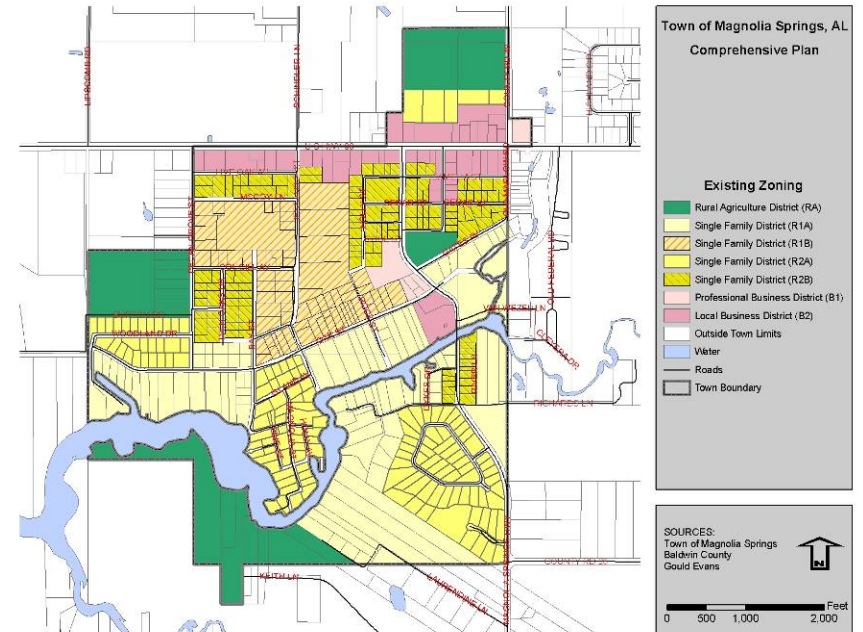


Figure 8: Existing Zoning
Source: Gould Evans, Baldwin County, Magnolia Springs

individual building size is 8,000 square feet. The maximum impervious surface allowed is 60% of the lot size.

The Local Business District (B2) is primarily located along Highway 98 and on parcels adjacent to Highway 98 on Old Marlow Road and Magnolia Avenue. The B2 district is also located west of Magnolia Springs Highway between Oak Street and the Magnolia River. The Local Business zoning category was created to provide limited commercial convenience facilities and serve nearby residential neighborhoods. Commercial properties in these categories can be up to 2 ½ stories tall. This zoning category has identical requirements as the B1 district related to minimum setbacks, minimum lot area, maximum individual building size and maximum impervious surface ratio.

There are eight zoning categories in the Town's regulations; however, there are only seven identified on the Town's zoning map. The zoning districts and categories seem to correspond in all areas of the Town except along Highway 98. Many parcels along Highway 98 are zoned for commercial use although much of the land is still residential uses. There are also a few non-conforming uses throughout the Town, including a few parcels zoned residential that are used by a construction company. Within the zoning regulations the B2 category is defined as "Local Business District" but it is described as a "Neighborhood Business District".

Figure 8 illustrates the current zoning pattern in Magnolia Springs. Table 13 gives an overview of the current zoning regulations.

Parks and Recreation

Within the Town boundaries there are currently no parks or recreation spaces for use. A passive park and trail area, locally referred to as "The Springs", is currently closed due to reconstruction conducted by the County and volunteers from Magnolia Springs. The Springs is located east of the intersection of Oak Street and Magnolia Springs Highway. The Town has an 18 year lease on a large property located northeast of the Gates Avenue and Magnolia Springs Highway intersection (known as the Magnolia Springs School property.) This large piece of land sits adjacent to Town Hall, the Fire Station and multiple churches. This open space is often used during 4th of July festivities and other community events. The ideal use for such a property would be a park / community gathering space. Figure 9 illustrates all existing public and semi-public facilities and open spaces.

