

MINUTES OF A REGULAR MEETING OF THE SCOTTSBORO CITY PLANNING COMMISSION

November 6, 2012

The Scottsboro City Planning Commission convened a regular meeting Tuesday, November 6, 2012, 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. Bill Capley
Mr. Ronnie Dolberry
Mr. Jim Flowers

Absent: Mr. Johnny Blizzard
Mr. John Parsons
Mr. James D. Stevens

Also present at the meeting were Mr. Charles King, City Engineer, and approximately four other attendees.

The Chairman noted that a quorum was present and called for a motion regarding the minutes from the August 7, 2012 meeting. Mr. Smith 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. 745: Mr. Bobby Hicks was present seeking site design approval for a proposed funeral home to be located at 674 Snodgrass Road. Mr. Hicks was accompanied by Mr. Sam Phillips of Phillips Engineering.

Mr. Phillips explained that Mr. Hicks was seeking to build a funeral home on property he owns on Snodgrass Road. Mr. Hicks also owns acreage behind the lot being developed for the funeral home. The parking lot is designed with curb and gutter that drains most of the water to an on-site detention pond. The on-site detention pond is designed for a 25-year rainfall event. Mr. Phillips indicated that water from the site in question currently drains to a pond behind Crawford Apartments. Curb and gutter is not being installed in the northeast corner of the parking lot to allow for overflow parking in the landscaped area.

Mr. Flowers asked about the landscaping design. Mr. Phillips indicated that he had not designed the landscaping at this point. Mr. Flowers pointed out that the regulations have very specific requirements about the landscaping that will need to be satisfied. Mr. King stated that the landscaping and site lighting designs would both be addressed during the permit process.

Mr. Olyniec asked for an explanation of the design of the site lighting. Mr. Phillips said that design would be performed in the future, but he anticipated the down lighting would be utilized. Mr. Olyniec said that would be important because of the adjacent apartments.

Mr. Olyniec asked how the vertical bank would be handled on the west side of the property. Mr. Phillips said it would be graded to create a swale that would direct water around the building. He said all disturbed areas would be seeded.

Mr. Olyniec noted that overflow parking would not be allowed on Snodgrass Road. Mr. Phillips said the design currently has 72 parking spaces, and the building has a 200-person capacity. Mr. King commented that the current parking lot design meets the regulations, and there are actually more handicap parking spaces than what is required.

Mr. Dolberry commented that the site would need to be compacted. Mr. Hicks stated that the parking lot area had already been compacted.

Mr. Olyniec asked how the detention pond would be maintained. Mr. Phillips said the overflow for the detention pond would be rip rap, the concrete flumes would extend to the bottom of the pond, and stone might be used at the bottom of the flumes to prevent erosion. Mr. Hicks added that the bottom of the pond would be mowed.

Mr. King stated that Roy Light from the Scottsboro Water, Sewer and Gas Board was not present, but the WSG Board did have some questions about how fluids would be disposed. Mr. King said everyone is still working to resolve those questions. Mr. Phillips said he had reviewed EPA and ADEM requirements, and they allow for various options for how to dispose of funeral home fluids. Mr. Olyniec said the solution will need to receive Mr. Light's approval.

With no further comments, Mr. Olyniec clarified that approval of the case would be contingent upon receiving approval from the WSG Board and Mr. King's approval of the landscaping and site lighting designs.


The Chairman asked for a motion on Case No. 745. Mr. Capley made a motion that the project be approved with the noted clarifications. Mr. Smith seconded the motion. **Upon a vote being taken, all voted aye.**

In other business, Mr. Olyniec asked that the Commission review the updated Rules of Procedure. Mr. King said the revisions brought the existing rules up to date with the current regulations. He pointed out that section 6-C-2 calls for the Commission to notify property owners adjoining a site seeking approval, but this is not a State requirement. Mr. Olyniec said property owners have come to Planning Commission meetings in the past in order to express concerns about a development, and it is a good practice to give them a chance to comment before final approval is given for the development.

Mr. Olyniec indicated that the Commission could vote on the changes at the next meeting.

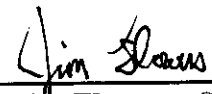
With no additional business to discuss Chairman Olyniec adjourned the meeting at 6:00 p.m.

Minutes Approved:



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

Attest:



Mr. Jim Flowers, Secretary