

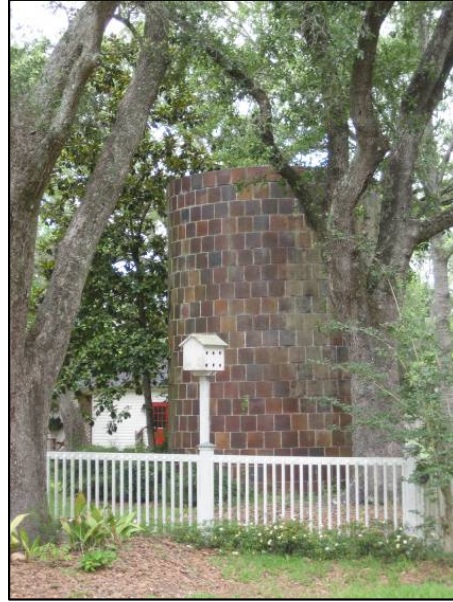
COMPREHENSIVE PLAN WORKSHOP



Monday, July 28th - Thursday, July 31st

TOWN OF
MAGNOLIA  SPRINGS

Town Hall Meeting Agenda



- Introductions
- Project Approach
- Issues
- Strengths / Opportunities
- Goals / Vision
- Existing Trends
- Next Step and Prioritization

