

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

December 3, 2013

The Scottsboro City Planning Commission convened a regular meeting Tuesday, December 3, 2013, at 5:30 p.m. at the City Hall in the City of Scottsboro, Alabama.

ROLL CALL

Present: Chairman Mr. Jim Olyniec
Councilman Mr. Keith Smith
Mr. Johnny Blizzard
Mr. Bill Capley
Mr. Ronnie Dolberry
Mr. Jim Flowers

Absent: Ms. Pam Ayers
Mr. John Hardman
Mr. John Parsons

Also present at the meeting were Mr. Josh Little, City Engineer, and approximately four 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 September 3, 2013 meeting. Mr. Blizzard made a motion that the minutes be approved as written. Mr. Capley seconded the motion. **Upon a vote being taken, all voted aye.**

The Chairman opened the public hearing for:

Case No. 750: Mr. Michael Hodges of Rymeg Engineering was present on behalf of Mr. Frank Pylant seeking a site design approval for proposed townhouses on Spinnaker Lane in Goose Pond Colony. The property is zoned R-4.

Mr. Hodges said that a zoning variance had already been approved. He said setback requirements were the main item requiring a variance.

Mr. Hodges said the drainage system and site utilities are mostly in place since the adjacent area has already been developed. He said Scottsboro WSG would require pressure tests of the water and sewer piping.

Mr. Hodges said the construction of the townhouses would be similar to the adjacent townhouses.

Mr. Olyniec asked for a summary of the items that the zoning variance approved. Mr. Little said the variance approved zoning the property R-5, allowing for eleven units in the structure, not requiring vehicle access to the units along the rear of the building, reducing the rear setback to 15', and establishing the curb and gutter and the measurement point for the front setback. Mr. Olyniec commented that he didn't believe an R-5 zone existed when the area was originally zoned.

Mr. Olyniec asked if the representative from the Scottsboro EPB had any concerns. The representative indicated that everything looked fine.

Mr. Little said that Sheet CO2 incorporates the comments from Scottsboro WSG. Vacuum testing of the piping is part of WSG's Standard Specification.

Mr. Little noted that the streets in the development are private streets.

Mr. Olyniec asked about trash collection for the development. Mr. Pylant said each townhouse would have their own trash receptacle that would be stored in their garage. He said this is how trash collection is done for the existing townhouses.

With no further comments, Mr. Olyniec noted that approval of the case would have no contingencies.

The Chairman asked for a motion on Case No. 750. Mr. Smith made a motion that the project be approved. Mr. Capley seconded the motion. **Upon a vote being taken, all voted aye.**

In additional business, Mr. Little said there would not be a Planning Commission meeting next month since no cases had been submitted.

With no additional business to discuss Chairman Olyniec adjourned the meeting at 5:40 p.m.

Minutes Approved:



**Mr. Jim Olyniec, Chairman
Scottsboro City Planning Commission**

Attest:



Mr. Jim Flowers, Secretary