

December 5, 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, Secretary/Administrative Official
Nick Klarman
Mike Boan
Grant Weeks
Rodney Hubble
Ross Houser

Absent:

Joe Babington, Vice-Chairman
Steve Mobley

Guests:

Cade Alred, SARPC

3. Invocation and Pledge:

Chairman Mark Mattox led the invocation and pledge.

4. Approval of Minutes:

Chairman Mark Mattox asked for approval of minutes of the November 7, 2023, Planning Commission Meeting. Member Mike Boan made motion to approve the November 7, 2023, Planning Commission Meeting minutes. Second by Nick Klarman. All in favor. Motion carried.

5. Public Comment:

No public comment.

6. Town Council Report:

Ross Houser stated that the engineers are working on a drainage plan for the sidewalk installation project. Mr. Houser stated that nothing has been done on the Wesleyan Church project, however discussions are moving forward.

7. Comprehensive Plan Discussion:

Grant Weeks discussed the Comprehensive Plan Kick-Off meeting and concerns regarding the lack of engagement from the younger population. The Commission discussed how to reach the younger population and how to engage them to complete the survey. The Planning Commission discussed offering an incentive to those who complete the survey. The Planning Commission requested banners be made and placed strategically around Town regarding the survey. Hannah Driskell noted that mail cards can be sent to those in Town Limits and those within the Police Jurisdiction. There are approximately 2,000 mailboxes that the cards can be sent to. Ms. Driskell will work on the mail cards. Chairman Mark Mattox discussed getting updates every meeting on where the Town is on the matching funds. Hannah Driskell noted that there have been four meetings where the Comprehensive Plan has been discussed totaling \$1,682.65 toward the grant.

8. Reports and/or Announcements:

Secretary Hannah Driskell discussed Grant Weeks' project regarding ALDOT setbacks. Ms. Driskell discussed a local law that required 125' setbacks along US Highway 98. Ms. Driskell noted that there is a provision in the local law that would allow the Planning Commission to determine if a developer could construct a structure in the setback. Ms. Driskell noted that ALDOT has not returned her call for additional clarification from them.


Hannah Driskell inquired about moving the January meeting due to it falling the day when employees return from the holidays. The Planning Commission agreed to move the next meeting to January 9 at 4:00 pm.

Hannah Driskell updated the Planning Commission on the Magnolia Pharmacy subdivision progress. The Magnolia Pharmacy had made a variance request to the Board of Adjustment on setbacks, landscape, and parking requirements. The Board of Adjustment meeting has been rescheduled to a later date due to the Magnolia Pharmacy not providing the documentation as requested.

9. Adjourn:

Chairman Mark Mattox asked for motion to adjourn meeting. Rodney Hubble made a motion to adjourn the meeting. Second, by Ross Houser. All in favor. Motion carried. The meeting ended at 4:30 p.m.

Approved this 9th day of January 2024.



Chairman, Mark Mattox

ATTEST:



Hannah Driskell, Administrative Staff