
Welcome!

Thank you for coming to tonight's Town Hall Meeting. Tonight we will introduce you to the Comprehensive Plan process and provide you with an opportunity to become involved in and informed about the planning process and the future.

Throughout the planning process we will be discussing a variety of issues impacting the town including:

- Transportation / Traffic
- Parks / Open Space / Trails
- Highway 98
- Magnolia Springs Highway / County Road 49
- River Access
- Annexation
- Design Guidelines

Please stay informed and involved throughout the planning process.

If you have any questions, please ask one of the consultants or city representatives here tonight.

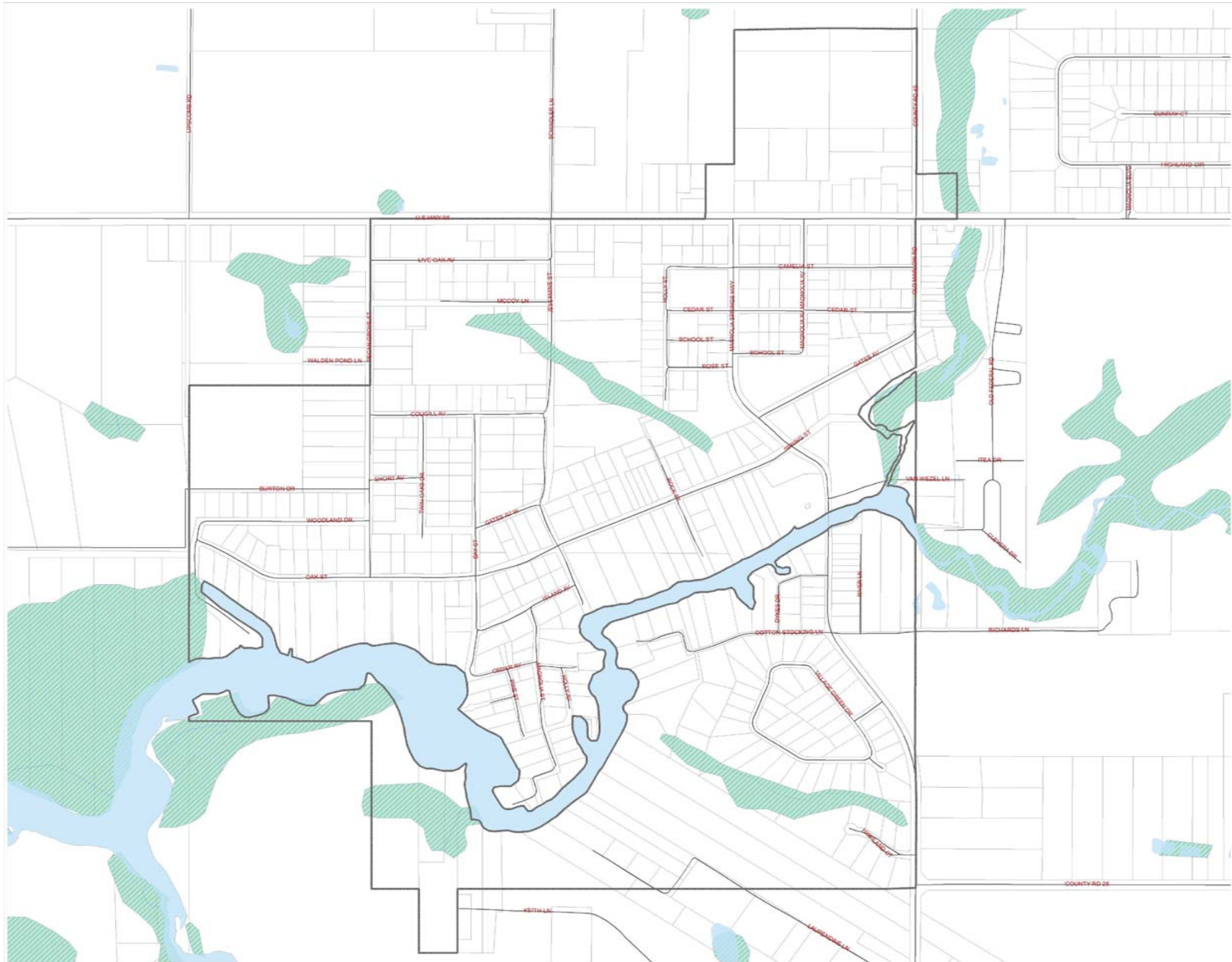
Thank you for your participation in this important project!

