

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

April 3, 2012

The Scottsboro City Planning Commission convened a regular meeting Tuesday, April 3, 2012, at 5:30 p.m. at the City Hall in the City of Scottsboro, Alabama.

**ROLL CALL**

Present: Chairman Mr. Jim Olyniec  
Councilman Mr. Keith Smith  
Ms. Pam Ayers  
Mr. Johnny Blizzard  
Mr. Ronnie Dolberry  
Mr. Jim Flowers  
Mr. John Parsons

Absent: Mr. Bill Capley  
Mr. James D. Stevens

Also present at the meeting were Mayor Melton Potter, Mr. Steve Kenamer, City Attorney, Mr. Charles King, City Engineer, Mr. Jason Fondren, KPS Group, and four members of the community.

The Chairman noted that a quorum was present and called for a motion regarding the minutes from the February 7, 2012 meeting. Mr. Parsons made a motion that the minutes be approved as written. Ms. Ayers seconded the motion. **Upon a vote being taken, all voted aye.**

The Chairman opened the floor for a public hearing of the Proposed Subdivision and Site Plan Regulations. Mr. Don Wright requested clarification about the definition of a minor subdivision and when the sale of a portion of land is required to come before the Planning Commission. Discussion was held about these questions and Mr. Kenamer offered his comments. It was concluded that the intent of the seller and the actual circumstances of the proposed sale are factors that determine if the sale of a portion of property must come before the Planning Commission.

It was also noted that if a question ever arises about the interpretation and application of the Subdivision and Site Plan Regulations then that question should be brought to Mr. King for clarification.

Ms. Don Wright requested that the Commission consider revising the language of the Regulations to make the requirements easier to understand. Mr. Fondren stated that the current wording is similar to that found in the regulations of other municipalities, and it is necessary to provide design professionals with the information they need prepare

their design. He also noted it is a legislative document. A recommendation was made that at some point in the future a simplified, non-binding booklet be written to summarize the Regulations in easier to understand language.

With no additional public comments, the Chairman closed the public hearing.


The Chairman noted that the Commission had several options regarding the proposed Regulations including approving them as written or making other changes. The Chairman then called for a motion on the proposed Subdivision and Site Plan Regulations. Mr. Parsons made a motion to approve the Subdivision and Site Plan Regulations as written. Mr. Blizzard seconded the motion. **Upon a roll call vote being taken, all voted aye.**

The Chairman read Resolution 2012-02-PC and called for a motion to approve the resolution. Mr. Blizzard made a motion that the Resolution be approved as it was read. Mr. Dolberry seconded the motion. **Upon a roll call vote being taken, all voted aye.** The resolution is attached to these minutes.

Mr. King provided a brief update on current projects. He said design of the access road extension is continuing, and he noted that work on Bynum Soccer Complex appears to be progressing well.

With no additional business to discuss Chairman Olyniec adjourned the meeting at 6:34 p.m.

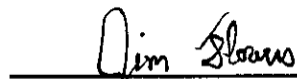
**Minutes Approved:**



---

**Mr. Jim Olyniec, Chairman**  
**Scottsboro City Planning Commission**

**Attest:**



---

**Mr. Jim Flowers, Secretary**

**RESOLUTION 2012-02-PC**

**A RESOLUTION OF THE CITY OF SCOTTSBORO PLANNING COMMISSION FOR  
THE ADOPTION OF THE PROPOSED SUBDIVISION AND SITE PLAN  
REGULATIONS OF THE CITY OF SCOTTSBORO, ALABAMA AND OTHER  
MATTERS RELATING THERETO**

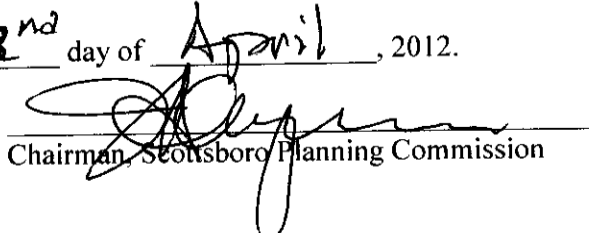
**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF  
SCOTTSBORO, ALABAMA (the "Planning Commission"), as follows:**

**SECTION ONE.** That the Planning Commission, upon evidence duly presented to and considered by it, finds and determines as follows:

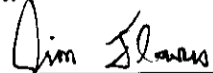
- A. That a public hearing on the adoption of the Subdivision and Site Plan Regulations of the City of Scottsboro, Alabama, 2012 edition (the "Regulations"), which have been printed in book or pamphlet form, provided for by Resolution 2012-01-PC passed by the Planning Commission on February 7, 2012, was duly held and conducted by the Planning Commission on April 3, 2012.
- B. That such public hearing was preceded by not less than fifteen days' notice of the time, place and purpose of such hearing by publication of a copy of said Resolution 2012-01-PC once a week for two successive weeks in The Daily Sentinel in that newspaper's issues dated March 7, 2012 and March 14, 2012, and the Planning Commission hereby finds and determines that said The Daily Sentinel is now, and that it continuously has been at all times since prior to the passage of the aforesaid Resolution 2012-01-PC on February 7, 2012, a newspaper published in and of general circulation in the City of Scottsboro, Alabama.
- C. That not less than three (3) copies of the aforesaid Regulations were filed, and continuously remained filed, for not less than fifteen days prior to the holding of such public hearing for use and examination by the public in the office of the City Clerk at the City Hall in the said City of Scottsboro, Alabama. That said proposed Regulations have also been posted on the website of the City of Scottsboro at [www.cityofscottsboro.org](http://www.cityofscottsboro.org) for use and examination by the public during this same time period.
- D. That, having met all requirements as prescribed by law for the adoption of said Regulations, the Planning Commission hereby considers the approval of said Regulations.

**SECTION TWO.** That the aforesaid Regulations are hereby adopted by reference thereto as fully as if the provisions thereof were set out at length herein.

Adopted and approved on this the 3<sup>rd</sup> day of April, 2012.

  
Chairman, Scottsboro Planning Commission

Attest:

  
Secretary, Scottsboro Planning Commission