Zone	Intention	Maximum Height	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yards	Maximum Density	Minimum Lot Area	Maximum Impervious Surface Ratio	Minimum Lot Width at Building Line	Minimum Lot Width at Street Line	Lot Size Modifications	Density Modifications	Maximum Individual Building Size Allowed	Distance Between Structures
RA Rural Agricultural	for large, open unsubdivided land used for agricultural, forest or other rural purposes or vacant land.	35 feet or 2 1/2 stories	40 feet	40 feet	15 feet	1 D.U./3 acres	3 acres	<i>not listed</i>	210 feet	210 feet	min. lot size may be reduced to 40,000 sq. ft. where property divided among family members.	max. density may be increased to 1 DU/acre when divided among legally related family members.	<i>not listed</i>	<i>n/a</i>
ER Single Family Estate	for very low density residential of single family homes on estate size lots.	35 feet or 2 1/2 stories	40 feet	40 feet	15 feet	1 D.U./2 acres	80,000 sq. feet	<i>not listed</i>	165 feet	165 feet	min. lot size may be reduced to 40,000 sq. ft. where property divided among family members.	max. density may be increased to 1 DU/acre when divided among legally related family members.	<i>not listed</i>	<i>n/a</i>
R1A Single Family	to provide the opportunity for the choice of low density single family homes on large lots.	35 feet or 2 1/2 stories	30 feet	30 feet	10 feet	1 D.U./1 acre	40,000 sq. feet per dwelling unit	<i>not listed</i>	120 feet	60 feet	<i>none listed</i>	<i>none listed</i>	<i>not listed</i>	<i>n/a</i>
R1B Single Family	to provide the opportunity for the choice of low density single family homes on large lots.	35 feet or 2 1/2 stories	30 feet	30 feet	10 feet	1 D.U./1 acre	30,000 sq. feet per dwelling unit	<i>not listed</i>	100 feet	50 feet	<i>none listed</i>	<i>none listed</i>	<i>not listed</i>	<i>n/a</i>
R2A Single Family	to provide the opportunity for the choice of moderate density single family homes.	35 feet or 2 1/2 stories	30 feet	30 feet	10 feet	2 D.U./1 acre	20,000 sq. feet per dwelling unit	<i>not listed</i>	80 feet	40 feet	<i>none listed</i>	<i>none listed</i>	<i>not listed</i>	<i>n/a</i>
R2B Single Family	to provide the opportunity for the choice of moderate density single family homes.	35 feet or 2 1/2 stories	30 feet	30 feet	10 feet	2 D.U./1 acre	15,000 sq. feet per dwelling unit	<i>not listed</i>	80 feet	40 feet	<i>none listed</i>	<i>none listed</i>	<i>not listed</i>	<i>n/a</i>
B1 Professional Business	to allow a concentration of business opportunities that are compatible with and near residential areas. (ie, mixed-use, hours extending into evening, no high traffic volume, etc.)	35 feet or 2 1/2 stories	30 feet	25 feet	15 feet	<i>not listed</i>	20,000 square feet	0.60	80 feet	60 feet	<i>none listed</i>	<i>none listed</i>	8,000 sq. feet	if there is separation between any two principal structures on one parcel, separation shall be a minimum 15 feet or distance equal to 1/2 sum of their heights, whichever is greater
B2 Local Business	to provide limited commercial convenience facility and serve nearby residential neighborhoods, planned and developed as an integral unit.	2 1/2 stories	30 feet	25 feet	15 feet	<i>not listed</i>	20,000 square feet	0.60	80 feet	60 feet	<i>none listed</i>	<i>none listed</i>	8,000 sq. feet	if there is separation between any two principal structures on one parcel, separation shall be a minimum 15 feet or distance equal to 1/2 sum of their heights, whichever is greater

Table 13: Zoning Regulations Overview
Source: Gould Evans, Magnolia Springs

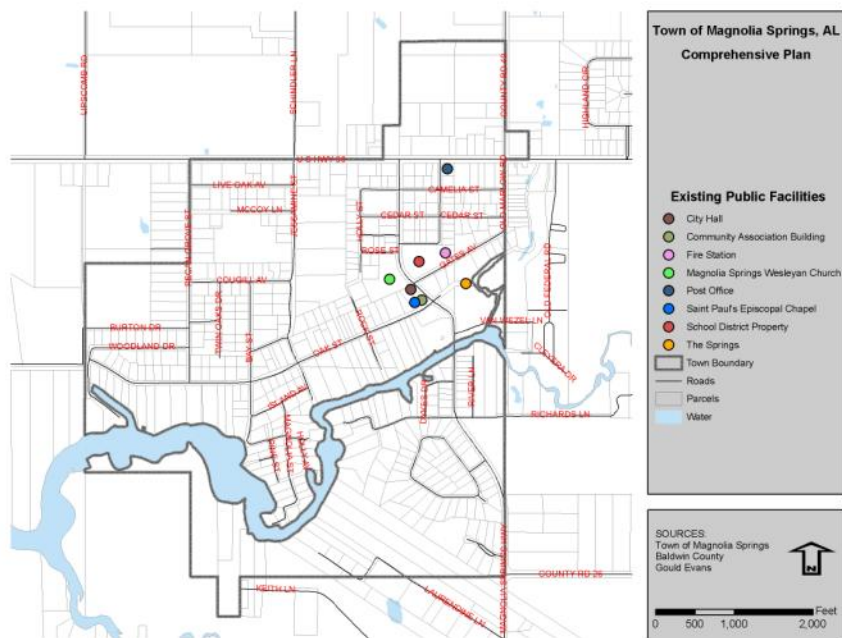


Figure 9: Public/Semi-Public Facilities & Open Space
 Source: Gould Evans, Baldwin County, Magnolia Springs

B.8 UTILITIES / SERVICES

Utility and service locations and their availability influence where future development can or should take place and the type of development and density that is allowed. The Town of Magnolia Springs currently does not offer any utilities (water, sewer, gas or electric), but does provide services such as public facilities and public safety.

Public / Semi-Public Facilities

Figure 5 illustrates all public and semi-public facilities within Town boundaries. Public facilities include City Hall, the Community Association Building, the Post Office, the Springs, the Fire Department and the Baldwin County School property (which is currently vacant). Semi-Public facilities include Magnolia Springs Wesleyan Church and Saint Paul's Episcopal Church.

Public Safety

Public Safety includes both fire and police protection. Currently, Magnolia Springs does not have a police department; however, the Town has a dedicated deputy from Baldwin County. The deputy's primary role is to enforce the law and to affect public and social order. Such tasks would include protecting the welfare of residents and visitors to the Town as well as patrolling streets and enforcing traffic laws.

