

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

September 3, 2013

The Scottsboro City Planning Commission convened a regular meeting Tuesday, September 3, 2013, at 5:45 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. Ronnie Dolberry  
Mr. Jim Flowers  
Mr. John Parsons

Absent: Mr. Bill Capley  
Mr. John Hardman

Also present at the meeting were Mr. Josh Little, 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 May 7, 2013 meeting. Mr. Parsons 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. 749:** Mr. Tim Connor of Thycon Construction was present on behalf Drs. Andrew and Jennifer White seeking a site design approval for a proposed office building at 1302 South Broad Street.

Mr. Connor stated that the building was an approx. 4,111 s.f., stick framed office building for Drs. Andrew and Jennifer White. He indicated that the parking lot would have 24 parking spaces. Mr. Little indicated that this number of spaces met the requirements of the Zoning Ordinance. Mr. Connor also indicated that a variance had been granted for the site to be used as a C-3 zoned site.

Mr. Olyniec asked about trash receptacles for the building. Mr. Connor said a dumpster and enclosure would be provided as shown on the landscaping plan. Mr. Olyniec said that, to his knowledge, a site plan had never been approved without

provisions for trash collection, typically a dumpster and enclosure. Mr. Connor said stated that the plans included both.

Mr. Parsons asked about the setbacks for a C-3 site. Mr. Little noted that a landscape buffer was provided on the west property line. Dr. White said the office he currently occupies is approximately 10' off the property line. Mr. Connor said the ordinance says the landscape buffer can be 10' off the property line when a privacy fence is provided.

Mr. Olyniec asked about the materials for the privacy fence. Mr. Connor said it would be solid vinyl fencing most likely, and the dumpster enclosure would be made with the same materials.

Mr. Olyniec asked about the drainage for the site. Mr. Connor said it would follow a similar path as the existing site which drains to the southeast corner of the property and spills into a large drainage ditch. Mr. Olyniec asked if there would be curb around the parking lot, and Mr. Connor said there would be.

Mr. Flowers asked about the plans showing rip rap in the southeast corner being placed on the adjacent property. Mr. Connor said he thought there was a drainage easement at that area, but they could shift the rip rap north so it would be entirely on this site. Mr. Olyniec said the drainage in the southeast corner should be shifted towards the ditch along the east property line. Mr. Connor said they would do that. Mr. Dolberry said he had been concerned that the ditch on the east property line would be able to handle the runoff from this parking lot. Mr. Dolberry said some rip rap could be placed in the right-of-way, but Mr. Little said there doesn't need to be rip rap in the right-of way. Mr. Connor said they would remove the rip rap from the project and install a concrete flume to the ditch on the east side of the property.

Mr. Roy Light of Scottsboro WSG was asked for his comments. He said there would need to be close coordination between WSG and the contractor. He said they would need a copy of the easement document before the sewer could tie in to the sewer main serving the adjacent property.

Mr. Dolberry asked what would happen if the adjacent property owner had a problem in the future with their sewer line that extends on to this site. Mr. Light said the home owner maintains the right to work on his line even though it crosses onto this property.

Mr. Parsons asked if the existing sewer main met the WSG requirements. Mr. Light said it does.

Mr. Flowers said that the Zoning Ordinance states that plants along a privacy fence are supposed to be on the exterior side of the fence. There was a short discussion regarding the relative benefits on the fence location. There appeared to be a consensus

that the Chairman verbalized, that the submitted plans are a better solution a logical deviation from the ordinance.

Mr. Olyniec asked about lighting on the parking lot. Mr. Connor said they would use the minimum amount required by the Zoning Ordinance. Mr. Blizzard asked what type of light fixture would be used. Mr. Connor said they would be pole lights with downward facing heads. Mr. Olyniec said they would need to be downward facing to protect the adjacent property.

Mr. Olyniec asked if Mr. Light had any more comments. Mr. Light said they would just need to coordinate with the contractor.

Mr. Flowers said that the fence would need to be solid, per Mr. Connor's comments, because the Zoning Ordinance allows for a maximum of 25% open space.

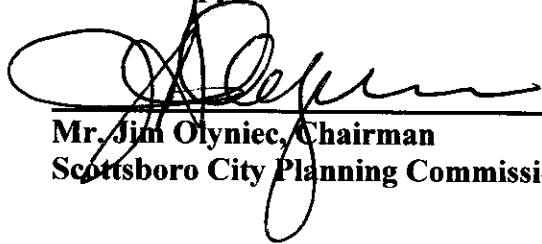
With no further comments, Mr. Olyniec clarified that approval of the case would be contingent upon the use of a dumpster and enclosure as required, use of a solid privacy fence, installing landscaping on the interior side of the privacy fence, using a concrete flume draining to the ditch on the east property line in lieu of the rip rap shown, using downward facing site lighting as required, and assuming approval of the site as C-3.

The Chairman asked for a motion on Case No. 749. 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.**

In additional business, Mr. Little said there would not be a Planning Commission meeting next month since no cases had been submitted.

With no additional business to discuss Chairman Olyniec adjourned the meeting at 6:20 p.m.

**Minutes Approved:**



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

**Attest:**



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**Mr. Jim Flowers, Secretary**