

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

June 1, 2010

The Scottsboro City Planning Commission convened a regular meeting Tuesday June 1, 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. John Parsons
Mr. Ronnie Dolberry
Mr. Jim Olyniec
Mr. Joe Porch
Mr. Doug Wynn

Absent: **Vice-Chair Mr. Rob Carlile**
Councilman Terry Thomas
Mr. James D. Stevens

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 May 4, 2010 meeting. Mr. Wynn made a motion that the minutes be approved as written. Mr. Porch seconded the motion. **Upon vote being taken, all voted aye.**

The Chairman stated that **Case No. 725** seeking preliminary approval of Maree Adams Sharp Subdivision Sector 2 had been withdrawn by the applicant.

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 noted that the detention pond is on the upstream side of the building site to collect runoff from that undeveloped area and is designed so that runoff below the site will be the same after development as it is now.

The Chairman requested a review of the listing of questions/issues that Mr. King had sent to Mr. Hodges in a letter dated May 26. Mr. King noted that he had discussed all the issues with Mr. Hodges and most had been resolved. It was noted that the ATM setback would require a variance from the Board of Zoning Adjustments. Mr. Hodges noted that the drawings had been revised to reflect the frontage road extending across the entire property. It was confirmed that the frontage road would be built by Mr. Carlile (the drawings indicated "by others", but it was clarified that the note referred to design, not construction). It was noted that the dumpster would have a wooden enclosure and needed a concrete approach slab, but that a gate would not be needed due to the

location and orientation of the dumpster behind the building. The need for erosion control (both temporary and long term) in both the swales/ditches and the excavated slope above the property needed to be addressed in more detail on the drawings.

Significant discussions took place regarding the utility design and the access road design (and elevations). Mr. King noted that the final road design review by ALDOT was forthcoming and was compounded by problems on the adjoining Sherwin Williams property. It could affect drainage as well as utilities placement. Mr. Light expressed concern for the lack of final design and elevation for the utilities, especially in light of continuing problems on the adjoining site because of this lack of completed designs. Mr. Olyniec noted that all these items would need to be worked out prior to construction; however, Sherwin Williams began construction after Planning Commission approval but before the utility issues were resolved, thus the present conflicting situation at that site. Mr. Dolberry commented that we had previously discussed the completion of utility design (and approval by WSG Board) prior to Planning Commission approval of the plans, not only to avoid later conflicts, but also to provide final utility and drainage information to the developers that may affect their development costs.

After further discussion, **Mr. Parsons** made a motion to table this case to allow time for completion of all design and reviews. The motion was seconded by **Mr. Olyniec**. **Upon vote being taken, all voted aye.**

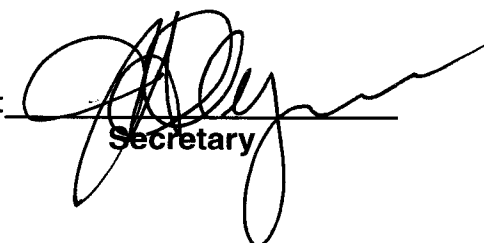
Mr. Olyniec asked about access road design on other areas on US72 from AL35 west toward County Park Road. Mr. King stated that there are areas needing access road design. The Chairman noted that we need to have the access road design completed prior to submittal of other development plans on US72. **Mr. Olyniec** made a motion that the Planning Commission sends a resolution to the city council requesting funding to complete all access road design on US 72 from AL35 west to County Park Road. **Mr. Parsons** seconded the motion. **Upon vote being taken, all voted aye.**

Mr. King presented a draft resolution to the Planning Commission to have a public hearing to change the lead time to 30 days on submittal of plans to allow sufficient time for review (by city officials and WSG Board) and resolution of issues prior to sending to Planning Commission members. **Mr. Parsons** made a motion to approve the resolution to hold a public hearing on July 6, 2010 concerning this issue. **Mr. Wynn** seconded the motion. **Upon vote being taken, all voted aye.**

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

**A RESOLUTION SETTING A PUBLIC
HEARING ON THE AMENDMENT OF
THE SUBDIVISION AND SITE PLAN REGULATIONS
OF THE CITY OF SCOTTSBORO, ALABAMA
AND PROVIDING FOR THE GIVING OF NOTICE
OF SUCH PUBLIC HEARING**

WHEREAS, the Scottsboro Planning Commission desires that the Subdivision and Site Plan Regulations of the City of Scottsboro, Alabama be amended as therein set forth; and

WHEREAS, it is the judgment and opinion of Scottsboro Planning Commission that consideration should be given to the adoption of such proposed amendment to the Subdivision and Site Plan Regulations of the City of Scottsboro, Alabama.

NOW, THEREFORE, BE IT RESOLVED BY THE SCOTTSBORO PLANNING COMMISSION OF THE CITY OF SCOTTSBORO, ALABAMA as follows:

1. That the Scottsboro Planning Commission shall hold a public hearing on the adoption of such proposed amendment to the Subdivision and Site Plan Regulations of the City of Scottsboro, Alabama and such public hearing shall be held at the City Hall in the City of Scottsboro, Alabama, on the 6th day of July, 2010, beginning at 5:30 p.m.
2. That the proposed amendment shall be considered by the Scottsboro Planning Commission at such time and place, and at such time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of such proposed amendment to the Subdivision and Site Plan Regulations of the City of Scottsboro, Alabama.
3. That the proposed amendment shall be published in a newspaper of general circulation published within the City of Scottsboro once a week for two successive weeks, and both newspaper publications shall be at least fifteen days in advance of the passage of said proposed amendment.
4. That said proposed amendment is to be in substantially the following:

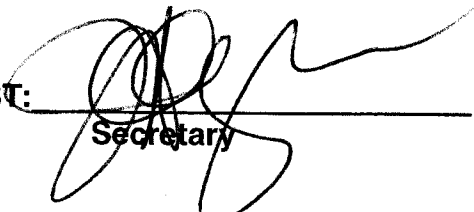
The application deadlines required by Article 3, Sections C(1) and F(2) shall be changed from twelve (12) days to thirty (30) days prior to the next regular meeting of the Scottsboro Planning Commission.

This amendment shall become effective immediately upon its passage and publication, as required by law.

Duly passed and adopted on this the 1st day of June, 2010.



JIM BOATNER, CHAIRMAN
SCOTTSBORO PLANNING COMMISSION

ATTEST: 

Secretary

RESOLUTION


WHEREAS, the Scottsboro Planning Commission having held it's regularly scheduled meeting June 1, 2010, at the Scottsboro City Hall; and


WHEREAS, the Scottsboro Planning Commission has previously agreed that service roads along the John T. Reid Parkway would be in the best interest of the health, safety and general welfare of the citizens of Scottsboro, and

WHEREAS, the Scottsboro Planning Commission has agreed that the current policy is to require developers of land along the John T. Reid Parkway to construct service roads parallel to the existing John T. Reid Parkway, and

WHEREAS, the Scottsboro Planning Commission intends to promote the orderly and timely development of land along the John T. Reid Parkway.

NOW, THEREFORE BE IT RESOLVED BY THE SCOTTSBORO PLANNING COMMISSION of the City of Scottsboro, Alabama, request that the Scottsboro City Council, Scottsboro, Alabama provide funding for the engineering design of the remaining sections of service roads along John T. Reid Parkway between Alabama Highway 35 and County Park Road.


Jim Boatner, Chairman
Scottsboro Planning Commission


Secretary