The Magnolia Springs Volunteer Fire Department (MSVFD) has been in place since 1962. The fire department's jurisdiction runs east to Foley, west to Week's Bay, north to County Road 24 and south to County Road 12 (east of CR-49) and Week's Bay (west of CR-49). All emergency / 911 calls from the Magnolia Springs service area go through a central dispatch station. There are 20 firefighters in Magnolia Springs Volunteer Fire Department.

Ambulance service is provided by a private entity. The closest private ambulance service to Magnolia Springs is MedStar. MedStar has two stations that cover the Magnolia Springs area. The station located at the intersection of County Roads 9 and 32 is covers areas north of Highway 98. The station located near the intersection of County Road 12 and Highway 59 covers the areas south of Highway 98.

Future Considerations

Since the Town was recently incorporated, it must begin to provide maintenance and repair for the street network. At this point the Town does not have a public works department and will likely have to outsource any service / repairs to adjacent jurisdictions, the county or private entities.

Riviera Utilities is the most prominent supplier of natural gas, water, wastewater, electricity and tv cable services in Magnolia Springs. Electricity for the area is sometimes provided by Baldwin Electric Membership Cooperative, which is a member-owned cooperative supplying electric service to property owners throughout Baldwin County. Baldwin County Sewer Service is another sewer operator located throughout Baldwin County.

Although many sewer lines run nearby and within Magnolia Springs, many property owners have chosen to remain on septic systems rather than connecting to the sewer lines. The location and availability of sewer lines can lead to higher impact and larger scale uses such as higher density commercial and multi-family housing. As the Town continues to develop, it must make a decision to utilize these third party sewer service lines, to create its own sewer system or to remain on septic sewer systems (which often have environmental consequences).

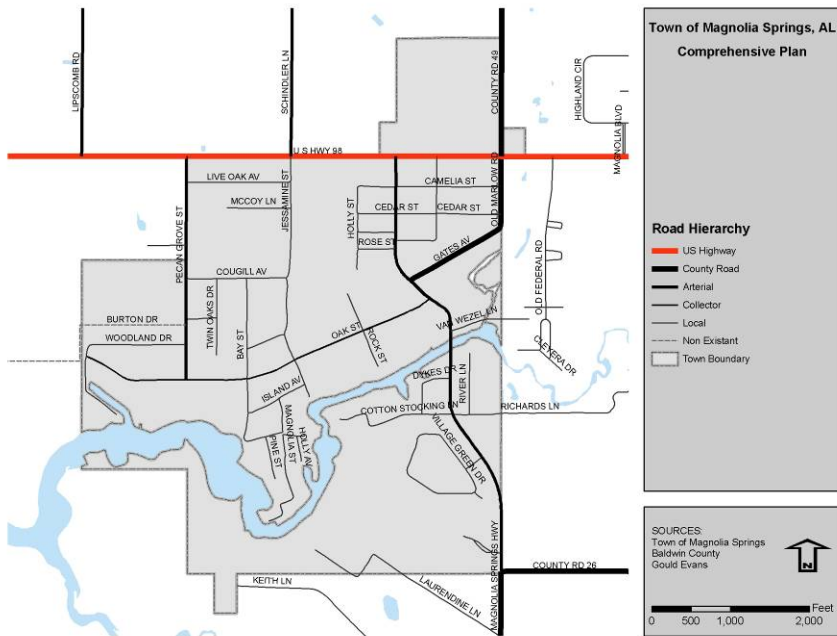


Figure 10: Existing Road Hierarchy
 Source: Gould Evans, Baldwin County, Magnolia Springs

B.9 TRANSPORTATION

Transportation relates to the movement of goods and people from one place to another. The Transportation section of this plan will cover topics related to the hierarchy of the road network in Magnolia Springs as well as pedestrian connectivity in the Town.

Road Hierarchy

Magnolia Springs is located in Baldwin County in southern Alabama between Mobile, Alabama and Pensacola, Florida. The center of Town is located south of Highway 98, along County Road 49 / Magnolia Springs Highway, which is approximately 24 miles south of Interstate 10. Other adjacent County Roads include County Road 55, County Road 26 and County Road 12. All of these roadways help to connect Magnolia Springs to surrounding parts of Baldwin County and to other metropolitan areas.

Throughout southern Baldwin County, roadways tend to be the most important way for residents and commuters to travel from place to place. Magnolia Springs' current road network has been categorized into a five type hierarchy which includes U.S. Highways, County Roads, Arterials, Collectors and Local streets.

The Town's only U.S. Highway is Highway 98, which also acts as the primary commercial corridor in Town. There are two County Roads that run within or adjacent to Town: County Road 49 and County Road 26. Arterial streets include Pecan Grove Street, Magnolia Springs Highway, Lipscomb Road and Schindler Lane. The one collector street in Town is Oak Street. Local streets include all remaining streets such as Jessamine Street, Laurendine Lane and Bay Street, among others.

The Town is largely made up of local streets, many of which are disconnected or cut off from other roads in the network. This hindrance combined with the lack of alternative routes may make it difficult for visitors to navigate through the Town. Figure 10 illustrates the existing road network for the Town of Magnolia Springs and the surrounding area.

Pedestrian Usability

Connections within a community can be further strengthened by developing a comprehensive network made up of sidewalks, trails and on-street routes. The availability and safety of such routes can help to ensure a healthy lifestyle for residents and offer an alternative means of mobility in the community.

