

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF ZONING ADJUSTMENT**

Pursuant to call of the Chairman and after due notice to all members, the Board of Zoning Adjustment convened a special meeting Thursday, May 24, 2012, at 6:00 p.m. in the City Hall Auditorium in the City of Scottsboro, Alabama.

Those members present at the meeting: **Mr. Ted Crona**
 Mr. Phillip Moore
 Mr. James Allen

Those members absent: **Mr. Jeff Hill**
 Ms. Jeanine Arnold

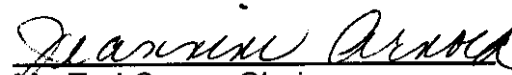
The Chairman declared a quorum present and opened the meeting for the transaction of business. The Chairman explained that Ms. Arnold could not be present for the meeting, but had reviewed the cases earlier and had submitted a written vote approving each case.

The following cases were heard:

Case No. 1155: Mr. Thomas Wilkinson spoke regarding application for variance to the minimum side setback requirement to construct a carport addition to the garage located at 405 S. Kyle Street. The property is zoned R-2 (Medium Density Residential District). Mr. Wilkinson explained that the existing garage was approximately 3 feet from the property line, and therefore had no other choice but to construct the carport on the front of the garage at the same distance from the property line. After a short discussion, no opposition was heard. **Mr. Allen** made a motion to grant the variance. **Mr. Moore** seconded the motion. Upon vote being taken, **all voted aye.** Variance granted.

Case No. 1156: Mr. Michael Hestla spoke regarding application for variance to the parking requirements for the proposed business to be located at 112 College Avenue. The property is zoned C-1 (Central Business District). Mr. Hestla explained that he was moving his insurance business to this location and needed parking in front of the existing building for his customers. Mr. Hestla requested 5 or 6 parking spaces a minimum of 25 feet deep in front of the building. After a short discussion, no opposition was heard. **Mr. Moore** made a motion to grant the variance. **Mr. Allen** seconded the motion. Upon vote being taken, **all voted aye.** Variance granted.

There being no further business to come before the "Board" at this time, the meeting was adjourned.


Mr. Ted Crona, Chairman
Board of Zoning Adjustment
City of Scottsboro

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING ADJUSTMENT**

Pursuant to call of the Chairman and after due notice to all members, the Board of Zoning Adjustment convened a regular meeting Tuesday, May 8, 2012 at 6:00 p.m. in the City Hall Auditorium in the City of Scottsboro, Alabama.

Those members present at the meeting: **Mr. Ted Crona**
 Mr. Jeff Hill
 Mr. Phillip Moore
 Ms. Jeanine Arnold

Those members absent: **Mr. James Allen**

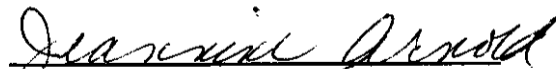
The Chairman declared a quorum present and opened the meeting for the transaction of business.

The minutes from the last meeting were approved. Motion made by Ms. Arnold, seconded by Mr. Moore. All voted aye.

The following cases were heard:

Case No. 1154: Mr. Barry Shelton spoke regarding application for a variance to place and use a portable building to open a BBQ business on the empty lot at 802 E. Willow Street. The property is zoned C-2 (Neighborhood Business District). Mr. Shelton provided pictures of the proposed structure. No one was present to oppose the variance. After a brief discussion, a motion was made by Mr. Hill to approve the variance with the stipulation that the structure would have underpinning. Mrs. Arnold seconded the motion. Upon vote being taken, all voted aye. Variance granted.

There being no further business to come before the "Board" at this time, the meeting was adjourned.


Mr. Ted Crona, Chairman
Board of Zoning Adjustment
City of Scottsboro

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

May 1, 2012

The Scottsboro City Planning Commission convened a regular meeting Tuesday, May 1, 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. Bill Capley
 Mr. Ronnie Dolberry
 Mr. Jim Flowers
 Mr. John Parsons
 Mr. James D. Stevens

Absent: Mr. Johnny Blizzard

Also present at the meeting were Mayor Melton Potter, Mr. Charles King, City Engineer, and approximately seven other attendees.