Introductions



•City Officials

- Mayor Charles Houser
- City Council

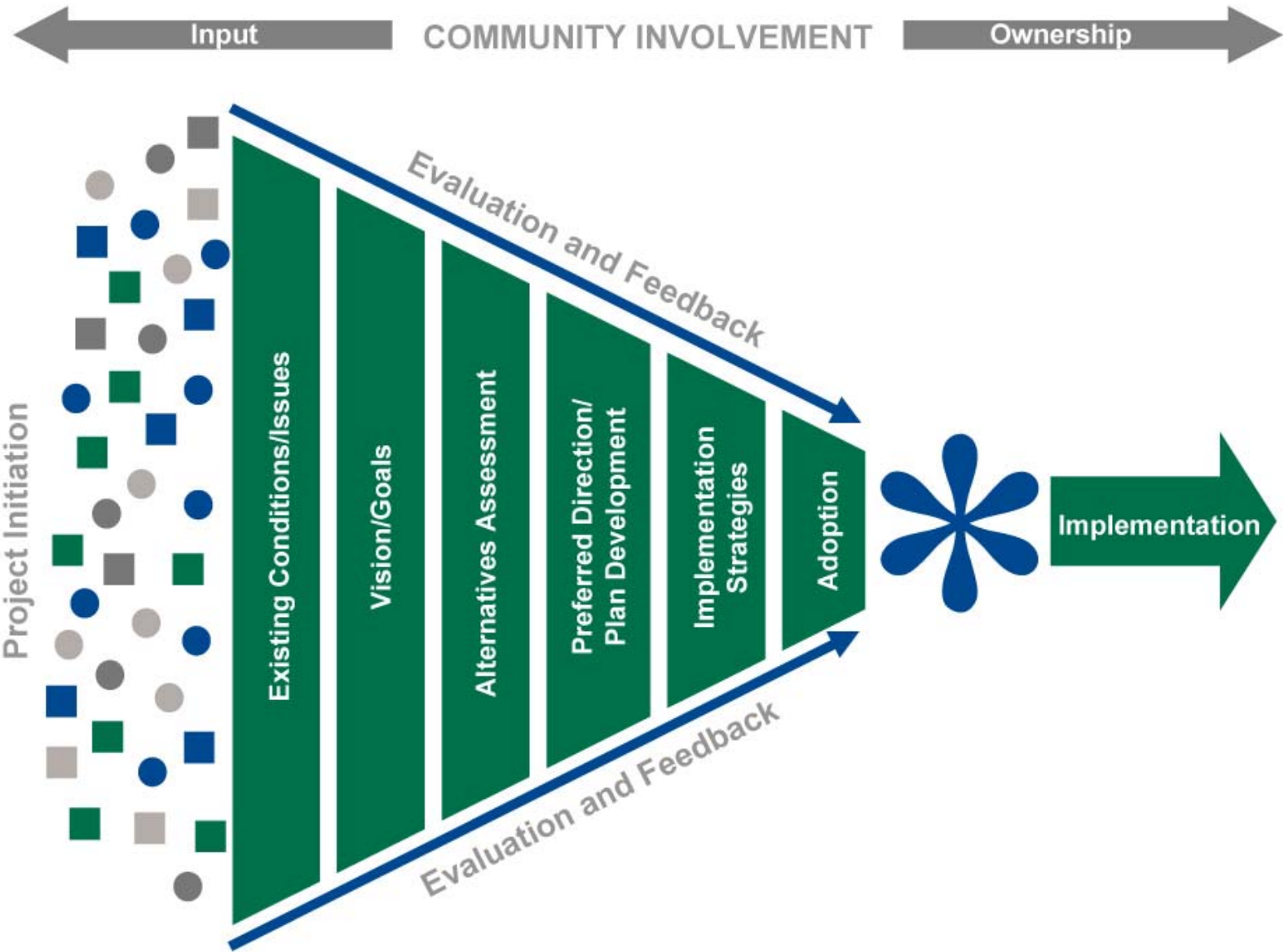
•HMR Engineers

- Christopher Baker
- Town Planning Consultant
- Daphne, AL

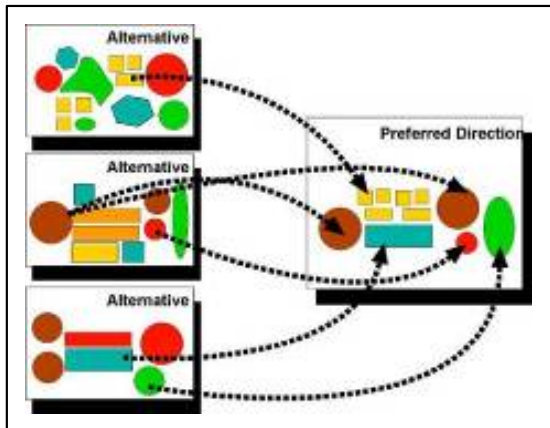
•Gould Evans

- Dave Knopick, Vanessa Spartan & Jordan Below
- Planning Consultants
- Kansas City, MO