Presently in Magnolia Springs there are no dedicated pedestrian routes; however, many pedestrians are often found walking on shoulders of local and collector streets. The lower speeds and volume of traffic on these streets help to ensure a safe environment for pedestrians. Pedestrians are less likely to travel along Arterials, County Roads and U.S. Highways due to high speeds and volume of traffic. When pedestrians do travel along these roads, they are often found walking in the grass and farther away from the pavement. This may indicate that routes with heavy automobile traffic need dedicated pedestrian walkways such as trails or sidewalks.



The combination of high speed/volume of traffic, curving roads and adjacent public spaces make Magnolia Springs Highway a high priority issue for the Town.



Retaining town character was listed by the public as a high priority issue. The United Bank building is a good example of a new development fitting in with the character of the town.

APPENDIX C: ISSUES IDENTIFICATION PAPER

C.1 OVERVIEW

Issues for the Town of Magnolia Springs were identified through an existing conditions analysis conducted by the plan consultants as well as public input received during the Town Hall Meeting, Open House, Personal Interviews and the Comprehensive Plan Advisory Committee meetings. Utilizing the information gathered throughout this process, the plan consultants will draft a Comprehensive Plan that attempts to address the priority issues raised throughout this process. This draft plan will be reviewed and evaluated by the public and the Comprehensive Plan Advisory Committee. Additional information regarding the draft plan will be posted and available to access on the project website in the near future.

The Existing Conditions Report as well as other issue identification exercises can be found on the Comprehensive Plan website. (www.townofmagnoliasprings.org/comprehensive_plan).

The following pages attempt to summarize the issues identified during the initial phases of the Comprehensive Plan process.

C.2 PUBLIC INPUT ISSUES

Utilizing comments recorded during the Town Hall Meeting, Open House, Personal Interviews and the Comprehensive Plan Advisory Committee the following list summarizes issues raised by the public:

- Retaining town character
- Take care of / protect river
- Cut through traffic
- Traffic on CR-49
- Public water access (visual and physical)
- Balance between ambiance and revenue
- Applicability of form based zoning / smart growth
- Lack of parks and recreation
- Sewer regulations / non-regulations
- Aesthetics of commercial property
- Switching land use from residential to commercial
- Protect the Trees / Canopy / Urban Forest
- Control River Activity
- Retain Town Center Area character
- Preserving organizations (i.e. Community Association)
- Retain the Diversity, Reputation and History
- Support Fire Department, Bed and Breakfast, Churches
- Retain a steady/stable increase in property values
- Retain architectural character
- Highway 98
- Outside growth
- Above ground utilities
- Stormwater

Top Issues – Public Input

- **Retain town character**
- **Protect the River**
- **Traffic**
- **Public River access**
- **Town Revenue/Costs**
- **Outside Growth**

Top Issues – Existing Conditions

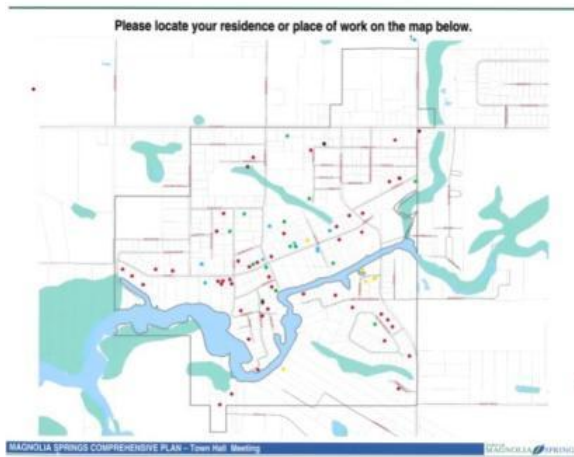
- **Adjacent development patterns**
- **Limited river access**
- **Lack of parks, recreation and pedestrian facilities**
- **Town Revenue/Costs of Maintenance**
- **Vacated Rights-of-way**
- **Sewer and Stormwater**
- **Safety/Traffic issues**

C.3 EXISTING CONDITIONS ISSUES

In addition to the issues voiced by the public, the plan consultants conducted an existing conditions analysis that noted other issues Magnolia Springs may need to address. The following list summarizes those issues identified during the existing conditions analysis but does not take into consideration the values and vision of the community.

- Increase in population and development in surrounding areas
- Housing vacancies/Homes for sale
- Lack of diverse commerce
- Limited river access
- River as edge separating north and south
- Quality of development along Highway 98
- Traffic along CR-49, Pecan Grove Street and Oak Street
- Disconnected street network
- Vacated Rights-of-way
- Lack of pedestrian facilities
- Safety issues on CR-49
- Lack of housing types (i.e. one apartment in town)
- Demographic and social dividing line between north Magnolia Springs and South Magnolia Springs (including properties along Oak Street and extending south)
- TV transmitting tower at Jessamine and McCoy Lane
- Non-conforming land uses and zoning pattern along Highway 98 and within some neighborhoods
- Post Office disconnected from Town Center area
- Single Family Estate (ER) zoning district identified in regulations but not identified on zoning map
- Environmental consequences of sewer vs. septic use
- Stormwater runoff
- River sedimentation
- Cost of road maintenance, bridge improvements compared to Town revenue

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Charrette Week Attendees Map



Plan consultant addresses the public at the Town Hall Meeting

APPENDIX D: CHARRETTE REPORT

D.1 OVERVIEW

The following Charrette Memo details items presented by the plan consultants during the Magnolia Springs Comprehensive Plan Charrette Week, July 28-August 1, 2008.