For further information regarding the comprehensive plan project:

www.townofmagnoliasprings.org

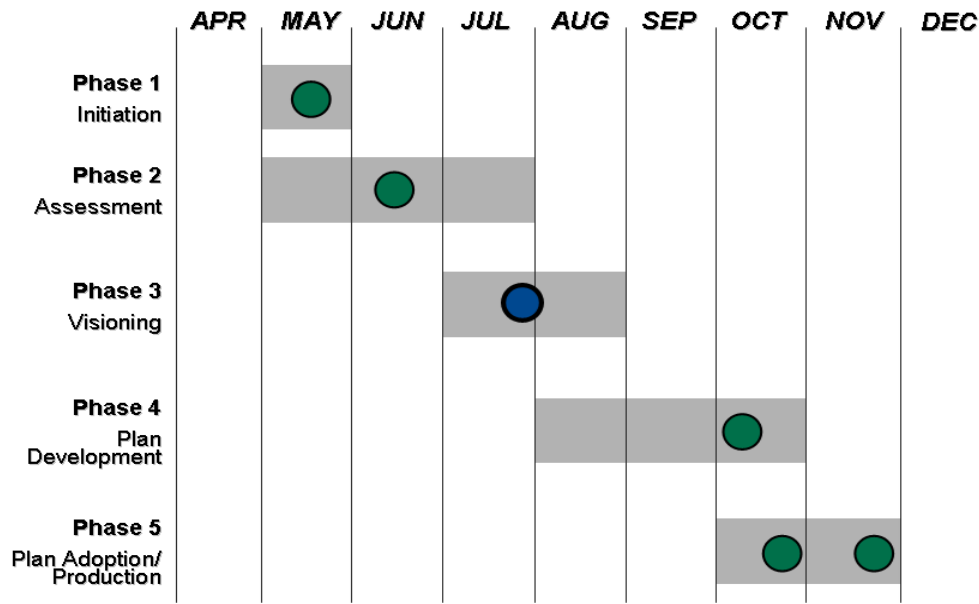
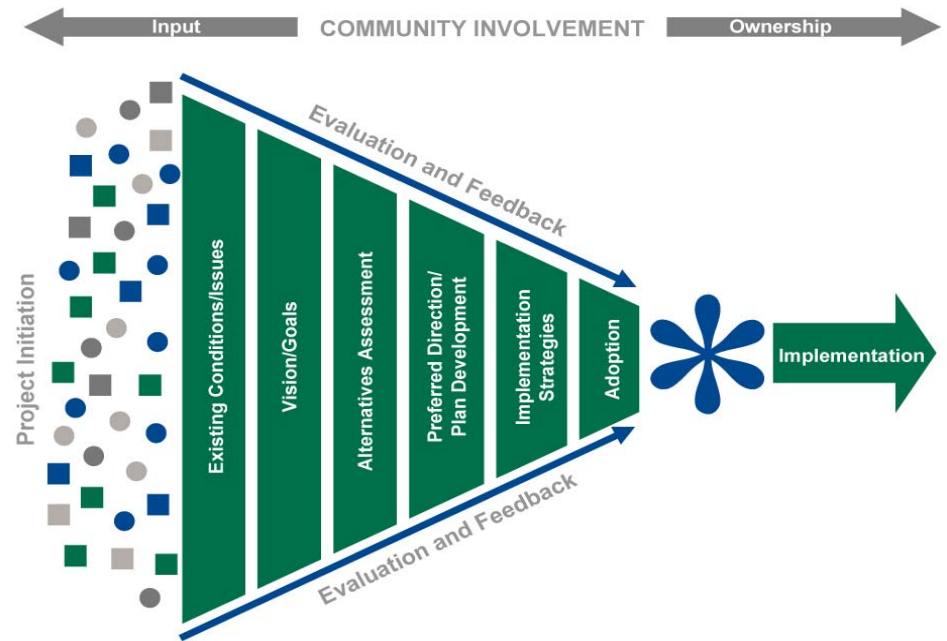
Mayor Charles Houser
(251) 965-9888

Please locate your residence or place of work on the map below.



