

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

September 6, 2016

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

**ROLL CALL**

Present: Chairman John Hardman  
Vice Chairman Philip Hastings  
Councilman Tony Wallingsford  
Mr. Johnny Blizzard  
Mr. Eddie Blizzard  
Mr. Bill Capley  
Ms. Linda Green  
Mr. Jim Flowers

Absent: Ms. Pam Ayers

Also present at the meeting were Mr. Josh Little, the City Engineer, and 6 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 July 5, 2016 meeting. Bill Capley made a motion that the minutes be approved as written. Philip Hastings seconded the motion. **Upon a vote being taken, all voted aye.** The Chairman opened the public hearing for:

**Case No. 771:** Jon Perkins from Olympia Design-Build presented the site plans for a proposed Smart Start Pediatrics office building on property located at 23800 John T. Reid Parkway. The property is zoned C-4 (Regional Commercial District). The site plan showed a shared access driveway with the adjoining Alacare building and a sewer line sloped to the manhole located on the Alacare property. Also, the site was showing drainage to a detention pond offsite currently used by Alacare. Mr. Perkins stated easements were not in place to cover the access, sanitary sewer, or storm sewer, but foresaw no problems in obtaining. Mr. Perkins presented a storm drainage report qualifying the adjoining detention pond to contain the excess runoff from the proposed site. Mr. Little concurred with the drainage report and stated a photometric plan had been submitted for the parking lot.

Mr. Jim Flowers questioned the absence of a landscaping plan. Mr. Perkins stated the required 10' landscaping strip on the street frontage was in place; however, they

would be asking for a variance on the 5' perimeter and interior landscaping. Mr. Flowers also questioned why the curb line along the street frontage was missing. Mr. Perkins stated that was a mistake and would be corrected on revised drawing. Mr. Philip Hastings mentioned the minimum building lines not being visible on drawing and asked about the max lot coverage. The proposed structure was located within the minimum building setback boundary. The outstanding issues were access, utility and drainage easements as well as the curb line along the street frontage. Also, Mr. Hardman noted a water valve should be added to the end of the water line and the water service line to the building should be noted as copper per WSG specifications. A motion for approval, with these contingencies, was made by Linda Green and a second by Johnny Blizzard. **Upon a vote being taken, all voted aye.**

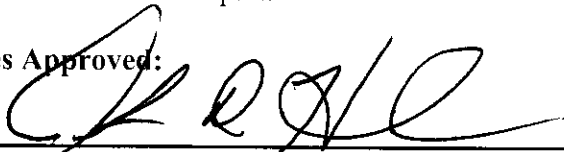
Old Business:

**Case No. 769:** The case was tabled during the July 5 meeting of the Commission. The proponents do not have some of the needed items yet and expect to re-submit their request at the October 2016 meeting. Commission Chair John Hardman checked with City Attorney, Steve Kennamer, to discover whether or not there was a maximum time limit for reconsideration of a tabled item. Mr. Kennamer stated there was not a time limit and that the applicant could approach the Commission at their convenience.

**Case No. 770:** Mr. Little presented the Commission with a revised site plan from 50 Taters, which showed the building reduced to 2490 SF. The original building size was just over 6000 SF. Mr. Little asked the Commission's opinion if the proposed site plan needed to be formally resubmitted to the Commission. Mr. Little stated he didn't think this was necessary due to limited revisions, but wanted the Commission's approval. The Commission determined that the new design will be considered an amendment to the original submission of July 5, 2016. Philip Hastings motioned for approval and Bill Capley seconded. **The motion was unanimously approved.**

With no additional business to discuss, Chairman Hardman adjourned the meeting after a motion by Philip Hastings and a second by Eddie Blizzard and a unanimous vote by the committee at 5:47 p.m.

Minutes Approved:



---

Mr. John Hardman, Chairman  
Scottsboro City Planning Commission

Attest:



---

Ms. Linda Green, Secretary