

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

February 4, 2014

The Scottsboro City Planning Commission convened a regular meeting Tuesday, February 4, 2014, at 5:30 p.m. at the City Hall in the City of Scottsboro, Alabama.

ROLL CALL

Present: Chairman Mr. Jim Olyniec
Ms. Pam Ayers
Mr. Johnny Blizzard
Mr. Bill Capley
Mr. John Hardman
Mr. Jim Flowers

Absent: Councilman Mr. Keith Smith
Mr. Ronnie Dolberry
Mr. John Parsons

Also present at the meeting were Mr. Josh Little, City Engineer, and approximately thirteen 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 December 3, 2013 meeting. Mr. Capley 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. 751: Mr. Darrel Pruett was present seeking a variance for proposed Private Family Residences at 508 Barbee Lane. The property is zoned R-1.

Mr. Pruett indicated that he wanted to find if he could get a variance to place a private road on his property so he could build houses for himself and his two daughters. He said the entrance to the property at the end of Barbee Lane would have a gate, and the road would have a 50' right-of-way.

Mr. Little commented that the submitted plans would not be in compliance with the Subdivision Regulations since the Regulations require that all residential lots abut a public street, and it prohibits private streets in a subdivision. Mr. Olyniec commented that the prohibition of private streets is so emergency vehicles will be able to have access to each residence.

Mr. Blizzard asked if Scottsboro Utilities had any comments about the proposed development. Mr. Roy Light of Scottsboro WSG said there was currently a water main with a fire hydrant at the end of Barbee Lane, but there were no provisions for extending that line. He said the submitted drawing would require that a water meter for each residence would have to be set at the end of Barbee Lane and Mr. Pruett would be responsible for the water line from those meters to each house. Mr. Light also said that if gas were desired then Mr. Pruett would have to grant an easement so a gas meter could be installed on each house wanting that service. Mr. Light also said there is no sewer main currently installed on Barbee Lane so he was curious about the sanitary design on the property.

Mr. Blizzard asked Mr. Pruett if he currently owned the property. Mr. Pruett said that he did own the property. Mr. Blizzard commented that Mr. Pruett could build a public road cul-de-sac at the end of Barbee Lane, provide the required public road frontage for each lot, and install a gate on the driveway. Mr. Pruett said he thought the Subdivision Regulations spelled out the requirements for the public road frontage.

Mr. Blizzard commented that one reason for the requirement for a public road is because the City would very likely be sued if a private road is approved, a house on that private road burns down, and emergency vehicles can't reach the house due to the private road.

Mr. Hardman asked why the road on the submitted drawings extended approximately 367' past the last house. He asked if there were plans for additional development. Mr. Pruett said that extension was to allow vehicles to turn around on the property.

Mr. Flowers commented that the Subdivision Regulations plainly state that no private streets are allowed in a subdivision. Mr. Olyniec asked if there was any compelling reason why a variance should be granted. Mr. Pruett said there was not. Mr. Blizzard said that private streets almost always eventually become public streets.

Mr. Capley asked if a cul-de-sac at the end of Barbee Lane would have three driveways coming off of it. He was told there would just be one driveway off the cul-de-sac. Ms. Ayers asked if the road on the submitted drawings could be considered a driveway. Mr. Olyniec said it could if it only served one house, but the plan shows it serving three houses.

Mr. Olyniec asked if anyone in the audience had any comments about the case. A member of the audience commented that the existing fire hydrant was about 1,200' - 1,500' from the end of Barbee Lane.

Mr. Bradley Potter from Scottsboro Electric said they would require an easement in order to access the houses.

Mr. Light asked if there would be multiple mailboxes and garbage cans in the cul-de-sac if that option were selected. He was told that would be the case.

Mr. Olyniec commented that many people making requests for a variance base their request on previous approvals. Mr. Blizzard commented that the Regulations make an allowance for variances in hardship cases.

Mr. Pruett said he would likely resubmit the development with a cul-de-sac design. Mr. Little said the Ordinance requires 50' of frontage for each lot. Mr. Olyniec commented that Mr. Pruett could also develop the road per the Ordinance requirements.

With no further comments, the Chairman asked for a motion on Case No. 751. Mr. Blizzard made a motion to deny the variance request. Mr. Hardman seconded the motion. **Upon a roll call vote being taken, all voted aye.** The application is denied.

Case No. 752: Mr. Greg Richard was present on behalf of Dr. Norman Johnson seeking design approval for a proposed addition to a medical office at 828 South Broad Street. The property is zoned C-3.

Mr. Richard said Dr. Johnson would like to expand his office building so he was seeking approval of the site design to accomplish that. He said a variance had already been granted to allow parking behind the building.

Ms. Ayers commented that there was an existing culvert in the back of the building that concerned her. Mr. Richard said the plan would provide new storm sewer piping which would eliminate the culvert in question. Mr. Richard also said the plan would provide curb and gutter and widen the parking area.

Mr. Olyniec asked Mr. Richard to explain where the parking would be widened. Mr. Richard showed where the rear parking lot would be 64' wide. He also said that the adjacent property owner, Mr. Robert Cramer, had granted an easement so the parking area could be accessed from Cherry Street.

Mr. Olyniec asked if Scottsboro WSG had any concerns about the submitted plan. Mr. Light said there was some concern about the large storm drain pipes interfering with existing sewer laterals. Mr. Richard indicated that had been considered in the design.

Mr. Hardman commented that close coordination would need to take place with Sonic since their sewer lateral would be re-routed.

Ms. Ayers commented that there were some potholes present on the site. Mr. Richard said they felt those due to existing storm drain pipes failing, and those pipes would be removed during construction.

Mr. Hardman said the new storm drain pipes needed to be coordinated with the City and their master drainage plan. Mr. Richard said that had been done, and the pipes were made as large as possible.

With no further comments, the Chairman asked for a motion on Case No. 752. Ms. Ayers made a motion that the case be approved as submitted. Mr. Capley seconded the motion. **Upon a vote being taken, all voted aye.**


The Chairman noted that the election of officers would proceed and called for nominations for the position of Chairman. Mr. Capley nominated Mr. Olyniec. No other nominations were made. **Upon a vote being taken, all voted aye.**

The Chairman called for nominations for the position of Vice-Chairman. Mr. Flowers nominated Mr. Blizzard. No other nominations were made. **Upon a vote being taken, all voted aye.**

The Chairman called for nominations for the position of Secretary. The Chairman noted that Mr. Flowers has been Secretary for several years and that he felt it is only fair that other Commissioners take a turn. After an informal agreement was made to rotate the position each year between Commissioners, Ms. Ayers nominated Mr. Hardman. No other nominations were made. **Upon a vote being taken, all voted aye.**

With no additional business to discuss Chairman Olyniec adjourned the meeting at 6:10 p.m.

Minutes Approved



Mr. Jim Olyniec, Chairman
Scottsboro City Planning Commission

Attest:



Mr. Jim Flowers, Secretary