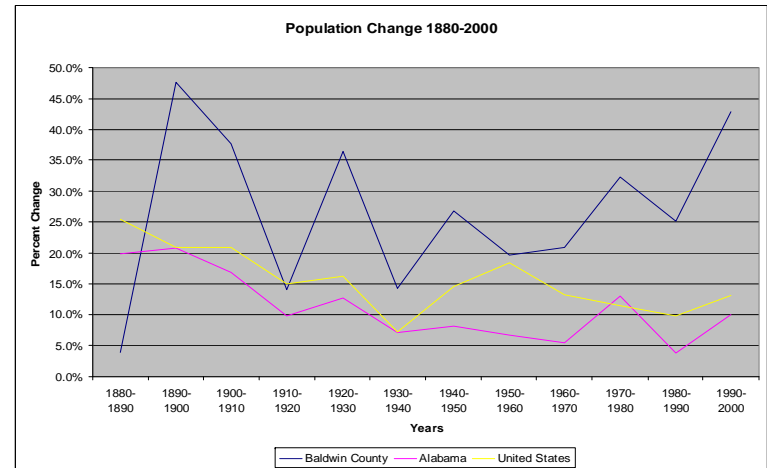
Project Status

- Completed Phase 1
 - Project Kick-Off
- Finalizing Phase 2
 - Data Collection / Analysis
 - Draft results and products available on project website
- Next Steps:
 - Identify Town Issues and Assets
 - Create a Town Vision
 - Determine Town Goals
 - Create Plan Alternatives
 - Determine Preferred Direction



Existing Conditions- Demographics

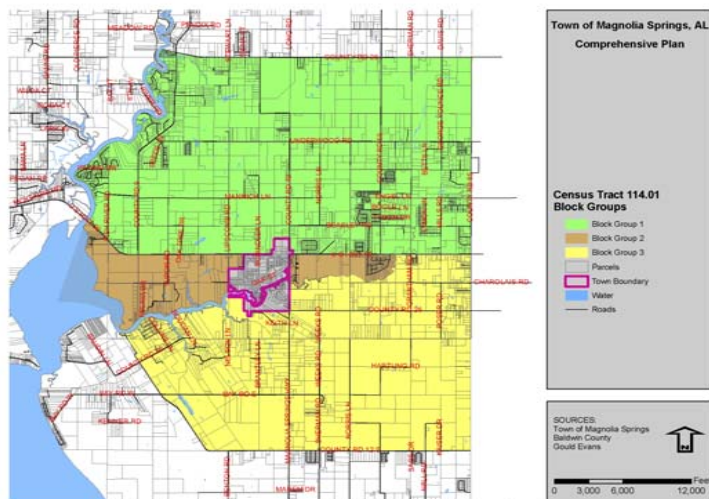
- 2000 combined Block Group Population = 5,108
 - 1990 Population = 3,418
 - 67% increase from 1990 to 2000
- Census Tract's Median Age = 37.5 years
 - Block Group 2's Median Age = 47.1 years
- Census Tract's Median Household Income = \$37,087
 - Block Group 2's Median Household Income = \$41,875
- Census Tract's Total Households = 2,954
 - 85.1% are family households
 - 3,191 total housing units
 - 83.8% are occupied
- Total businesses in Magnolia Springs = 24
 - Six in Construction
 - Total businesses in Baldwin County = 4,816



