

February 6, 2024  
Planning Commission Meeting Minutes  
12191 Magnolia Springs Hwy.  
Magnolia Springs, Alabama  
4:00 P.M.

**1. Call to Order:**

Vice-Chairman Joe Babington called the meeting to order at 4:01 p.m.

**2. Roll Call:**

Vice-Chairman Joe Babington asked Secretary Hannah Driskell for roll call.

**Members Present:**

Joe Babington, Vice-Chairman  
Hannah Driskell, Secretary/Administrative Official  
Steve Mobley  
Nick Klarman  
Mike Boan  
Grant Weeks (present at 4:04 p.m.)

**Absent:**

Mark Mattox, Chairman  
Rodney Hubble  
Ross Houser

**3. Invocation and Pledge:**

Mike Boan led the invocation and pledge.

**4. Approval of Minutes:**

Vice Chairman Joe Babington asked for approval of minutes of the January 9, 2024, Planning Commission Meeting. Member Mike Boan made motion to approve the January 9, 2024, Planning Commission Meeting minutes. Second by Steve Mobley. All in favor. Motion carried.

**5. Public Comment:**

No public comment.

**6. Town Council Report:**

Steve Mobley noted that the Town Council is aware that the Comprehensive Plan survey has closed and they are awaiting the results.

**7. 14508 US Highway 98, B-2, Proposed Used Car Lot:**

Mr. Randy Flowers, owner of the property located at 14508 US Highway 98. Mr. Flowers discussed the Site Plan application for the proposed car lot at that location. Mr. Flowers noted that he wants to improve the property and make it better than what it currently is. Mr. Flowers wants to lease the front 90' of the property to a used car dealership to sell ten-fifteen vehicles. Secretary Hannah Driskell noted that Town Engineer, Richard Peterson, has provided feedback on the Site Plan application. Ms. Driskell will set up a meeting with the applicants, Town Engineer, and members of the Planning Commission to discuss further to move forward with the project.

**8. 14906 US Highway 98, B-2, Additional Signage:**

Secretary Hannah Driskell discussed with the Planning Commission an inquiry for clarification on signage for the business located at 14906 US Highway 98. Love, Jude was approved for the maximum allowable signage on the property. They now want to rent a portion of the building to another business. The new business would like to install their own sign and is inquiring about how to get additional signage approved. The Planning Commission determined that the monument sign would need to conform with the section in the Zoning Ordinance relating to directory signs.

**9. Comprehensive Plan Discussion:**

Mike Boan discussed the last Comprehensive Plan Workshop. The group at the workshop agreed on the layout and color scheme of the plan with larger graphics and text. The Planning Commission discussed creating the Ad Hoc Committee for the Comprehensive Plan project. Mike Boan made the motion to approve creating an Ad Hoc Committee with three Planning Commission members, one member who resides in Town limits, and one member who resides in the Planning Jurisdiction. Second, by Nick Klarman. All in favor. Motion carried. Secretary Hannah Driskell will send a mail-out asking for volunteers to serve on the Ad Hoc Committee. SARPC asked the Planning Commission to make a list of photos to include in the Comprehensive Plan for the Town. The Planning Commission determined that photos of the Magnolia River, Magnolia River access points, Magnolia Springs Bed & Breakfast, Oak Street, historic photos, Magnolia Springs Volunteer Fire Department, Jesse's Restaurant, Magnolia Run, Tour of Homes, Luminaries, Magnolia Springs Firefighter Festival, and the 4<sup>th</sup> of July Parade were important to include in the Plan. The Commission discussed asking the community to submit photos that the Ad Hoc Committee could choose from to be included in the Comprehensive Plan. Secretary Hannah Driskell presented the results from the Old School Property Survey that was completed in 2022. The Planning Commission discussed using the results of the survey when determining the future of the Town's public spaces when drafting the Comprehensive Plan. The Planning Commission discussed including phases within the Comprehensive Plan for the improvements to the Old School Park due to the Town's budgetary constraints. Secretary Hannah Driskell noted that the Town has put \$4,711.47 toward the match on the grant. Secretary Driskell discussed posting a flyer on the Town's website and at Town Hall where people can scan a QR code with their smartphone or click on a link to submit their time working on the Comprehensive Plan.

**10. Reports and/or Announcements:**

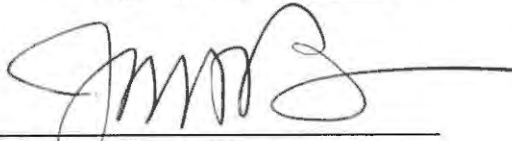
Secretary Hannah Driskell noted that a Preliminary Plat Application has been submitted for an expansion of the Goose Pond RV Park located north of Mannich Lane on County Road 49.

Steve Mobley noted that he has seen heavy equipment doing dirt work on the property west of Lipscomb Road. Secretary Hannah Driskell noted that an application has not been submitted for a subdivision.

**11. Adjourn:**

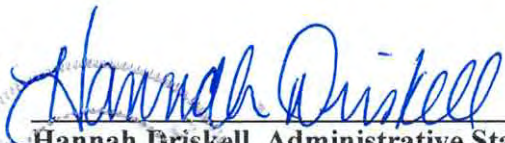
Vice-Chairman Joe Babington asked for a motion to adjourn the meeting. Mike Boan made a motion to adjourn the meeting. Second, by Nick Klarman. All in favor. Motion carried. The meeting ended at 5:01 p.m.

Approved this 5th day of March 2024.



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Vice-Chairman, Joe Babington

**ATTEST:**



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Hannah Driskell, Administrative Staff