Plan Process

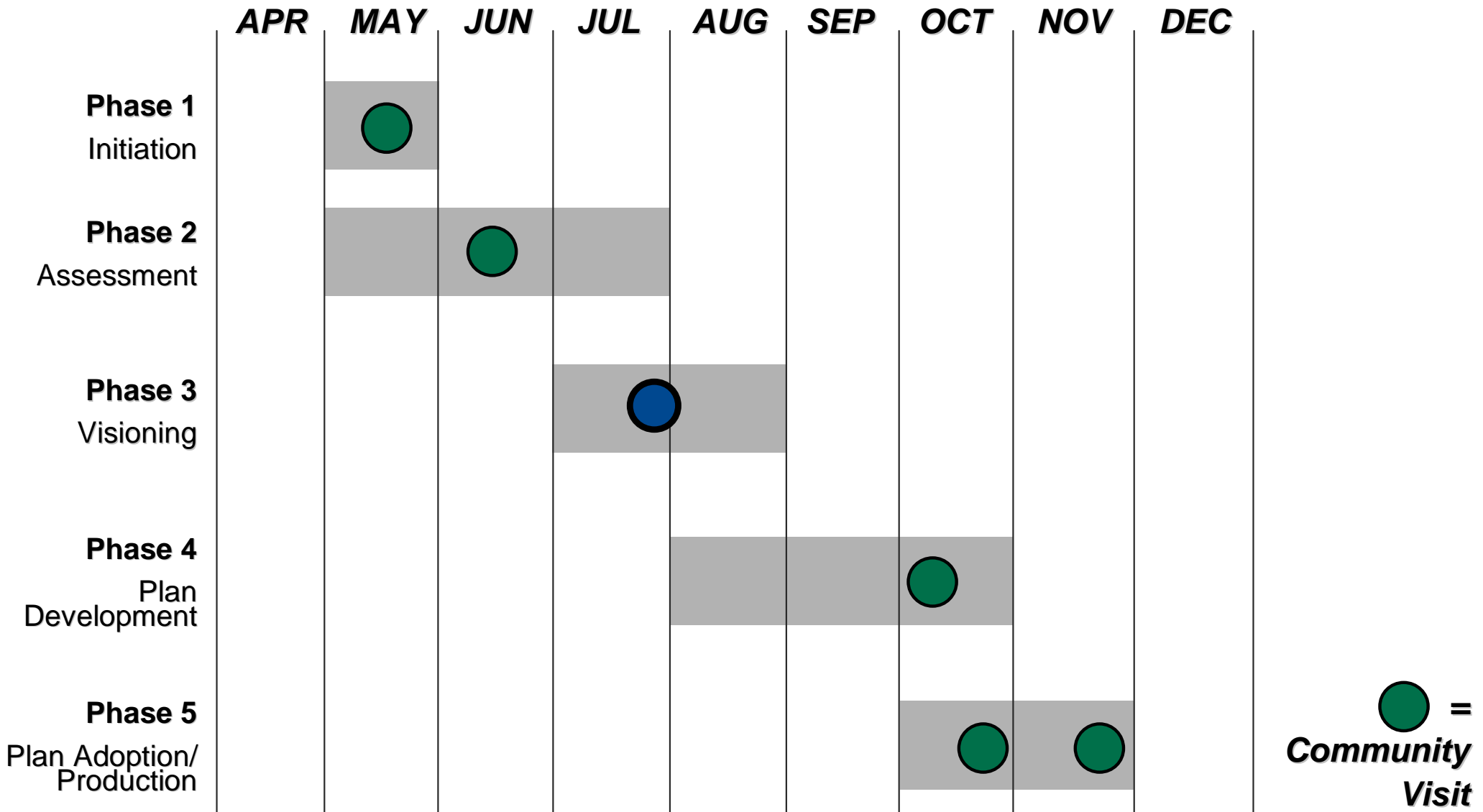


Plan Phases



- Project Kick-off
- Data Collection / Analysis
- Plan Alternatives
- Draft Plan
- Final Plan / Adoption

Plan Timeline



Public Process



- Advisory Committee
- Key Person Interviews
- Public Meetings
- Mailings
- Town Website

Planning Exercises

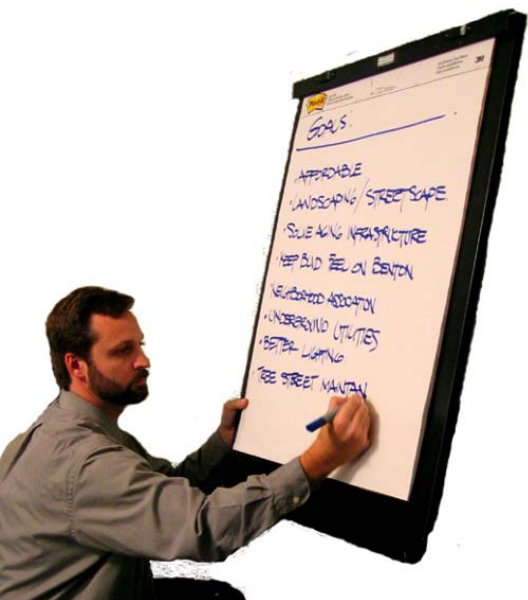


- Issues Identification
- Community Strengths and Opportunities
- Future Goals / Vision
- Prioritization
- Photo Boards

Community Input



- Keep responses concise
- Respect other's ideas and thoughts
- No comment is wrong
- Be patient



Existing Trends



•Existing Conditions Report

- Regional Context
- Local History
- Demographics
- Income
- Housing
- Industry
- Land Use
- Utilities/Services
- Transportation

