

PLANNING COMMISSION
CITY OF SCOTTSBORO, ALABAMA
MINUTES OF THE June 7, 2011 REGULAR MEETING

Meeting was called to order at 5:30 p.m. by Chairman Jim Olyniec

ROLL CALL

Planning Commission Board Members

Planning Commission Chairman

JIM OLYNIEC	PRESENT
RONNIE DOLBERRY	PRESENT

City Council Member

KEITH SMITH	PRESENT
BILL CAPLEY	PRESENT
PAM AYERS	PRESENT
JOHN PARSONS	ABSENT
DOUG WYNN	PRESENT
JAMES D. STEVENS	ABSENT
JOHNNY O. BLIZZARD	PRESENT

STAFF PRESENT

CHARLES KING PE, CITY ENGINEER

APPROVAL OF THE MINUTES: May

Mr. Jim Olyniec announced that the developers had notified Mr. King that they were pulling cases 737 and 738 from the June Planning Commission agenda.

PUBLIC HEARINGS:

PRELIMINARY PLAT APPROVAL

Case Number 736

Name of Development: Driftwood Shores

Location: Snodgrass Road

Representative: Michael Hodges PE, PLS,

Owner: Riverside Properties, LLC
Zoning: R1-Low Density Residential

Developer Comments: Mr. Michael Hodges PE, PLS, stated that the current set of plan included modifications to the drainage from previous plans submitted for Planning Commission approval. The previous plans discharged directly into the lake but the current plans provide for on-site detention. Mr. Hodges indicated that open ditches will be utilized as well as low pressure sewer. The current plan does not involve the construction of any new streets, water and gas service in already in place.

Staff Report: Mr. Roy Light, Scottsboro Water and Sewer Board indicated that they have numerous issues that have not been resolved. Mr. Brad Rhodes stated that The Scottsboro Electric Department doesn't have any major issues. Mr. Charles King stated that the deadline for July submittals was yesterday and recommended the applicant withdraw the subdivision and continue to work with City of Scottsboro Staff as well as utility providers.

Public Comments: Mr. Burt Peek stated he owns property where water would be coming. Mr. Peek and Mr. Davis do get flooded periodically. He further stated that the Tennessee Valley Authority (TVA) regulates what can be discharged into the river. He asked the Planning Commission and City Engineer, if they are confident the new plan will allow no more run off onto their property. Mr. Jim Olyniec questioned Mr. Michael Hodges if water overran the 24 inch pipes and will detention reduce the amount of runoff hitting those pipes. Mr. Hodges indicated that detention would not provide additional runoff onto neighboring properties. Mr. Olyniec asked those in attendance how many times they have seen water cross the road. The response was not very often.

Mr. Dennis Davis also stated that the Tennessee Valley Authority restricts runoff in the river. Mr. Davis had concerns about the structural integrity of the detention pond and what might happen if it failed. Mr. Davis expressed concerns if the City of Scottsboro had the easement to widen the road. Mr. Charles King stated that right-of-way would be dedicated with the subdivision. Mr. Jim Olyniec asked what the current right-of-way is. Mr. Charles King indicated that it is 50 feet.

Mr. Don Glasgow expressed concern about the current width of the road and what the cost of widening the road would be.

Board Comments:

Mr. Ronnie Dolberry asked, concerning the open ditches, how much shoulder would be provided along Snodgrass Road? Mr. Hodges indicated no additional shoulder would be provided.

Mr. Jim Olyniec asked what the difference is between the previous submittal and the one sent out last night. Mr. Hodges stated that the new version provides for open ditches and the previous plans showed storm water pipes. Mr. Johnny Blizzard asked how big the pipe in the detention pond will be. Mr. Hodges it would be a 3 feet pipe with a 24 inch orifice to restrict discharge. Mr. Bill Capley

asked what the depth of the ditch is. Mr. Hodges replied 4 to 5 feet. Mr. Olyniec asked if a pipe would use less space. Mr. Hodges stated that there was not enough room without getting on private property.

Mr. Jim Olyniec inquired about the design of the detention pond and specifically the year storm it was designed to meet. Mr. Hodges indicated the detention pond is designed for a 25 year storm and the drainage system is designed for a 10 year storm,

Mr. Ronnie Dolberry asked how many cuts would be required if sanitary sewer is moved to the opposite side of the street. Mr. Hodges indicated it would reduce one main cut and add three additional service cuts.

Mr. Jim Olyniec asked who will maintain the detention pond and questioned a detention pond being placed on private property. Mr. Hodges stated that a homeowners association would be responsible for maintenance.

Mr. Johnny Blizzard inquired about where the water goes once past Driftwood Shores Drive and whether easements had been acquired from the property owners. Mr. Hodges replied that it will take the same path as it does now.

Motion: Mr. Doug Wynn moved to table Case Number 736 due to the number of outstanding issues. Mr. Bill Capley seconded the motion and the vote was as follows:

Final Vote:

Planning Commission Chairman – Jim Olyniec	Aye
Planning Commission Member – Ronnie Dolberry	Aye
Planning Commission Member – Keith Smith	Aye
Planning Commission Member – Bill Capley	Aye
Planning Commission Member – Pam Ayers	Aye
Planning Commission Member – John Parsons	Absent
Planning Commission Member – Doug Wynn	Aye
Planning Commission Member – James D. Stevens	Absent
Planning Commission Member – Johnny O. Blizzard	Aye

Motion carried.

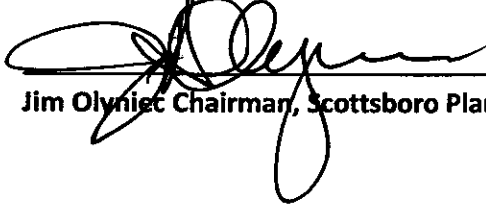
OTHER BUSINESS

Mr. Jim Olyniec mentioned the first special called subdivision regulation meeting will be held on June 23th.

ADJOURNMENT

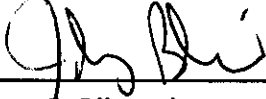
With no additional business to discuss Chairman Olyniec adjourned the meeting at 7:00 p.m.

Minutes Approved,



Jim Olyniec Chairman, Scottsboro Planning Commission

ATTEST:



Johnny O. Blizzard, Recording Secretary