

March 7, 2023
Planning Commission Meeting Minutes
12191 Magnolia Springs Hwy.
Magnolia Springs, Alabama
4:00 P.M.

1. Call to Order:

Chairman Mark Mattox called the meeting to order at 4:00 p.m.

2. Roll Call:

Chairman Mark Mattox asked Secretary Hannah Driskell for roll call.

Members Present:

Mark Mattox, Chairman
Hannah Driskell, Administrative Staff
Rodney Hubble
Lauren Mote
Nick Klarman

Members Absent:

Ross Houser
Steve Mobley
Hadley Weaver

Also Present:

Samara Walley, SARPC

3. Invocation and Pledge:

Mark Mattox, Chairman led the invocation and pledge.

4. Approval of Minutes:

Chairman Mark Mattox asked for approval of minutes of the February 7, 2023, Planning Commission Meeting. Lauren Mote made motion to approve the February 7, 2023, Planning Commission Meeting minutes. Second by Ross Hubble. All in favor. Motion carried.

5. Public Comment:

No public comment.

6. Town Council Report:

Secretary Hannah Driskell reported on items that were discussed at the February Town Council Meeting. Ms. Driskell discussed a vacation petition from Mr. Mark Wright requesting a portion of Holly Avenue be vacated to allow for access to his property on the river. The Town Council approved an agreement with the Baldwin County Commission for the enforcement of building codes and the flood damage prevention ordinance. Chairman Mark Mattox inquired about the medical marijuana dispensary that was proposed at the pharmacy. Ms. Driskell noted that the owner submitted their application to the State of Alabama, and it was denied. Chairman Mattox inquired about the Ad Hoc Committee and any plans for a Town Hall building. Ms. Driskell noted that the Ad Hoc Committee has not met in a while.

7. Comprehensive Plan Revision Discussion:

Samara Walley with SARPC discussed the Comprehensive Plan rewrite. Ms. Walley noted that the ACAMP grant would pay for a rewrite or new Comprehensive Plan. The grant would not fund taking the current Comprehensive Plan and amending sections of it. Ms. Walley discussed that the new Comprehensive Plan would be approximately \$90,000 with the grant funding \$45,000 and the Town matching \$45,000. The Town could use in-kind donations or cash to pay for the Town's portion of \$45,000. SARPC would be administering the grant and the drafting of the Comprehensive Plan. Chairman Mark Mattox asked Ms. Walley to send a document explaining the details of the grant to present to the Town Council. Ms. Walley noted that the grant would be awarded in October 2023 and the Town could decline the funds without penalty, if needed. The deadline for the application to be submitted is March 31, 2023.

8. Planning Jurisdiction Discussion:

Chairman Mark Mattox discussed getting a petition started for citizens of Magnolia Springs and those in the Planning Jurisdiction to send to the Baldwin County Commission of those in support of the Town having the Planning Jurisdiction agreement with Baldwin County. Chairman Mattox discussed getting a reporter to do an article about the importance of the Planning Jurisdiction to get the community informed. Secretary Hannah Driskell discussed getting a video made to share on social media and discuss the challenges with growth and the Magnolia River.

9. Reports and/or Announcements:

Chairman Mark Mattox discussed the Town's franchise agreement with Baldwin County Sewer. Chairman Mattox discussed the Town passing an ordinance that would require citizens that live on a lot that touches the Magnolia River to have their septic system inspected every two years and submit the report to the Town. Such an ordinance would ensure that septic systems are functional and are maintained. Such an ordinance would help keep bacteria out of the Magnolia River and maintain the Magnolia River's designation as an Outstanding Alabama Waterway. Chairman Mattox requested contacting the Baldwin County Health Department to determine if there are County or State regulations that would help the Town when it comes to failing septic systems. Secretary Hannah Driskell discussed the upcoming member terms that expire in March. Lauren Mote and Rodney Hubble stated that they were happy to serve at least until after the Planning Jurisdiction agreement was in place and would re-evaluate after.

10. Adjourn:

Chairman Mark Mattox asked for motion to adjourn meeting. Rodney Hubble made motion to adjourn meeting. Second, by Lauren Mote. All in favor. Motion carried. Meeting ended at 4:45 p.m.

Approved this 7th day of April 2023.



Chairman, Mark Mattox

ATTEST:



Hannah Driskell, Administrative Staff