•Available on Town website

Local History

National 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

Alabama Register of Historical Places

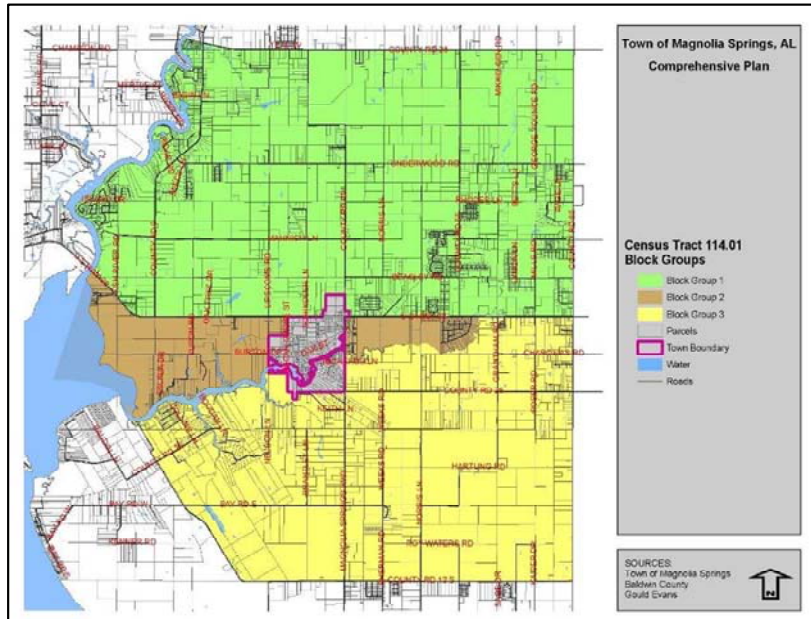
Resource Name	Address	Circa	Date Listed
Sunnyside Hotel	14469 Oak St.	1897	5/11/1983

The Woodbound

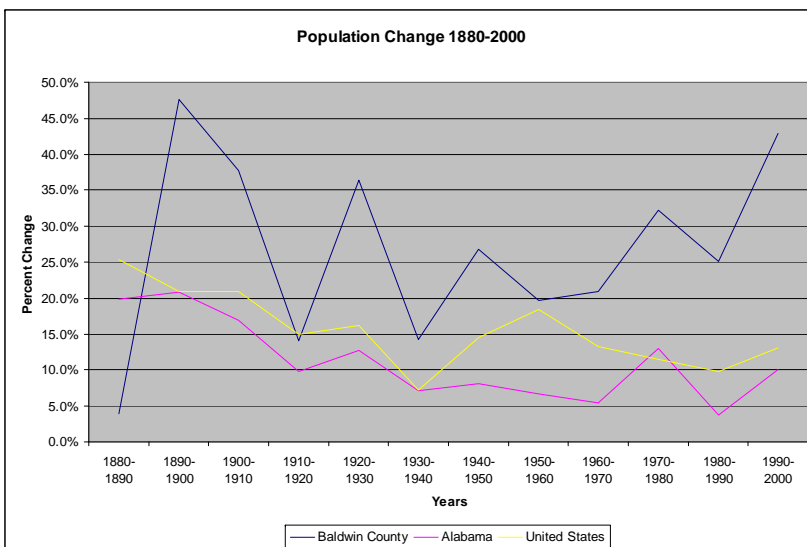


- Rich history dating back to early 16th century
- Spanish, French and English land grants
- Creoles, Pirates, Slaves, Civil War, Governor's Club, Woodbound, etc.
- 5 buildings on National Register
- 1 building on Alabama Register

Demographics



- Census Tract 114.01 & Block Groups 1, 2, and 3
- Baldwin County = 2nd fastest growing county in AL
- 2000 combined Block Group Population = 5,108
 - 1990 Population = 3,418
 - 67% increase from 1990 to 2000
 - Magnolia Springs' estimated population = 731
- Census Tract's Median Age = 37.5 years
 - Block Group 2's Median Age = 47.1 years
- Percentage with Associate, Bachelor's or Graduate degree or higher
 - Census Tract = 21%
 - Baldwin County = 29%
 - Alabama = 25%
 - United States = 30.7%



Income

•Median Household Income

- Block Group 2 = \$41,875
- Census Tract = \$37,087
- Baldwin County = \$40,250
- Alabama = \$34,135
- United States = \$41,994

•Percentage with Public Assistance and Retirement Income

- Census Tract = 21.5%
- Baldwin County = 23.7%
- Alabama = 20.1%
- United States = 20.1%