During the week of July 28, 2008, several public meetings and workshops were held in the Town of Magnolia Springs as part of a week-long design charrette. The purpose of the charrette was to engage the public in the comprehensive plan process.

Prior to the charrette week, the plan consultants conducted existing conditions research to identify what they viewed to be issues and strengths of the community. **The Existing Conditions Report as well as the Town Hall Presentation and other materials produced during the Charrette Week can be viewed on the Comprehensive Plan website** (www.townofmagnoliasprings.org/comprehensive_plan).

During the Charrette week over 150 people attended the Town Hall Meeting, Public Drop-In Hours or Open House. The map to the right geographically displays approximate locations of where the attendees resided or worked.

The following pages attempt to summarize the items covered during the Charrette Week, as well as how the public responded. This Charrette Memo is a three part piece covering the Town Hall Meeting, Charrette / Public Drop-In Hours and Open House.

D.2 TOWN HALL MEETING

The first public meeting of the charrette week was a public Town Hall meeting held Monday, July 28, 2008 from 7:00 to 8:30 pm. This meeting was a facilitated discussion organized by the plan consultants. The meeting began with an overview of the Town's existing conditions. To review this presentation, please reference "Town Hall Presentation" on the Comprehensive Plan website. At this meeting many boards were on display and residents were asked to respond to several different exercises including Photo Exercise A, Photo Exercise B and an Issue, Strength and Vision identification exercise. To view the boards displayed at the Town Hall meeting, please reference the file titled "Welcome" on the Comprehensive Plan website.

Photo Exercise A

While on previous visits to Magnolia Springs, the plan consultants took nearly 300 photographs of the Town. This exercise incorporated a variety of photographs taken during these visits. Photographs were taken primarily from within Town boundaries and some were from areas adjacent to the town. Residents were asked to use these images of Magnolia Springs to identify what they consider to be the Town's best assets, what they would like to experience in the town, and what issues need to be addressed in order to create/maintain these experiences. Below is a summarized version of the responses from Photo Exercise A. For a complete list of the responses please reference "Photo Exercise" on the Comprehensive Plan website.

Please list what you believe are three of Magnolia Springs' best assets.

- The character of the town – town beauty
- Magnolia River
- Oak Street
- Trees, especially Oaks and Magnolias
- Town Center area
- Size – small enough to provide camaraderie – large enough to maintain some privacy
- The Springs and The Springs Park
- Village ambiance
- Sense of community
- Churches
- People
- Quiet and friendly community (sense of togetherness and support)

Photo Exercise A



MAGNOLIA SPRINGS COMPREHENSIVE PLAN – Town Hall Meeting



Boards displayed at the Town Hall Meeting



Town Hall Meeting Attendants reviewed and commented on Photo Exercises



Town Hall Meeting attendees browsing displays and conversing with one another

- Unique rural/small community
- Centrally located between Mobile and Pensacola
- Canopy of Oaks on Oak Street
- Environmentally attractive area
- Older Homes
- Fire Department
- Jesse's and Moore's Store
- Historic Preservation

What would you like to see or experience in Magnolia Springs in the future?

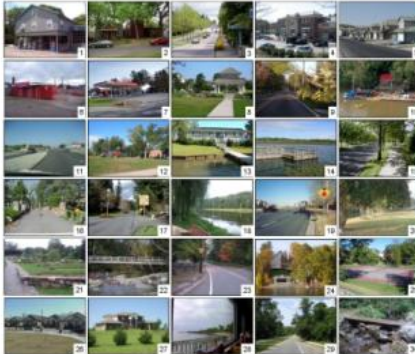
- Limited commercial growth
- No multi-family dwellings/ No high rises
- New home construction compatible with community character
- Traffic light at Oak Street and CR-49
- Preserve the existing character and spirit of the community
- More people contributing more time for their town
- School buses in morning and afternoon
- No empty houses
- Plenty of green space
- Adequate public access to the river
- Developments practice Best Management Practices (BMPs) and address stormwater issues as well as visual appeal
- Commercial activity on Highway 98
- Traffic and speed control
- Tree ordinance/ More trees lining our streets
- Clean the river and control sediment
- Restrict public access to river – no public boat ramps.
- Safe, well tended, historically and aesthetically appealing community with firm economic basis
- Sidewalks
- Oak tree canopy
- Community Association

- Similar to the bank building, “fit” into the character of homes in the community.
- Walking/running paths
- Playground
- Happy buzzing town with young and old participating in town activities
- To feel like you are in a rural area even though the surrounding cities are moving in on you

What three issues or topics do you believe the Town must address in order to achieve the type of future you want to experience?

- Preservation of the river and springs
- Controlled growth
- Development
- Traffic control
- Storm water/impervious surfaces/runoff
- Preserve architectural style of various neighborhoods
- Respect the virtue of the land
- Property values vs. property rights
- Recreation revenue sources
- River access and park entrance fees for non-residents
- Grant revenues
- Growth/annexation
- Highway 49
- Form based zoning (smart growth)
- River access to non-riverfront owners
- Support Community Association and membership
- Balanced growth to generate revenue to support town initiatives
- Maintain character of community
- Zoning issues/roadways
- Paving roads vs. not paving roads

Photo Exercise B



This board incorporates a variety of photographs related to various issues relevant to the Town's Comprehensive Plan. Please take a few moments to look over all of the photos. Then answer the following questions on the handout labeled "Photo Exercise B". The feedback from this exercise provides guidance related to understanding the preferences of the community.