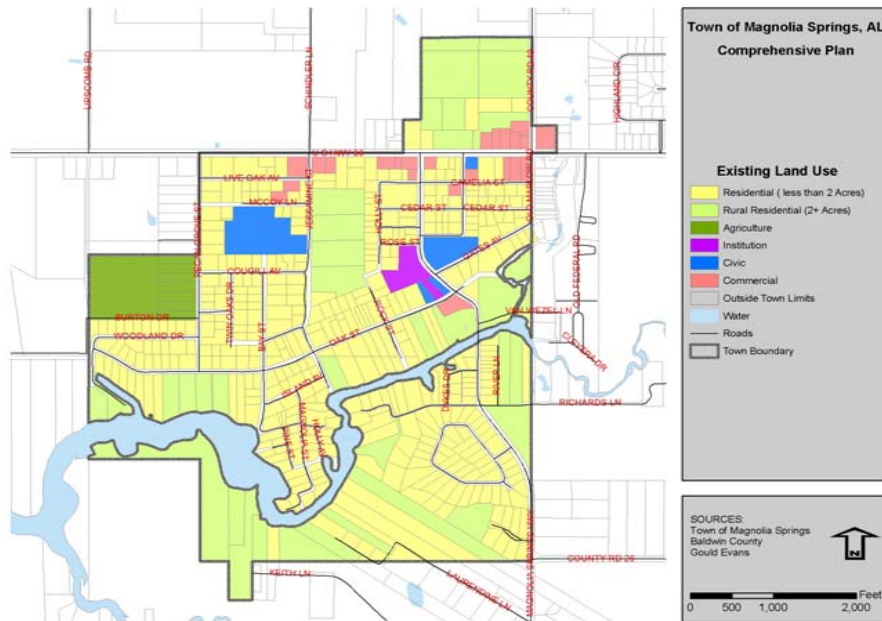
Poverty	Tract 114.01	Baldwin County	Alabama	United States
(25 years and over)	%	%	%	%
Families	10.3%	7.6%	12.5%	9.2%
<i>children under 5 years</i>	8.2%	14.4%	21.9%	17.0%
Families-No Husband	20.2%	25.0%	35.6%	26.5%
<i>children under 5 years</i>	21.6%	43.3%	56.6%	46.4%
Individuals	13.1%	10.1%	16.1%	12.4%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

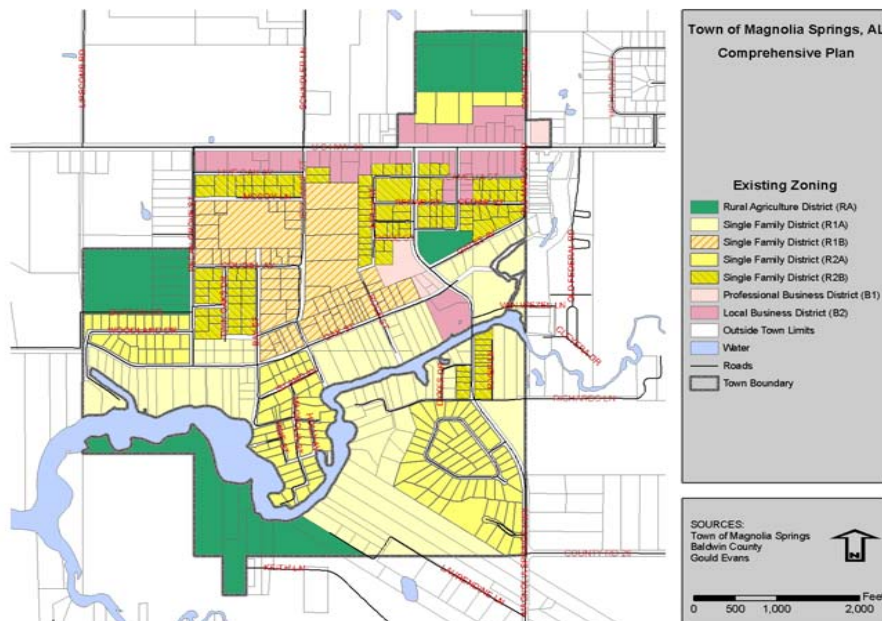
Zip Code Business Patterns: 36555	Number of Establishments
Forestry, Fishing, Hunting & Agriculture	1
Construction	8
Retail Trade	3
Transportation & Warehousing	1
Finance & Insurance	1
Real Estate, Rental & Leasing	3
Professional, Scientific & Technical Services	1
Administration, Support, Waste Management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