•Census Tract's Percentage in Poverty

- 10.3% of families
- 20.2% of families with no husband
- 13.1% of individuals

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>	<i>8.2%</i>	<i>14.4%</i>	<i>21.9%</i>	<i>17.0%</i>
Families-No Husband	20.2%	25.0%	35.6%	26.5%
<i>children under 5 years</i>	<i>21.6%</i>	<i>43.3%</i>	<i>56.6%</i>	<i>46.4%</i>
Individuals	13.1%	10.1%	16.1%	12.4%
<i>18 years and over</i>	<i>11.6%</i>	<i>9.1%</i>	<i>14.3%</i>	<i>10.9%</i>
<i>65 years and over</i>	<i>9.6%</i>	<i>8.9%</i>	<i>15.5%</i>	<i>9.9%</i>

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

Housing

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%

•Block Groups 1, 2, and 3

–5,077 households

–85.1% to 92.8% were families

–2,268 housing units

–83.9% to 88.8% were occupied

•Average Household Size

–Block Group 1 = 2.63

–Block Group 2 = 2.25

–Block Group 3 = 2.68

–Census Tract = 2.58

–Baldwin County = 2.5

–Alabama = 2.49

–United States = 2.59

Industry

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

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

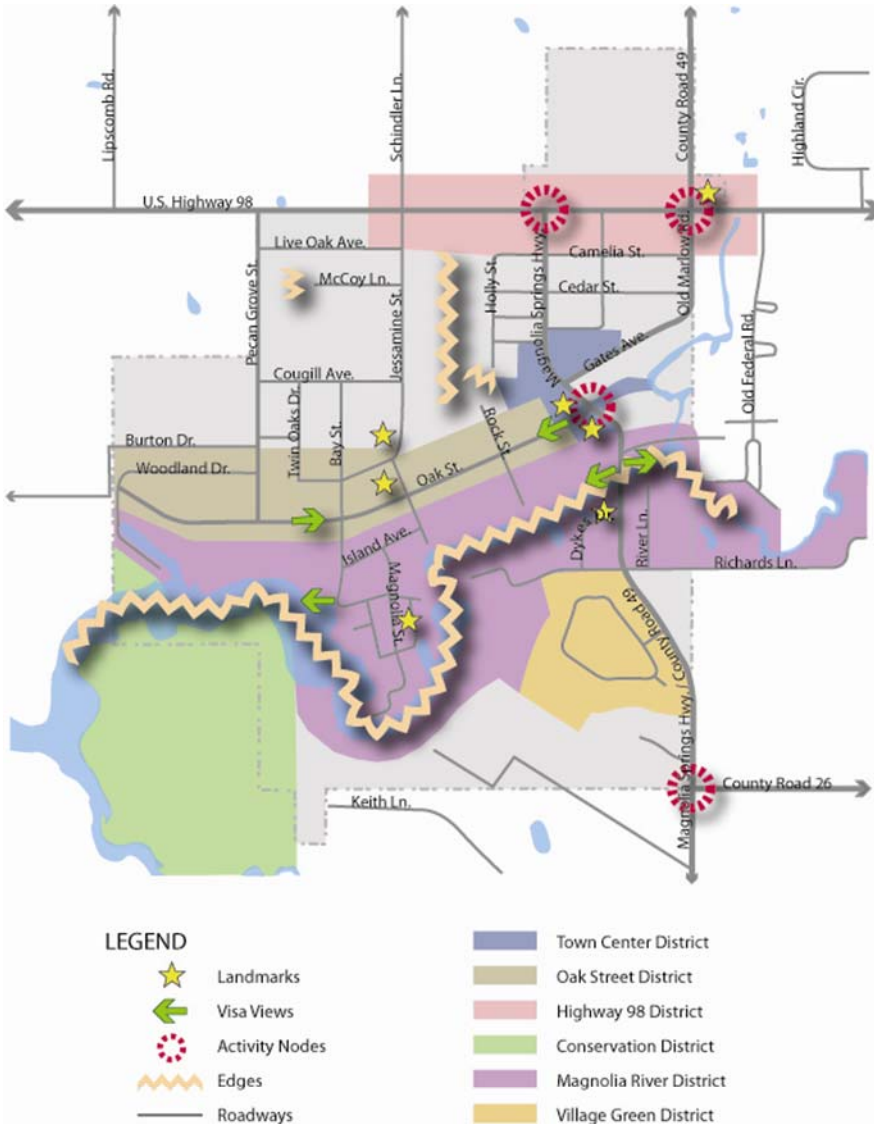
•4,816 established businesses in Baldwin County

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

•24 established businesses in Magnolia Springs

- Eight in Construction

Visual Analysis



•Districts

- A sub-area of a community that has an inherent uniqueness or quality.
- May be perceived as unique areas of architectural, environmental or contextual qualities, or a concentration of uses.
- Town Center, Oak Street, Highway 98, Conservation, Magnolia River, Village Green

•Edges

- A perceived boundary within a community.
- Can be objects such as walls, buildings, railroad lines or topographic changes.

