

**PLANNING COMMISSION  
CITY OF SCOTTSBORO, ALABAMA  
MINUTES OF THE FEBRUARY 1, 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**

Mr. Jim Olyniec PRESENT

Mr. Ronnie Dolberry PRESENT

**City Council Member**

Mr. Keith Smith PRESENT

Mr. Bill Capley PRESENT

Ms. Pam Ayers PRESENT

Mr. John Parsons PRESENT

Mr. Doug Wynn PRESENT

Mr. James D. Stevens PRESENT

**RECORDING SECERTARY**

Mr. Johnny Blizzard PRESENT

**CITY STAFF PRESENT**

Mr. Charles King, City Engineer

**REGISTERED PUBLIC ATTENDEES**

**MINUTES APPROVAL**

November 2, 2010 Minutes of Regular Meeting

**Motion:** Mr. Parsons moved to approve and Mr. Stevens seconded the motion and the vote was as follows:

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	Aye
Planning Commission Member – Doug Wynn	Aye
Planning Commission Member – James D. Stevens	Aye
Planning Commission Member – Johnny Blizzard	Abstain

January 1, 2010 Minutes of Regular Meeting

**Motion:** Mr. Parsons moved to approve and Mr. Stevens seconded the motion and the vote was as follows:

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	Aye
Planning Commission Member – Doug Wynn	Aye
Planning Commission Member – James D. Stevens	Aye
Planning Commission Member – Johnny Blizzard	Abstain

#### PUBLIC COMMENTS

Chairman Olyniec opened the floor to public comment. There being no public comment, Chairman Olyniec closed the floor.

#### SITE PLANS

Case 732

Address: 24961 John T. Reid Parkway

Location: South of John T. Reid Parkway, West of Scottsboro High School and directly north of Wal-Mart Shopping Center.

Representative: Mr. Michael Hodges - RYMEG Consulting Group, Inc.

Applicant: Garcia Rentals

Owner: Garcia Rentals

Acreage:

Zoning: C4 Commercial

**Developer:** Mr. Michael Hodges stated that all utility easements necessary to tie the proposed building to sanitary sewer had not been acquired as of the date of this meeting. The property owner for the land in which the easements are to be acquired had not been identified is the reason for the delay.

**Board:** Mr. Parsons raised the issue of the location of the handicapped parking spaces and their location as it relates to the proposed building's entrance. Mr. Parsons stated the location of the handicapped parking spaces were not in the best location possible.

Mr. Smith asked if the Commission had the authority to deny a site plan that meets all City of Scottsboro rules and regulations. Several commissioners responded "no".

Mr. Olyniec raised a concern over approving a plan with contingencies. He stated that in the past the Commission has approved plans with contingencies and building permits were issued without the contingencies being resolved.

Mr. Parson also raised the question would a building permit be issued before the easements were acquired.

Charles King, City Engineer, stated that a Certificate of Occupancy would not be issued without an approved site plan meeting all contingencies.

Mr. Parsons voiced his concern about approving the plan without all the easements in place.

Mr. Roy Light, Scottsboro Power Board indicated the developer has been working with the Board and have a good plan. Mr. Hodges indicated that the sale of the property is contingent on the acquisition of the easements.

Mr. Brad Rhodes, Scottsboro Power Board indicated the electric department had only a minor issue with the location of a garbage dumpster. He didn't anticipate it being an issue and believed the power line could be raised in the parking lot.

**Motion:** John Parsons moved and Mr. Keith Smith seconds the motion to approve the site plan contingent on the acquisition of all necessary utility easements. The vote was as follows:

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	Aye
Planning Commission Member – Doug Wynn	Aye
Planning Commission Member – James D. Stevens	Aye
Planning Commission Member – Johnny Blizzard	Aye

**Motion carried.**

Case 733

Address: 564 Micah Way

Location: South of John T. Reid Parkway, East of Alabama Highway 35

Representative: Tim Roberts - LBYD, Inc.

Applicant: Hoyt Harbin

Owner: Hoyt Harbin

Acreage: 2 acres

Zoning: C4 Regional Commercial

**Developer:** Mr. Roberts PE representing Harbin Motor Company stated the purpose was to expand the current automobile dealership Harbin Ford Dealership and relocate the Chevrolet Dealership currently located on S Andrews Street.

**Board:** Mr. Blizzard asked if the parking island at the northeast property line was split between the lot where the purposed addition would be located and the lot where the existing facility is located. Mr. Tim Roberts indicated that was correct.

**John Parsons:** Mr. Parsons asked about design storm on detention pond. Mr. Tim Robbins indicated 100-year

John Parsons asked about lighting plan and Mr. Robbins indicated that shoe box fixtures would be used.

**Staff:** Charles King stated that an additional fire hydrant would be needed per the Fire Marshal.

**Motion:** Mr. Keith Smith moved to approve and Mr. John Parsons seconds the motion to approved contingent the installation of an additional fire hydrant. The vote was as follows:

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	Aye
Planning Commission Member – Doug Wynn	Aye
Planning Commission Member – James D. Stevens	Aye
Planning Commission Member – Johnny Blizzard	Aye

#### OTHER BUSINESS

Chairman Olyniec made the following announcements and appointments:

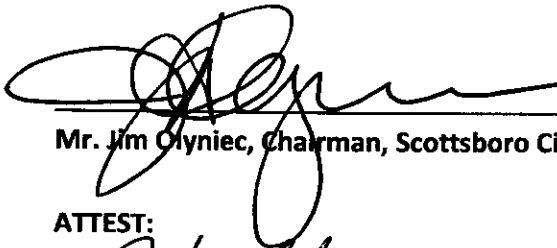
- Chairman Olyniec will be speaking to Ms. Deborah Fanning's class concerning urban planning and the responsibilities of the planning commission;
- Chairman Olyniec mentioned the Planning Commission's Strategic Plan emphasizing the installation of 1,200 to 3,500 linear feet of new trail;
- Chairman Olyniec formed a committee to begin preparation for new subdivision regulations.
- Chairman Olyniec appointed Pam Ayers, John Parson, Keith Smith and Ronnie Dolberry to the subdivision committee to obtain information on curbs, gutters and sidewalks per the handout that was distributed;
- Chairman Olyniec asked Mr. Charles King to provide an update. Mr. King mentioned the following items:
- The Subdivision Regulations would be the next ordinance that needs an update;

- The work on the planned access road along the north side of John T. Reid Parkway beginning at Hardees's and proceeding east to approximately Western Sizzlin will be constructed once ALDOT permits are received;
- The construction of tennis courts and soccer fields will begin in the near future at the Scottsboro Recreation Center;
- The City is currently working through wetland issues in the construction of the soccer complex across from Bynum Park.

### ADJOURNMENT

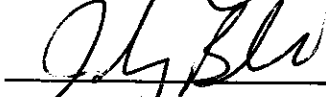
With no additional business to discuss Chairman Olyniec adjourned the meeting at 7:00 p.m.

**Minutes Approved,**



Mr. Jim Olyniec, Chairman, Scottsboro City Planning Commission

ATTEST:



Mr. Johnny Blizzard, Recording Secretary