Existing Conditions- Land Use / Zoning

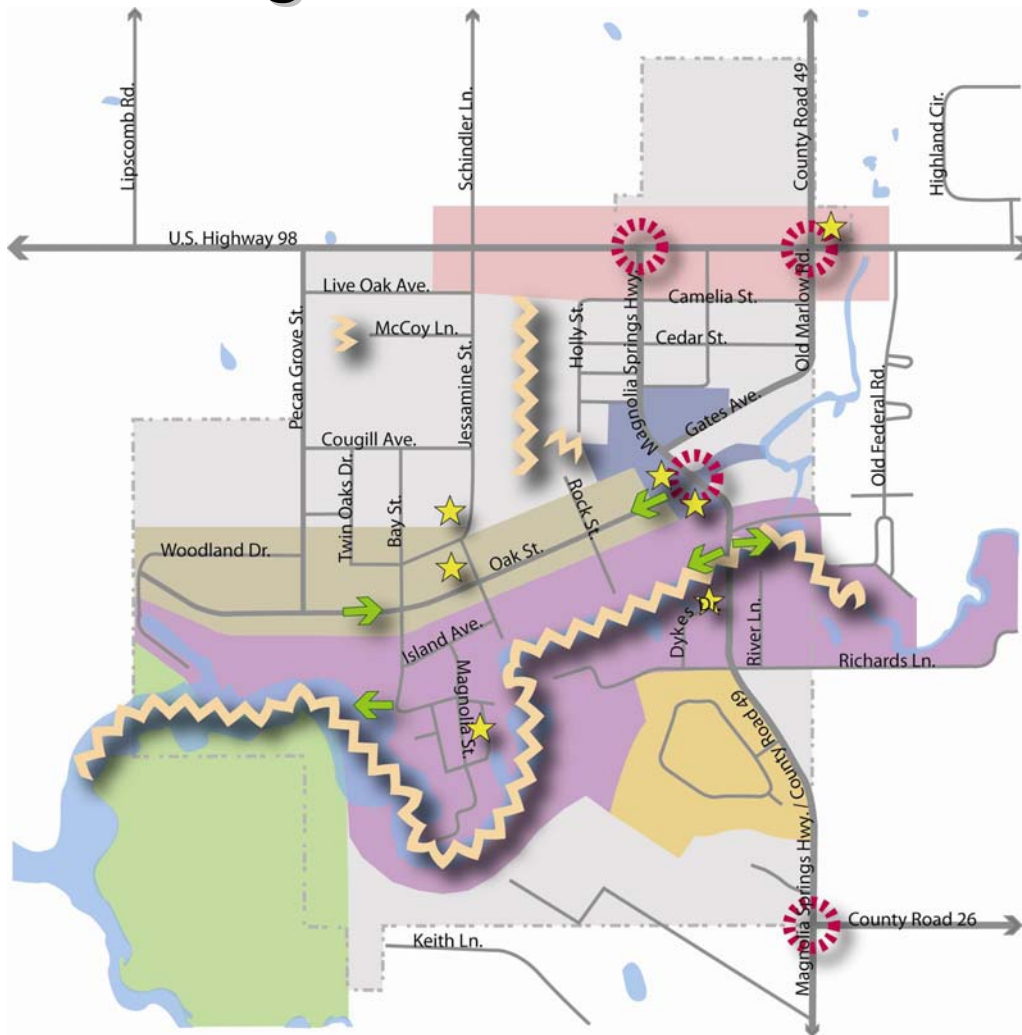


Existing Land Use	Acres	%
Residential (less than 2 acres)	293.9	51%
Rural Residential (2+ acres)	153.8	27%
Agriculture	25.2	4%
Institution	5.1	1%
Civic	17.9	3%
Commercial	17.5	3%
Right-Of-Ways	63.4	11%
Town Limits	576.8	100%



- **Zoning Categories**
 - 8 Zoning Categories indicated in Town Zoning Regulations
 - 7 Zoning Categories indicated on Town Zoning Map
- **Non-Conforming Uses**
 - Commercially zoned Residential uses
 - Residentially zoned Commercial uses