•Activity Nodes

- A major destination, activity point or location.
- May be located at the intersections of pathways, or may be the location of community events or gatherings.

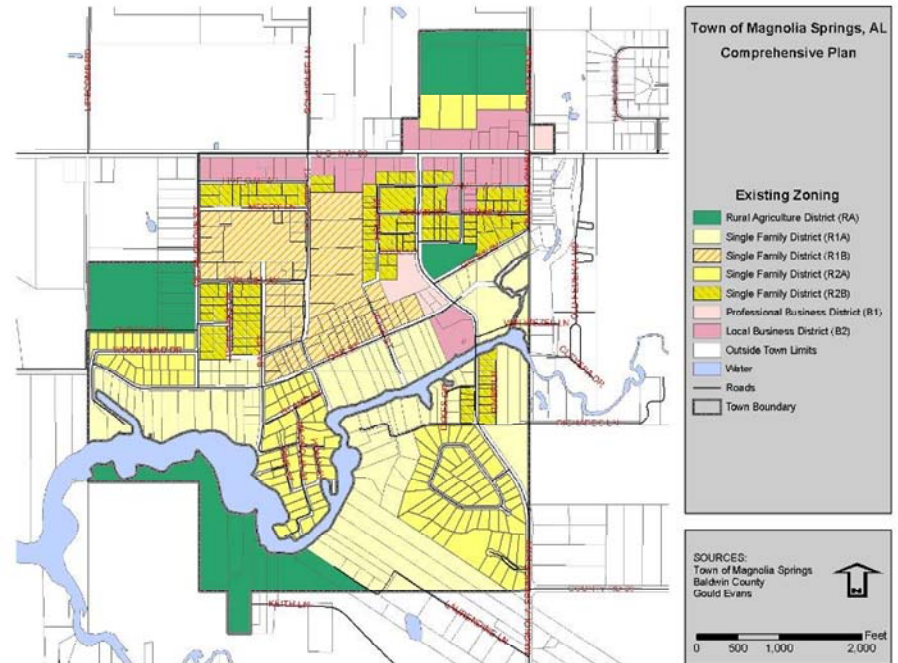
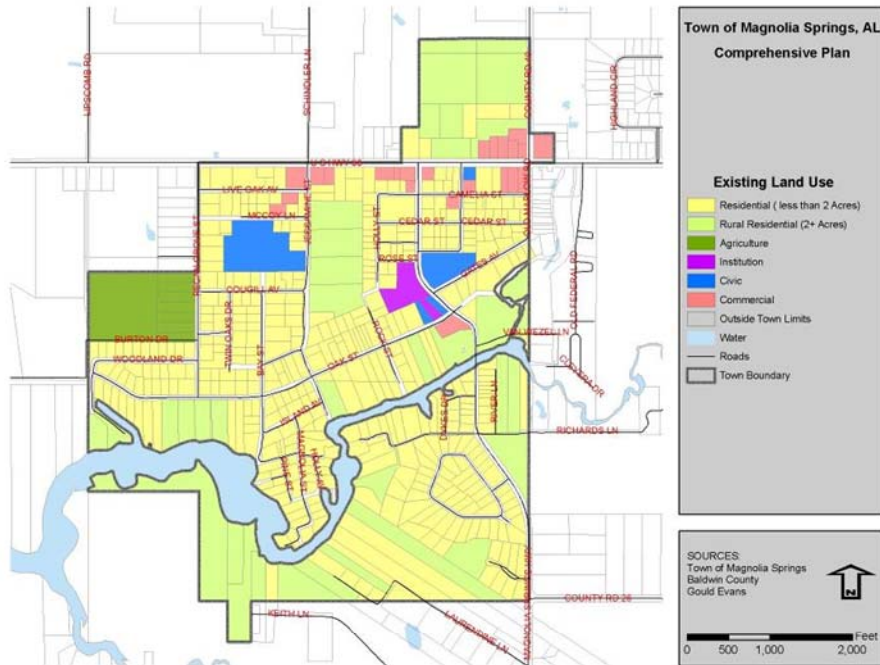
•Landmarks

- A highly identifiable feature within a community.
- Used for wayfinding and reassurance of location within the community.

