

MINUTES OF A REGULAR MEETING OF THE  
SCOTTSBORO CITY PLANNING COMMISSION

October 5, 2010

The Scottsboro City Planning Commission convened a regular meeting Tuesday October 5, 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**  
**Councilman Terry Thomas**  
**Mr. Jim Olyniec**  
**Mr. Joe Porch**  
**Mr. Doug Wynn**  
**Mr. John Parsons**  
**Mr. James D. Stevens**

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

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 September 7, 2010 meeting. **Mr. Olyniec** made a motion that the minutes be approved as written. **Mr. Thomas** seconded the motion. **Upon vote being taken, all voted aye.**

The Chairman noted that **Case No. 725, Maree Adams Sharp Subdivision** had been withdrawn by the applicant.

**Case No. 729:** Mr. Greg Richard was present on behalf of the St. Luke's Episcopal Church seeking approval for a proposed parking addition located at the corner of College Avenue and S. Scott Street.

Mr. Richard noted that the lot has been cleared of an existing house. He pointed out that the drainage will flow to the NW, as it does now, into an existing ditch. Mr. King stated he had a letter from the adjacent landowner stating no issues with the proposed plan. Mr. King stated that the parking lot is permitted in this zone since it is related to a church. In response to concerns about the runoff at one location from the parking lot, Mr. Richard stated that riprap will be added to the discharge swale to slow the runoff and provide erosion protection. Mr. Parsons asked about lighting and concern for adjacent neighbors. Mr. Richard said he did not believe that any parking lot lights would be added to the existing city street lights. Mr. King was asked to review any added

parking lot lighting that may be installed later. Mr. King said that the parking lot entrance/exit met the setbacks from the intersection of College Ave and S. Scott.

When the Chairman called for a motion, **Mr. Parsons** made a motion to approve the plan with the riprap addition. The motion was seconded by **Mr. Porch**. Upon **vote being taken, all voted aye.**

**Case No. 717:** Mr. David Patrick was present seeking **Preliminary Approval** of a proposed 32 lot subdivision, Stonebridge, 3<sup>rd</sup> Addition. Mr. Michael Hodges was also present making the presentation on behalf of Mr. Patrick.

Mr. Hodges noted the plans did not include curbs and gutters. Considerable discussion took place regarding drainage and curbs and gutters. Mr. Hodges and Mr. Patrick spoke of the cost of adding curbs and gutters, the pricing of affordable lots, as well as the rationale of installing curbs and gutters in this section when the original subdivision and additions do not have curbs and gutters. Mr. Patrick said that the cost of the curbs and gutters and associated grade work would cost about \$150,000. Several commissioners spoke of the Subdivision Regulations requiring curbs and gutters (and sidewalks) and the merits of the curbs and gutters in road maintenance, as Mr. Dolberry has noted in previous meetings.

Mr. Olyniec asked about the location of the recently installed electrical poles. Mr. Hodges stated they were about 23'-24' from the centerline of the road. Mr. King noted that Mr. Dolberry had expressed concern to him that (some) of the poles were in the ditch line.

Mr. Patrick said that if the curbs and gutters were installed, that the road profile would have to be changed to allow sufficient slope for the runoff to flow in the gutters. In response to a question, Mr. Hodges said that the minimum slope for paved curb drainage is 1%. Mr. Olyniec noted that the minimum road profile slope shown on the drawings was 1%, thus not requiring road profile changes.

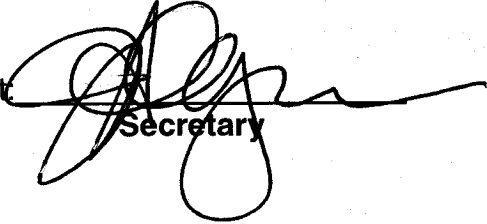
Mr. Ken Looney was present and stated that he did not believe that curbs and gutters would add any practical value to the lots. Mr. Steve Harden, a resident of the neighborhood stated that he does not see a need for the curbs and gutters.

During the discussion, it was noted that this case was previously approved with curbs and gutters. Mr. Patrick said he resubmitted it to eliminate the curbs and gutters.

When the Chairman called for a motion, **Mr. Thomas** made a motion to approve the plan as submitted without the curbs and gutters. The motion was seconded by **Mr. Stevens**. Upon roll call vote being taken, **Mr. Thomas, Mr. Boatner and Mr. Stevens voted aye; Mr. Olyniec, Mr. Porch and Mr. Parsons voted nay. Mr. Wynn abstained for the stated reason he lives in the neighborhood. The vote was 3-3; the motion did not carry.**

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