- 1 Please list your favorite photographs on this board and indicate why they are your favorite.
- 2 Please list your LEAST favorite photographs on this board and indicate why they are your least favorite.
- 3 Please list any additional thoughts or comments you have or if there are certain development patterns you do not see that you think would work well in Magnolia Springs.

MAGNOLIA SPRINGS COMPREHENSIVE PLAN - Town Hall Meeting



Picture 30 was voted the favorite photograph on Photo Exercise B because it is peaceful, blends with the natural surroundings, prevents destruction and is not pretentious



Picture 5 was voted the LEAST favorite photograph on Photo Exercise B because it is uninteresting, high density, has no individualism, lacks trees and charm as well as a general distaste for tract homes and prominent garages



Plan consultant facilitates an open discussion where meeting attendees were asked to voice what they considered to be Issues, Strengths and a Vision for their community

Photo Exercise B

This exercise incorporated 30 photographs related to various issues relevant to the Town's Comprehensive Plan; however, the photos were not taken from Magnolia Springs. Residents were asked to list their favorite and least favorite photographs and describe why they liked or disliked them. Residents were also given the opportunity to list any additional thoughts or comments or preferred development patterns that were not displayed on the photo board. Below is a summarized version of the responses from Photo Exercise B. **For a complete list of the responses please reference "Photo Exercise" on the Comprehensive Plan website.**

Please list your MOST favorite photographs on this board and indicate why they are your favorite.

- Picture 30- Peaceful; blends with natural surroundings; prevents destruction; not pretentious
- Picture 22- Natural and aesthetically pleasing; ambiance; limited access; illustrates environmental asset and protects it
- Picture 18- Preservation; public access view of the river; bench is inviting; quiet/low level use
- Picture 15- Walkable area along street; tree lined/shaded street; visual appeal; pedestrian safety
- Picture 8- Beautiful; practical; town activities; gathering place; great for school property
- Picture 14- Simple; natural setting; water access; unspoiled; illustrates environmental asset while protecting it

Please list your LEAST favorite photographs on this board and indicate why they are your LEAST favorite.

- Picture 5- Tract homes; uninteresting; high density; garages; cookie cutter; no individualism; no trees; lacks charm
- Picture 6- No grass/landscaping; unattractive; unnatural; all impervious; attracts wrong people; run down
- Picture 7- No landscaping; no character; less service stations; too much asphalt; unattractive
- Picture 26- Suburban; tasteless; any city USA; tract housing; no greenery; too uniform

- Picture 11- Too busy/noisy; safety; ugly development; large amount of impervious surface

Issues, Strengths and Vision Identification

After providing an existing conditions presentation, the plan consultants asked the public to list what issues and strengths they have as a community and what vision they have for the future of their community. After compiling the list of issues, strengths and visions, the plan consultants asked residents to prioritize which ones are most important to them. Below is a summarized list (in order of preference) of Issues, Strengths and Visions residents identified. **For a complete list of the responses please reference “Issues, Strengths and Vision” on the Comprehensive Plan website.**

Issues:

- Retain town character
- Take care of / protect river
- Cut through traffic
- Traffic on CR-49
- Public water access (visual and physical)
- Balance between ambiance and revenue
- Do we need form based zoning / smart growth?
- Develop parks and recreation
- Sewer regulations / non-regulations
- Aesthetics of commercial property
- Switching land use from residential to commercial

Strengths:

- Ambiance / Character of Place
- Trees / Canopy / Urban Forest
- River Activity
- Cold Hole / Town Center Area
- Community Association and other organizations
- People helping people
- Location / Proximity
- Diversity, Reputation and History
- Fire Department, Bed and Breakfast, Churches



After identifying Issues, Strengths and Visions, meeting attendees were asked to prioritize what they considered to be most important

Top Priorities from Issues, Strengths and Vision Identification:

- Retain town character
- Protect the River
- Traffic
- Public River access
- Town Revenue/Costs

Magnolia Springs Charrette Week	Time	Monday 07.28.08	Tuesday 07.29.08	Wednesday 07.30.08	Thursday 07.31.08	Friday 08.01.08	
HOTEL: Magnolia Springs Bed & Breakfast	7:00 AM	Team Travels to Magnolia Springs. Eat lunch on the way.	Breakfast @ B&B 7:00 start				
	8:00 AM		Advisory Committee Meeting Town Hall Review	Breakfast @ B&B 8:00 start	Breakfast @ B&B 8:00 start	Breakfast @ B&B 8:00 start	
	9:00 AM			Re-Group / To Do List	Re-Group / To Do List		
	10:00 AM		Brainstorm	Public Drop-In Hours 10-12	Work	Public Drop-In Hours 10-12	Team Travels Home
	11:00 AM					Work	
12:00 PM	Lunch	Lunch	Lunch				
1:00 PM	B&B check in	Interviews	Interviews	Work			
2:00 PM	Interviews	Site Studies	Determine Work Schedule /	Work			
STUDIO: Community Association Building	3:00 PM		Work	Public Drop-In Hours 3 - 5pm	Work	Public Drop-In Hours 3 - 5pm	
	4:00 PM	Meeting Set Up			Final Printing, etc		
	5:00 PM	Dinner	Dinner	Dinner	Set Up & Clean Up		
	6:00 PM				Open House 6-8 pm		
	7:00 PM	Town Hall Meeting 7-8:30 pm	Work	Work	Clean Up		
CHARRETTE TEAM: Dave Knopick Vanessa Spartan Jordan Below	8:00 PM	Meeting Clean Up					
	9:00 PM	End - 9:30	End - 9:30	End - 9:30	Dinner		
	10:00 PM						