•Vista Views

- A term used to indicate the entire area an individual can see from a given point.
- Can be close or far off areas.

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

Zoning Regulations

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
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.
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.
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>
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>
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>
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>
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>
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>

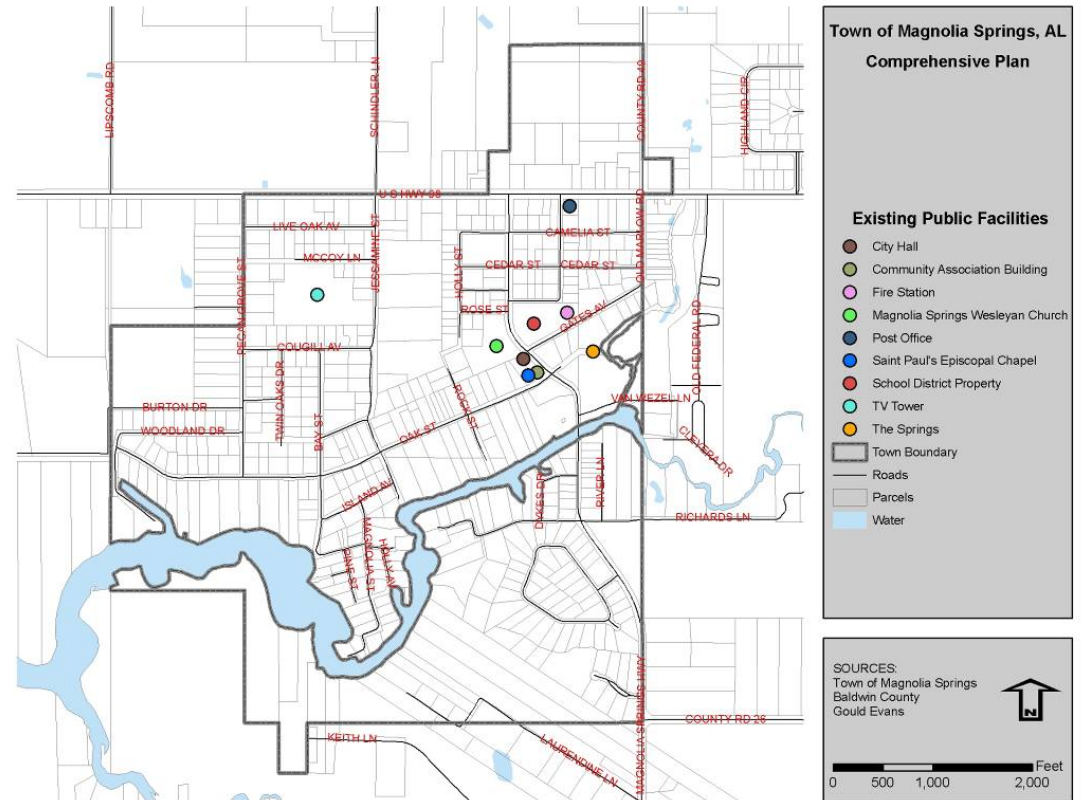
Utilities / Services

• 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