Existing Conditions- Visual Analysis



LEGEND

- | | | | |
|---|----------------|---|-------------------------|
| ★ | Landmarks | ■ | Town Center District |
| ← | Visa Views | ■ | Oak Street District |
| ⊙ | Activity Nodes | ■ | Highway 98 District |
| ⚡ | Edges | ■ | Conservation District |
| — | Roadways | ■ | Magnolia River District |
| | | ■ | Village Green District |

This *Visual Analysis* is a perceptual mapping system used to identify key characteristics in the Town including landmarks, activity nodes, edges, vista views and districts.

A **district** is a sub-area of a community that has an inherent uniqueness or quality. These may be or are perceived as unique areas of architecture, environmental or contextual qualities, or a concentration of uses.

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.

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 for community events or gatherings.

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.

A **landmark** is a highly identifiable feature within a community and many times is used for wayfinding for reassurance of location within the community or a specific area of the community.

Existing Conditions- Utilities / Services

- **Public / Semi-Public Facilities**

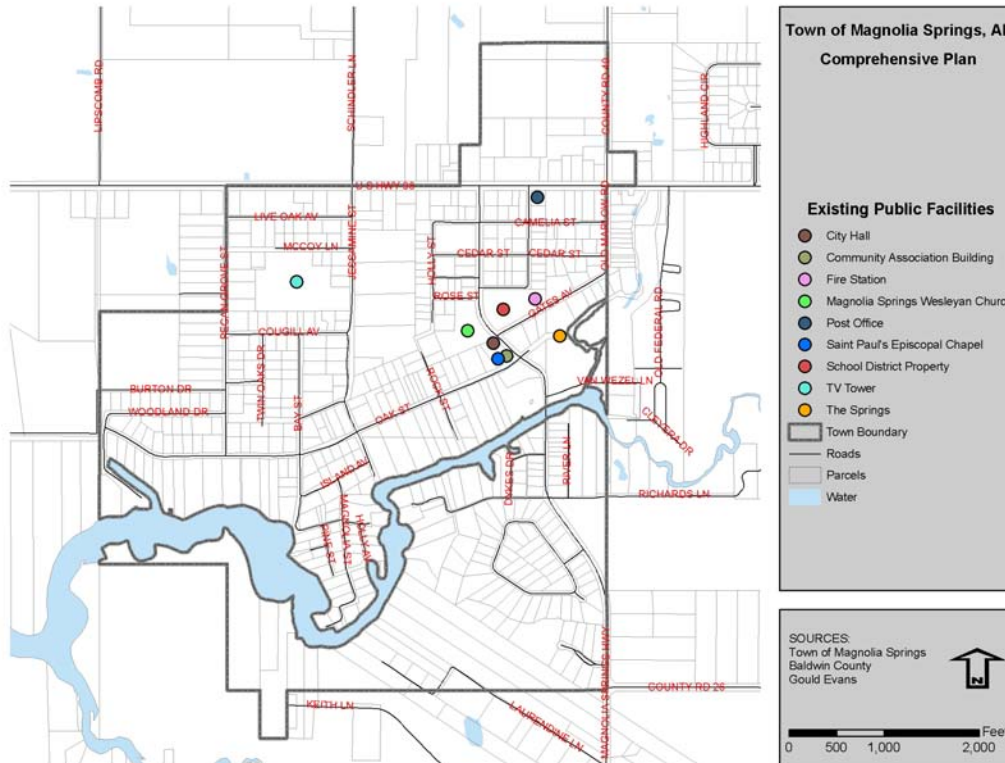
- Town Hall
- Community Association Building
- Post Office
- The Springs
- Fire Department
- Baldwin County School Property
- Magnolia Springs Wesleyan Church
- Saint Paul's Episcopal Chapel
- TV Tower

- **Public Safety**

- Magnolia Springs Volunteer Fire Department
- Baldwin County deputy
- MedStar ambulance service

- **Future Considerations**

- Street network maintenance and repair
- Create public works department or outsource services
- Sewer System vs. Septic Systems
- Baldwin Electric Membership Cooperative