Plan Consultants' Charrette Week Schedule

- Steady increase in property values / Stable property values
- Architectural character
- Highway 98 is a blank canvas for commercial use

Vision:

- Protect community from change
- How to handle outside growth
- Don't change Oak Street; Maintain street character
- Underground utilities
- Limit Traffic
- Library
- Preserve community character
- Walkable commercial district– protects character and creates revenue
- Preserve open fields; less subdivisions
- Safety

D.3 CHARRETTE / PUBLIC DROP-IN HOURS

Throughout the week of July 28, 2008 a charrette (or workshop) was held within the Community Association Building. During this time the plan consultants worked to develop alternative scenarios that addressed issues raised at the Monday night Town Hall meeting. These alternative scenarios were presented at Thursday's Open House meeting and were intended to embrace the assets of the community.

Also occurring during the time of the charrette, the plan consultants held public drop-in hours and conducted personal interviews.

Below is a diagram of the Charrette Schedule.

D.4 OPEN HOUSE

The public Open House was held Thursday, July 31, 2008 from 6:00 to 8:00 pm. During those hours residents were encouraged to visit displays at their own pace and browse through a variety of different ideas and alternatives. The goal for the meeting was to receive comments and feedback on the alternatives. Eight different stations were set up to display the work completed during the charrette week; these stations are listed below. To view alternatives presented at the Open House as well as comments received please reference the file titled “Open House Boards” and “Open House Feedback Responses” on the Comprehensive Plan website.

Welcome Table

At this station attendees were asked to sign in, locate their home or workplace on a map, get a brief overview of the Open House agenda and review the current status of the Comprehensive Plan project.

Magnolia Springs Parkway

At this station attendees were asked to review and comment on options presented to address issues along Magnolia Springs Parkway (CR-49) such as pedestrian access, traffic and speed control and safety improvements.

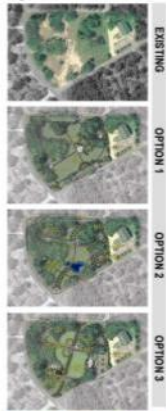
Of the three options presented for Magnolia Springs Parkway, the majority of meeting attendees preferred Option 3, which portrayed using brick pavers and other traffic calming devices to slow down traffic along Magnolia Springs Parkway.



Open House attendees were encouraged to move from station to station and comment on the alternatives displayed



Community Park



MAGNOLIA SPRINGS COMPREHENSIVE PLAN - Open House Board

Magnolia Springs Parkway Bridge



MAGNOLIA SPRINGS COMPREHENSIVE PLAN - Open House Board

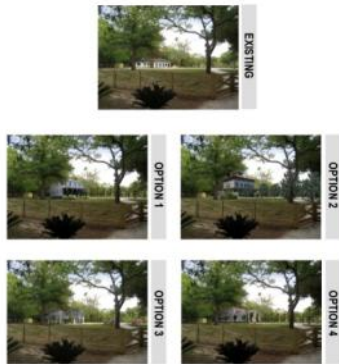
Community Park / Magnolia Springs Parkway Bridge

At this station attendees were asked to review and comment on potential uses for the vacant Baldwin County School Property located at Magnolia Springs Parkway and Gates Avenue. Attendees were also asked to review and comment on potential bridge enhancements for the Magnolia Springs Parkway bridge.

Of the three options presented for a Community Park, the majority of meeting attendees preferred Option 1, which portrayed a community gathering and event space including a pavilion and amphitheatre.

Of the two options presented for Magnolia Springs Parkway Bridge, the majority of meeting attendees preferred Option 2. Option 2 illustrated a designated pedestrian and bicycling area that separated vehicles from pedestrian traffic.

Residential Design



MAGNOLIA SPRINGS COMPREHENSIVE PLAN - Open House Board

Land Use Buffering



MAGNOLIA SPRINGS COMPREHENSIVE PLAN - Open House Board

Residential Design / Land Use Buffering

At this station attendees were asked to review and comment on potential residential designs and land use buffering.

Of the four options presented for Residential Design, the majority of meeting attendees preferred Option 1; however, many also liked Options 2 and 3. Option 1 illustrated a home with southern Alabama architectural vernacular, such as large windows and a large front porch.

Of the two options presented for Land Use Buffering, the majority of meeting attendees preferred Option 2, which portrayed a land use buffer created by a berm and landscaping.

Town Entries & Gateways

At this station attendees were asked to review and comment on options for town entry features.

Of the three options presented for Town Entries/Gateways, the majority of meeting attendees preferred Options 1 and 2, which illustrated more modest entry features.

Commercial Site Design

At this station attendees were asked to review and comment on the potential of having commercial site design standards.