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

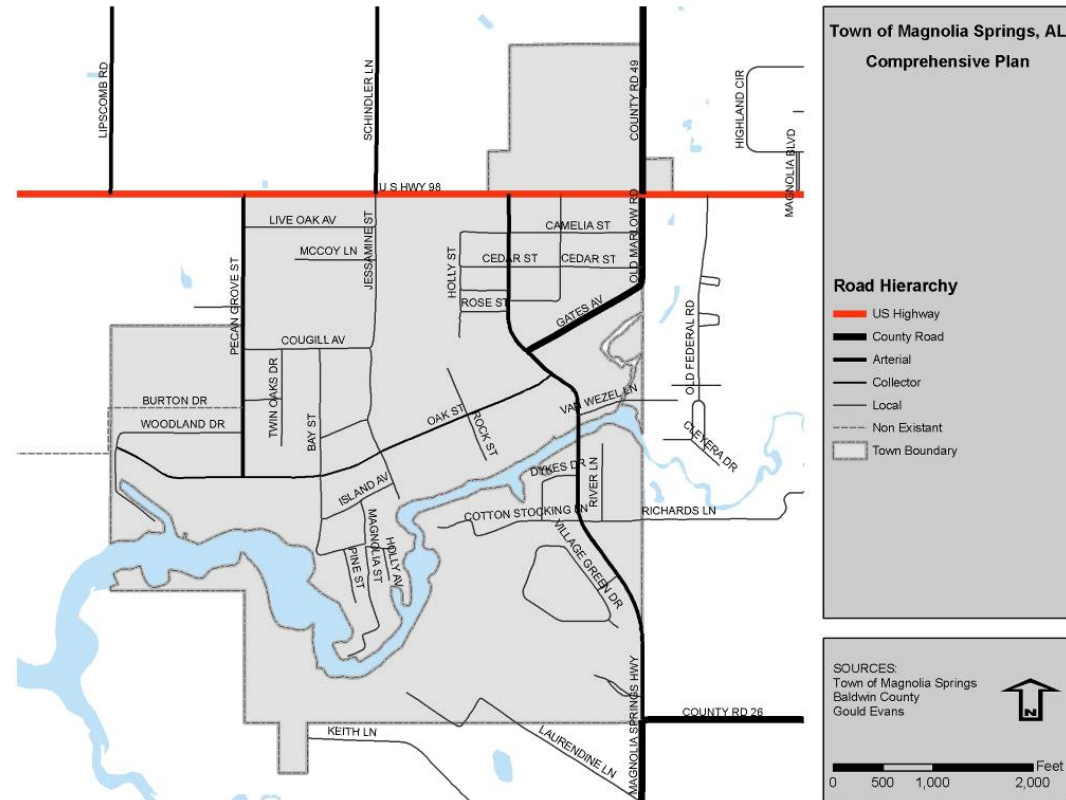
- Pecan Grove Street, Magnolia Springs Highway, Lipscomb Road, Schindler Lane
- Increased traffic volumes and cut-through traffic

•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

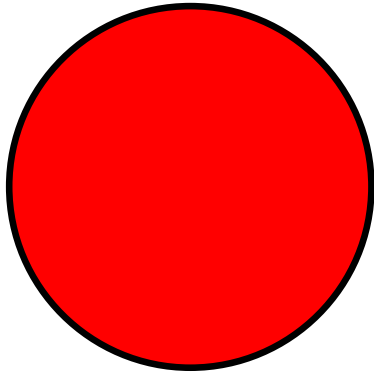
- No dedicated routes
- Local and Collector Streets allow for walkability
- Limited walkability on Arterial Streets, County Roads and Highways

Next Steps

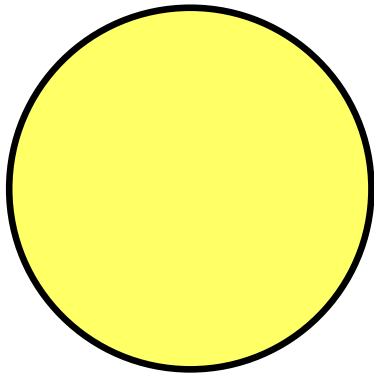
- Thursday's Open House
- Develop a Vision Statement
- Determine Preferred Direction
- Determine Town Goals
- Check for updates on Town website



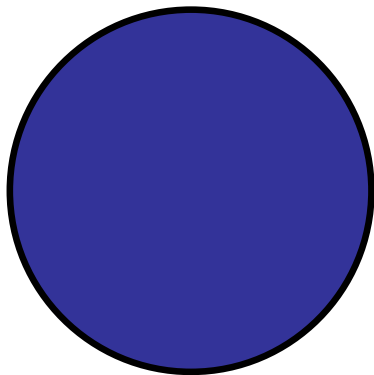
Prioritization



•Red – 1st Priority



•Yellow – 2nd Priority



•Blue – 3rd Priority

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