Existing Conditions- Transportation

- Highway 98 & County Road 49
 - Automobile environment
 - Lack of pedestrian and bicycle space
 - High speeds and traffic volumes
 - Many access points throughout Highway 98
 - Limited visibility on curves of CR-49
 - Public safety and accidents

- Arterials
 - Pecan Grove Street, Magnolia Springs Highway, Lipscomb Road, Schindler Lane
 - Increased traffic volumes and cut-through traffic

- Collectors
 - Oak Street
 - Increased traffic volumes and cut-through traffic
 - Pedestrians utilize road shoulders for walking and biking

- Local Streets
 - Jessamine Street, Laurendine Lane, Bay Street, etc.
 - Lack of connectivity
 - Pedestrians utilize road shoulders for walking and biking

- Pedestrian Usability
 - No dedicated routes
 - Local and Collector Streets allow for walkability
 - Limited walkability on Arterial Streets, County Roads and Highways

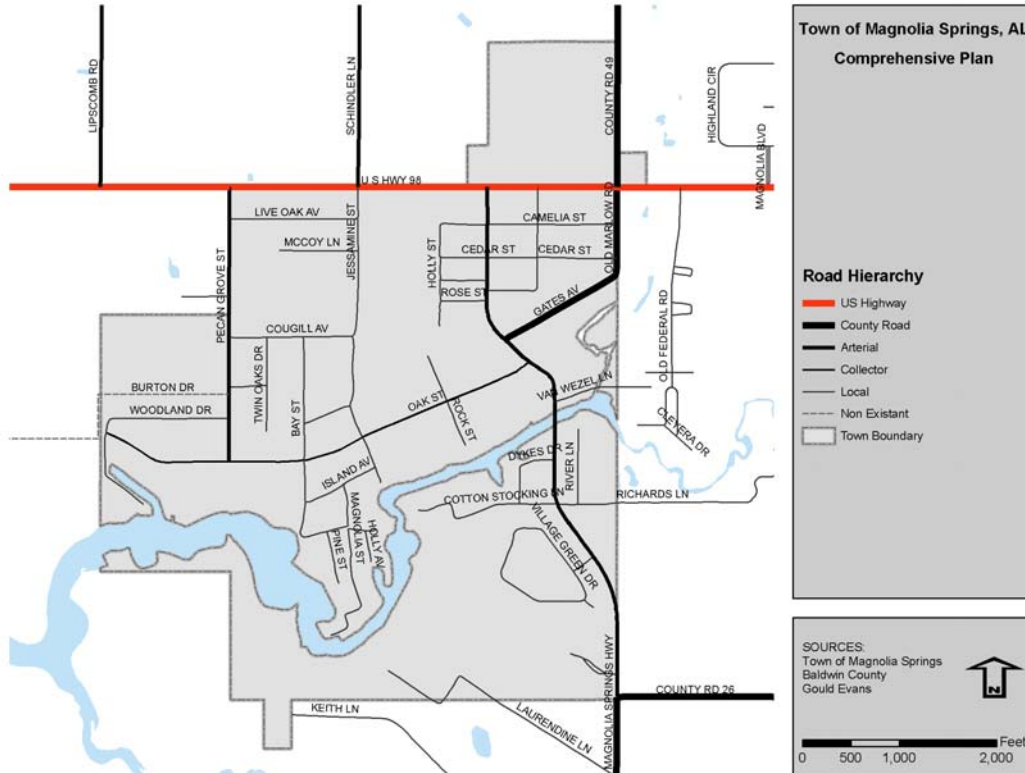


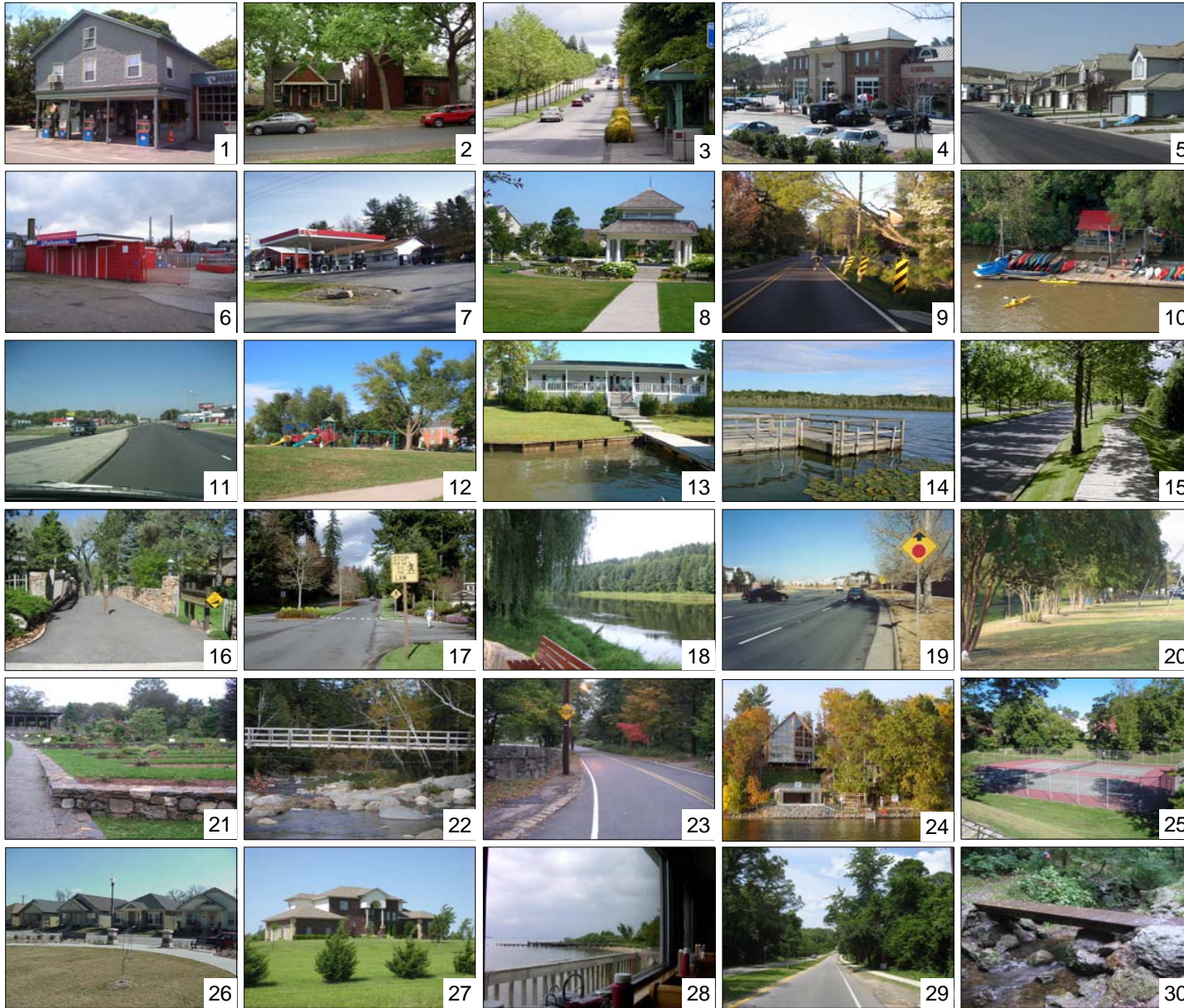
Photo Exercise A



While on visits to Magnolia Springs, the plan consultants took nearly 300 photographs of the Town. This board incorporates a variety of photographs taken during these site visits. Photographs may be from within Town boundaries or from areas directly adjacent to the town. Please take a few moments to look over all of the photographs. Then answer the following questions on the handout labeled "Photo Exercise A". The feedback from this exercise provides the plan consultants with guidance related to understanding the preferences of the community.

1. Please list what you think are Magnolia Springs best assets.
2. What would you like to see or experience in the Town?
3. What three issues or topics do you believe the Town must address in order to achieve the type of future you want to experience?
4. After identifying the three issues or topics, please place a star (*) next to the one item you think is most important.

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.