

MINUTES OF A REGULAR MEETING OF THE
SCOTTSBORO CITY PLANNING COMMISSION

July 6, 2010

The Scottsboro City Planning Commission convened a regular meeting Tuesday July 6, 2010, at 5:30 p.m. at the City Hall in the City of Scottsboro, Alabama.

The roll was called with the following results.

Present: **Chairman Mr. Jim Boatner**
Mr. Jim Olyniec
Mr. Joe Porch
Councilman Terry Thomas
Mr. James D. Stevens
Mr. Doug Wynn

Absent: **Mr. John Parsons**
Mr. Ronnie Dolberry
Vice-Chair Mr. Rob Carlile

Also present at the meeting were Mr. Charles King, City Engineer.

The Chairman declared a quorum present and opened the meeting for the transaction of business.

The Chairman called for a motion regarding the minutes from the June 1, 2010 meeting. Mr. Thomas made a motion that the minutes be approved as written. Mr. Porch seconded the motion. **Upon vote being taken, all voted aye.**

The Chairman noted that it was the time and place for a public hearing on the amendment to the Subdivision Regulations regarding a change in submittal deadlines for cases to be heard by the Planning Commission. Mr. King explained the proposed changes and why the proposed change. There were no persons speaking for or against the proposed changes. The Chairman closed the public hearing. **Mr. Porch** made a motion to approve the change as presented. The motion was seconded by **Mr. Wynn**. **Upon vote being taken, all voted aye.**

Case No. 724: Mr. Michael Hodges was present on behalf of the applicant, Mr. Scott Stephens seeking site design approval for a proposed office building and strip mall to be located across from Trinity Baptist Church on John T. Reid Parkway.

Mr. Hodges stated that the frontage road design had been confirmed complete. He stated that the plat shows both phases requested for approval; the drawings also show drainage design for the completion of phase 1 and prior to phase 2. Mr. Hodges stated that slopes of 2:1 will have riprap and 3:1 slopes will be seeded with grass. Discussion took place regarding the protection of the swales and ditches from erosion prior to the establishment of the grass cover. Mr. Light of WSG Board stated he was OK with the plan.

After further discussion, **Mr. Wynn** made a motion to approve the plan as submitted. The motion was seconded by **Mr. Stevens**. **Upon vote being taken, all voted aye.**

Case No. 726: Mr. Michael Hodges was present on behalf of the applicant, Mr. Rob Carlile seeking site design approval for a proposed restaurant and retail building to be located across from Trinity Baptist Church at 23730 John T. Reid Parkway.

Mr. Hodges stated that the frontage road design had been confirmed complete. Mr. Hodges confirmed that the area northeast of the building will be left undeveloped and will be seeded. Mr. Olyniec expressed concern regarding the lack of trench drain across the entrance to the parking lot from the access road. Mr. Hodges explained that there are no curbs and gutters and that the rainwater will drain off the sides of the entrance road into the ditches instead of onto the access road. He said that the erosion protection would be done with fabric, riprap and grass seeding. Mr. Light of WSG Board stated he was OK with the plan

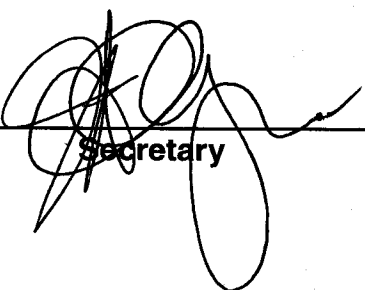
After further discussion, **Mr. Porch** made a motion to approve the plan as submitted. The motion was seconded by **Mr. Stevens**. **Upon vote being taken, all voted aye.**

Mr. King informed the Commission that the City Council would be holding a public hearing next week on the proposed new Zoning Regulations

Mr. David Patrick addressed the Commission (pre-application) regarding his plans for Stonebridge Subdivision 3rd Addition. Specifically, he is considering a 24' wide road with 2' shoulders and no curbs and gutters. He stated that installation of curbs and gutters and the necessary subgrade additions would add \$4,000-\$5,000 per lot (33 lots). Mr. Patrick said one side of the road for a short section at the beginning will not have curbs and gutters since it is already platted. Mr. Patrick also stated that there would be another addition to the subdivision following this. Since this was a pre-application meeting, no action was taken.

There being no further business to come before the "Board" at this time the meeting was adjourned.


Jim Boatner, Chairman
Scottsboro Planning Commission

Attest: 
Secretary