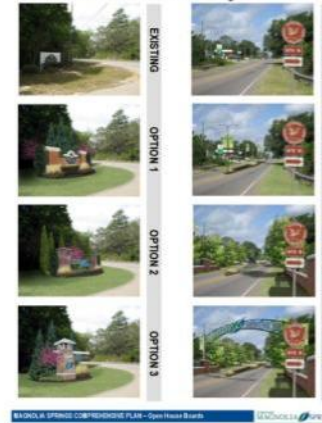
Of the two options presented for Commercial Site Design, the majority of meeting attendees preferred Option 2, which portrayed improved architectural and site design standards for retail stores.

Highway 98 Commercial

At this station attendees were asked to review and comment on two boards that addressed issues on Highway 98, such as commercial development, signage, and street and streetscape amenities.

Of the three options presented for Highway 98 Commercial, the majority of meeting attendees preferred Options 2 and 3. Options 2 and 3 both illustrated limited access points to the highway as well as improved signage. Option 2 portrayed landscaping directly on the highway right-of-way where as Option 3 portrayed landscaping maintained by the property owners.

Town Entries and Gateways



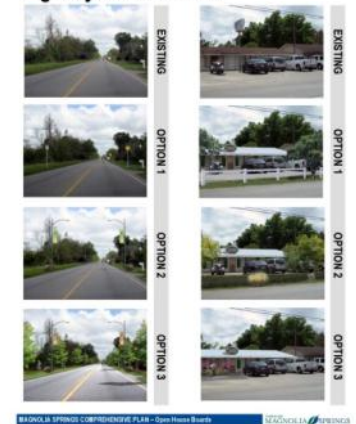
Commercial Site Design

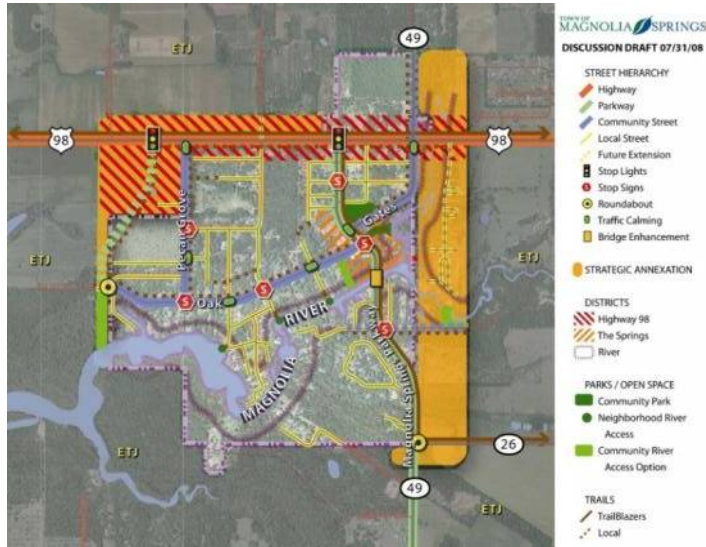


Highway 98 Commercial



Highway 98 Commercial





Proposed Plan Framework displayed at the Open House

Plan Framework

At this station attendees were asked to review and comment on a potential plan framework including street types, annexation, districts, river access and parks and open spaces.

Of the comments received regarding the Plan Framework, most meeting attendees were comfortable with what was proposed but might suggest minor changes to the pattern, such as different annexation patterns, no additional river access and increasing river access. There were also general concerns about cost of projects compared to Town revenue and that any proposed changes retain existing town character.

D.5 NEXT STEPS

Utilizing the information gathered during the Charrette Week, the plan consultants will begin drafting the Comprehensive Plan. This draft plan will be reviewed and evaluated by the Comprehensive Plan Advisory Committee. Additional information regarding the draft plan will be posted and available to access on the project website in the near future.

Plan Framework

Districts - Three districts are identified in the plan framework.

The Springs District - This is the heart of the town. It is the area that is the most developed and is the center of the town. It is the area that is the most developed and is the center of the town. It is the area that is the most developed and is the center of the town.

The River District - This is the area that is the most developed and is the center of the town. It is the area that is the most developed and is the center of the town. It is the area that is the most developed and is the center of the town.

Neighborhood River Access - This is the area that is the most developed and is the center of the town. It is the area that is the most developed and is the center of the town. It is the area that is the most developed and is the center of the town.

Community River Access - This is the area that is the most developed and is the center of the town. It is the area that is the most developed and is the center of the town. It is the area that is the most developed and is the center of the town.

Street Types

Highway - Highway 98 is the only roadway with this designation. The primary emphasis is the movement of traffic in a safe and efficient manner. The framework for the highway corridor needs to address - vehicular access, population movement, landscaping and adjacent development.

Parkway - County Road 48 is designated as Magnolia Springs Parkway. This is the area that is the most developed and is the center of the town. It is the area that is the most developed and is the center of the town. It is the area that is the most developed and is the center of the town.

Community - Certain streets in Magnolia Springs serve residential and community functions. Oak, River, Green, Cedar, Old Magnolia and Magnolia are the focus. These roads are paved and incorporate pedestrian and landscape features such as low speed, village lighting, incorporated granite shoulders, and a tree canopy.

Local - These are the remaining residential streets in town. These streets should retain their existing character and provide for a mix of uses. These streets should be paved and incorporate pedestrian and landscape features such as low speed, village lighting, incorporated granite shoulders, and a tree canopy.

Trail - Within Magnolia Springs several rights-of-way currently exist but are not currently used for vehicle traffic. These locations could be used for pedestrian connections to allow residents to reach street parking paths within some portions of the community.

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