

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

August 5, 2014

The Scottsboro City Planning Commission convened a regular meeting Tuesday, August 5th, 2014, 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
 Ms. Pam Ayers
 Mr. Jim Flowers
 Mr. Ronnie Dolberry
 Mr. Philip Hastings
 ✓Mr. John Hardman

Absent: Mr. Bill Capley

Also present at the meeting were Mr. Josh Little, the City Engineer, and approximately 5 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 July 1, 2014 meeting. Mr. Blizzard made a motion that the minutes be approved as written. Ms. Ayers seconded the motion. **Upon a vote being taken, all voted aye.**

The Chairman opened the public hearing for:

Case No. 760: Mr. John Mueller, the applicant, was present seeking site design approval for the proposed Family Savings Credit Union on property located at 24661 John T. Reid Parkway. The property is zoned C-4 (Regional Commercial District).

Mr. Mueller stated the proposed development would include a new contemporary building approximately 4,500 square feet in size. He said a local contractor will be used for construction. Mr. Mueller said he had been in contact with the City Engineer, Mr. Little, and that everything seems to be in order.

Mr. Little commented that there was a question about the detention pond behind Home Depot that would receive the storm water from the site. Mr. Mueller said that existing covenants allow for all of the parcels in Trotter's Center to tie to that pond. He said that Home Depot is asking him to calculate the runoff that will be produced from the

post development and determine if the pond can handle the additional storm water. Mr. Mueller said his engineer has submitted some information to Home Depot and is waiting on a letter from them. Mr. Olyniec said he thought the detention ponds were designed to handle all of the out parcels. Mr. Dolberry asked which detention pond the site would be draining to. He noted there were two ponds. Mr. Mueller said the one right behind Home Depot. Mr. Mueller also noted the covenants for the development were recorded at the courthouse.

Mr. Little commented there was also a question about the placement of the fire hydrant. He said he did not think the Alabama D.O.T. would allow the fire hydrant to be located between Micah Way and John T. Reid Parkway as shown. Mr. Mueller said he would get in touch with them and move the hydrant if needed.

The Chairman asked for questions from the audience; there were none.

The Chairman asked for comments or questions from members of the Commission. Mr. Flowers commented he would be abstaining due to a potential conflict of interest.

Mr. Blizzard asked if the access road was in the State Right-of-Way. Mr. Little said yes it does lie within the State Right-of-Way.

Mr. Olyniec asked about lighting. Mr. Mueller said there would be a series of pole lights. He also commented they would add shrouds as necessary. Mr. Mueller said there would be up lighting and down lighting along the building. He said the lighting overall would be a muted light compared with Home Depot.

Mr. Olyniec asked if the dumpster would have an enclosure. Mr. Mueller said yes there is an enclosure included.

With no further comments, the Chairman asked for a motion regarding Case No. 760. Councilman Smith made the motion to grant site design approval contingent upon gaining an approval letter from Home Depot and a response from the Alabama D.O.T. on the fire hydrant location. Mr. Hastings seconded the motion. **Upon a vote being taken, all voted aye. Mr. Flowers abstained.**

Case No. 761: Don Harkleroad was present representing Harkleroad Associates, the applicant, seeking site design approval for renovating the current Wendy's located at 1403 County Park Road. Also present was Mr. Richard Cole, the operator/owner of the current Wendy's in Scottsboro. This property is zoned C-4 (Regional Commercial District).

Mr. Harkleroad stated the proposed design included demolition of the existing building along with raising and upgrading the current building. He said the grease trap would be upgraded as well. Mr. Harkleroad said the transportation corridor would basically remain the same. He said the location of the current signs would not change,

however the signage would be changed out for a newer design. Mr. Harkleroad asked the Commission if there were any questions.

Councilman Smith asked what would be the estimated time required to finish. Mr. Cole commented the project is scheduled to take approximately 90 days. Mr. Harkleroad also commented the project is sitting ready to go pending needed approval.

Mr. Olyniec asked how high the building would be raised. Mr. Harkleroad said 0.6 to 0.8 tenths of a foot from the existing finished floor elevation.

Mr. Olyniec asked how the garbage trucks would access the dumpster. Mr. Harkleroad said the current dumpster was in the back left of the property and is proposed to be in the back right corner of the property. He said the dumping would not be during business hours and that the trucks would go around on the left side of the building. Mr. Olyniec asked Mr. Dolberry if he saw any issue with this. Mr. Dolberry asked Mr. Little if Eddie Blizzard had looked at this. Mr. Little said he did not believe this would be an issue.

Mr. Hastings asked how demolition debris would be disposed of. Mr. Cole said it would be disposed of immediately due to the need to keep the site construction progressing forward at a rapid pace. Mr. Harkleroad said a silt fence will be in place and also that the current building has been inspected for asbestos. Mr. Little commented there was a note on the plans stating there is to be no accumulated debris.

Mr. Dolberry asked what the working hours would be. Mr. Cole said it would depend on the contractor and his timeline. Mr. Dolberry asked what the anticipated start date was. Mr. Cole said plans were to start September 1st depending on process approvals.

Mr. Hastings asked if anything would be done to improve the drainage. Mr. Harkleroad said the drainage would have to be replaced so far upstream that it would not be economically feasible. Mr. Little commented he had looked at the current drainage and it did not appear anything could be done locally to improve it.

The Chairman asked for any other questions from the Commission; there were none.

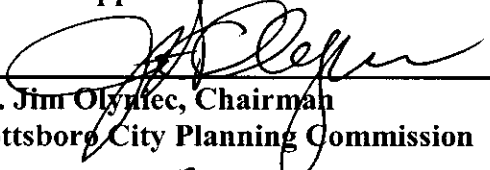
The Chairman asked for questions from the audience; there were none.

With no further discussion, the Chairman asked for a motion regarding Case No. 761. Mr. Hastings made the motion the Case be approved as presented. Ms. Ayers seconded the motion. **Upon a vote being taken, all voted aye.**

There being no further business, the Chairman asked for a motion to adjourn the meeting. Councilman Smith made the motion to adjourn the meeting. Ms. Ayers seconded the motion. **Upon a vote being taken, all voted aye.**

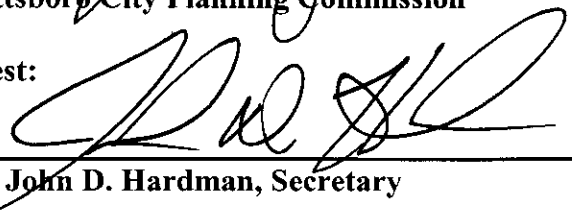
Chairman Olyniec adjourned the meeting at 5:55 p.m.

Minutes Approved:



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

Attest:



Mr. John D. Hardman, Secretary