

MINUTES OF A REGULAR MEETING OF THE
SCOTTSBORO CITY PLANNING COMMISSION

May 4, 2010

The Scottsboro City Planning Commission convened a regular meeting Tuesday May 4, 2010, at 5:30 p.m. at the City Hall in the City of Scottsboro, Alabama.

The roll was called with the following results.

Present: **Chairman Mr. Jim Boatner**
Councilman Terry Thomas
Mr. Ronnie Dolberry
Mr. Jim Olyniec
Mr. Joe Porch
Mr. James D. Stevens
Mr. Doug Wynn

Absent: **Vice-Chair Mr. Rob Carlile**
Mr. John Parsons

Also present at the meeting were Mr. Charles King, City Engineer.

The Chairman declared a quorum present and opened the meeting for the transaction of business.

The Chairman called for a motion regarding the minutes from the February 2, 2010 meeting. Mr. Porch made a motion that the minutes be approved as written. Mr. Stevens seconded the motion. **Upon vote being taken, all voted aye.** The Chairman then called for a motion regarding the minutes from the March 2, 2010 meeting. Mr. Olyniec made a motion that the minutes be approved as written with an attached recommendation letter concerning the proposed zoning ordinance. Mr. Porch seconded the motion. **Upon vote being taken, all voted aye**

Case No. 724: Mr. Scott Stevens, applicant, and Mr. Michael Hodges were present requesting site design approval for a proposed office building and strip mall located across from the Trinity Baptist Church on John T. Reid Parkway.

Mr. Hodges noted that the service road is in the process of design (by another firm), so they have moved the parking lot 30' further off the property line to accommodate potential impacts from the service road elevations. Mr. Hodges noted that this is a two phase project and that, after being questioned, offered that this request for approval is for phase I only, which is the office building.

Mr. King handed out a letter he had written to Mr. Hodges concerning 16 issues/clarifications that he had identified with the plans. The Commission, Mr. King and Mr. Hodges started a discussion of each of the items. After discussing most of the items, Mr. Dolberry noted that he feels that the developer/engineer should work out these mostly technical issues with the City Engineer prior to presentation to the planning commission. Mr. Dolberry also noted that the drainage plan and site plan

showed the complete two phases, yet did not show what the site plan and drainage plan would look like for phase one only; therefore it is difficult for the Planning Commission to assess the plan for phase one only.

Planning Commission members also expressed concern about the final design of the access road and the potential impact on the site plan drainage.

Mr. Light of WSG Board expressed concern regarding the location of utilities and the uncertainty of the service road location and design and the final site design. He said that it would be more helpful if all the utility locations and issues were worked out in advance prior to Planning Commission review.

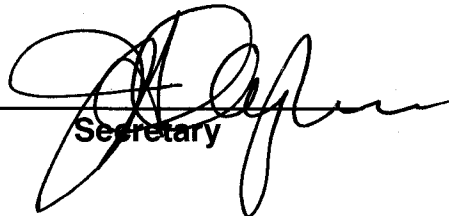
After further discussion regarding many unanswered questions: the design and location of utilities (dependent on the service road); the drainage for phase one only and the location of the service road, the Chairman called for a motion. Mr. Doug Wynn made a motion to table the case to allow time for the engineer to work out the technical issues with the City Engineer; the location of the utilities with the appropriate agencies and final design of the service road. The motion was seconded by Mr. J. D. Stevens. **Upon vote being taken, all voted aye.**

Mr. King presented presented a draft revised site plan (only building location) for the Sherwin Williams store showing only development of half of the plan that was previously approved by the Planning Commission. The revised plan was initiated by Mr. Ragland, the developer. Members of the Planning Commission had questions regarding drainage and exactly what site work would be done under the revised plan. It was the consensus of members of the Planning Commission that a revised site and drainage plan would need to be submitted for review.

There being no further business to come before the "Board" at this time the meeting was adjourned.



Jim Boatner, Chairman
Scottsboro Planning Commission

Attest: 

Secretary