

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

May 7, 2013

The Scottsboro City Planning Commission convened a regular meeting Tuesday, May 7, 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
Ms. Pam Ayers
Mr. Johnny Blizzard
Mr. Bill Capley
Mr. Ronnie Dolberry
Mr. Jim Flowers
Mr. John Hardman
Mr. John Parsons

Also present at the meeting were Mr. Charles King, 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 March 5, 2013 meeting. Mr. Parsons made a motion that the minutes be approved as written. Mr. Capley seconded the motion. **Upon a vote being taken, all voted aye.** Mr. Blizzard abstained from the vote since he was not present at the March 5 meeting.

The Chairman opened the public hearing for:

Case No. 748: Mr. Jackie Whitaker of 4Site, Inc. was present on behalf of the Jackson County Healthcare Authority seeking a site design approval for a proposed nursing home addition to the Highlands Medical Center at 380 Woods Cove Road.

Mr. Whitaker explained that the project was an addition to the existing nursing home facility and the plans were complete. He asked if the Commission had any specific questions for him.

Mr. Smith commented that the City Council had a work session earlier in the week, and they had discussed a need for the City to abandon a City right-of-way in the area of the addition. He said that he expected that would be approved at the next City Council meeting since the right-of-way is not used.

Mr. Parsons commented that the original bypass routing would go near this area, and he asked if the City abandoning the right-of-way would cause any issues if the bypass were ever built. Mr. Whitaker said that every drawing he had seen of the bypass would route it west of this addition.

Mr. Olyniec asked what part of the proposed building would be located in the right-of-way. Mr. Whitaker said a portion of Wing C would be in the right-of-way.

Mr. Dolberry commented that there would be a lot of construction traffic on the roads getting back to the construction area, and he asked who would be responsible for repairing any damage to those roads. Mr. Whitaker said that issue was not addressed in the plans, and that would be something for the building contractor and the Owner to resolve.

Mr. Olyniec asked Mr. King had any items on the plans that needed to be corrected. Mr. King stated that all of his issues had been resolved, and his understanding is that the wetlands permit has already been acquired.

Mr. Olyniec asked Mr. Roy Light from Scottsboro WSG if they had any issues. Mr. Light said any outstanding issues were being resolved.

Mr. Olyniec asked Mr. Bryan Ricker from Scottsboro Electric if they had any issues. Mr. Ricker said they were concerned about being able to access the pad-mount transformer in the location it is shown. He said their service truck would require at least a 15' wide access route, and it likely needed to be wider to accommodate outriggers on the truck. Mr. Flowers commented that the plans currently show a 10' wide sidewalk leading to the transformer location. Mr. Whitaker said the access route could be "beefed up" to address the concern. Mr. Ricker said they would prefer that the transformer be relocated.

Mr. Flowers asked if any parking spaces were being added as part of this addition. Mr. Whitaker said it did not appear that additional spaces would be required, and Mr. King agreed that the existing number of parking spaces was adequate.

Mr. Blizzard asked how many beds were being added in this addition. Mr. Whitaker said he was not sure of that number.

With no further comments, Mr. Olyniec clarified that approval of the case would be contingent upon approval of the project by Scottsboro WSG and Scottsboro Electric.

The Chairman asked for a motion on Case No. 748. Mr. Smith made a motion that the project be approved with the noted clarifications. Mr. Parsons seconded the motion. **Upon a vote being taken, all voted aye.**

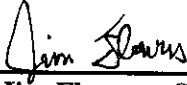
With no additional business to discuss Chairman Olyniec adjourned the meeting at 6:00 p.m.

Minutes Approved:



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

Attest:



Mr. Jim Flowers, Secretary