

**MINUTES OF A REGULAR MEETING OF THE
SCOTTSBORO CITY PLANNING COMMISSION**

October 6, 2015

The Scottsboro City Planning Commission convened a regular meeting Tuesday, October 6, 2015 at 5:30 p.m. at the City Hall in the City of Scottsboro, Alabama.

ROLL CALL

Present: Chairman John Hardman
Vice Chairman Philip Hastings
Councilman Tony Wallingsford
Mr. Bill Capley
Mr. Eddie Blizzard
Mr. Jim Flowers
Ms. Pam Ayers

Absent: Mr. Johnny Blizzard
Ms. Linda Green

Also present at the meeting were Mr. Josh Little, the City Engineer, and 2 other attendees.

A roll call was taken, and the Chairman noted that a quorum was present.

The Chairman called for a motion regarding the minutes from the August 4, 2015 meeting. Eddie Blizzard made a motion that the minutes be approved as written. Bill Capley seconded the motion. **Upon a vote being taken, all voted aye.**

The Chairman opened the public hearing for:

Case No. 765: Request for site design approval for proposed Pruett Place development on property located at 1601 Veterans Drive. The request was made by Mr. Michael Hodges on behalf of Darrel Pruett. The property is zoned C-4 (Regional Commercial District).

Mr. Hodges stated the property was the old Town and County Feed store. The proposed development would be a 70 by 275 foot building containing 11 suites. The only potential tenant at present time was a bank. Mr. Hodges stated the requirement for no increase of storm water runoff onto ALDOT right of way and the challenge of meeting that requirement with the current grades. Mr. Hodges provided storm water calculations and with use of a detention pond on property, the requirement could be met. Mr. Hodges also explained the parking development extended under the Scottsboro Electric and TVA utility easement (182.5 feet). He stated the parking lot could extend into the easements

with no issues to either Scottsboro Electric or TVA. Mr. Hodges stated the parking requirements were in accordance to City's regulations.

The Chairman questioned Mr. Hodges on the need for the "water equipment vault" located at the east driveway entrance. Mr. Hodges agreed this was not needed. The Chairman also asked Mr. Hodges to reflect standard conformance to WSG specifications language on sheet CO4. The Chairman asked for questions from the Commissioners. Mr. Jim Flowers asked if the landscaping requirements were in conformance to City's regulations. Mr. Josh Little explained the 10 foot landscaping buffer on the front and 5 foot landscaping buffer around the parking perimeter was in conformance. Mr. Eddie Blizzard asked about the (2) entrances being approved by ALDOT. Discussion was that (1) entrance had been in use in the past and that (1) was a paved turnout designed to be used in the future. No new entrances onto State right of way were being constructed. The Chairman also questioned the driveway encroaching onto Trotters Commercial property. Mr. Hodges explained that the driveway would need to be shared by Pruett Place and any future development of Trotters Commercial. Mr. Hodges didn't provide any legal documentation showing consensus of Trotters Commercial to encroach on their property with driveway. Mr. Phillip Hastings asked if dust control would be a problem with Harbin's Ford in close proximity. Mr. Hodges stated that the site had proper subgrade structure in place and would not need any field work causing dust problems.

Mr. Bill Capley asked if current concrete pad was going to be used for construction of proposed development. Mr. Hodges stated the pad would not be used. The Chairman questioned Mr. Hodges if the development had met fire flow requirements. Mr. Hodges stated that he had been in contact with Fire Marshall and an additional fire hydrant would be required to meet flow requirements. The fire hydrant would be located at the east driveway entrance. Updated plans would need to reflect this revision.

The Chairman asked if anyone in the audience had questions or concerns. Mr. Ken Holder questioned if the drainage would be increased on his property and if any trees would be cut on the property line. He also asked where the driveways would be located at. Mr. Hodges explained that the drainage would be directed toward ALDOT right of way and that no increased drainage would be directed towards his property. Mr. Hodges stated the trees on the line would be cut only on the development side.

Mr. Josh Little stated the parking lot requirements were met if development was strictly a general retail business, but would not be met if a restaurant establishment was opened in development. According to how much square footage the restaurant occupied, the parking requirement would need to increase to accommodate. Mr. Little also commented on the requirement of photometric calculations and the potential issue with achieving this without being able to place a lighting pole in the rear parking lot due to utility easements. Mr. Little stated this could be handled with the building permit process.

With no further discussion, the Chairman asked for a motion regarding **Case No. 765**. A motion was made to approve the site design by Mr. Bill Capley and seconded by Mr. Phillip Hastings. The approval was contingent on Mr. Hodges revising the plans to show location of fire hydrant, removal of water equipment vault, reflect WSG conformance language on sheet CO4, and a legal document of concurrence of driveway encroachment on Trotters Commercial property. This would have to be completed within 30 days or site plan would be denied approval. **Upon a vote being taken, all voted aye.**

With no additional business to discuss, Chairman Hardman adjourned the meeting after a motion by Mr. Phillip Hastings and a second by Mr. Eddie Blizzard and a unanimous vote by the committee at 5:55 p.m.

Minutes Approved:



Mr. John Hardman, Chairman
Scottsboro City Planning Commission

Attest:



Ms. Linda Green, Secretary