The Chairman noted that a quorum was present and called for a motion regarding the minutes from the April 3, 2012 meeting. Mr. Parsons made a motion that the minutes be approved as written. Mr. Stevens seconded the motion. **Upon a vote being taken, all voted aye.**

The Chairman opened the public hearing for:

Case No. 742: Mr. Andy Rotenstreich was present on behalf of American Tower seeking approval for a proposed wireless telecommunications facility to be located behind North Sauty Marine at 5911 AL Highway 79.

Mr. Rotenstreich noted that AT&T would be the anchor tenant on the tower although other carriers could use the same tower. AT&T needs to build the tower to improve the in-building reception in their coverage area. Mr. Rotenstreich said there were two existing towers located approximately 2.1 miles away from the location of this proposed tower, but using those towers would not meet AT&T's needs. Mr. Rotenstreich noted that the leased area for the tower would be 100' x 100', the tower would not require any guy wires, only power and phone cabling would be installed to the area, and signage and lighting on the area would only be what is required.

Mr. King noted that the plans show a corrugated metal storm drain pipe and that must be changed to either concrete or plastic. He also noted that the regulations call for

the tower to be setback from the property lines a distance equal to the height of the tower unless a Professional Engineer certifies that the tower will fall within the boundaries. Mr. Rotenstreich provided a letter from Nitesh Ahuja, P.E. of Valmont Structures and Jeremy Sharit, P.E. of SMW Engineering Group. Both letters indicate that it is unlikely that a self-supported tower would fail, and, in the event of failure, it would collapse at the center of the tower and the upper portion would "bow over" against the base of the tower thus keeping the structure within the leased area. Mr. King also noted that the regulations require a monopole structure if the tower is located within 1,000' of a residence. This location has two houses within 1,000' of the tower with the nearest house being approximately 700' away. It was noted that the Professional Engineers have indicated that the likely failure point for the tower is approximately midway up the 300' tall tower, and the tower will "bow over" instead of falling like a tree.

Mr. Smith asked if the tower would create interference with any nearby residences, and Mr. Rotenstreich said it would not since wireless communications use higher frequencies.

Mr. Parsons noted that FAA approval is required for the tower and that has not yet been provided. Mr. Rotenstreich noted that FAA approval is required for all tower construction, and that approval will be provided as a condition of obtaining a building permit for the project.

Ms. Ayers asked if the tower would allow for 4G service in the area, and Mr. Rotenstreich stated he believed it would allow for 4G service.

The Chairman summarized the discussed changes to the submittal: 1) the storm drain pipe material must comply with the ordinances, 2) the structure is not a monopole as required by the regulations but the letters from the Professional Engineers state the structure will fall within the boundaries, and 3) that FAA approval must be received prior to issuing a building permit. He then asked for a motion on Case No. 742. Mr. Smith made the motion that the case be approved with the qualifications previously read. Mr. Parsons seconded the motion. **Upon a roll call vote being taken, all voted aye.**

With no additional public comments, the Chairman closed the public hearing for Case No. 742.

Case No. 743: Mr. Tim Roberts and Mr. Hoyt Harbin were present seeking approval for a proposed addition to the Harbin Quick Lane at 564 Micah Way.

Mr. Roberts noted that the proposed expansion would sheet drain to the existing storm drainage system which is capable of handling the additional drainage, and the utilities would be connected to the utilities serving the existing building.

Mr. Olyniec asked about the detention pond being filled in behind the Harbin Chevrolet building that is under construction. Mr. Roberts noted that after the original design had been completed it was discovered that the detention pond behind Home Depot

had been designed to accommodate storm drainage from the adjacent properties. When that was discovered the information was presented to Mr. King who agreed that the Chevrolet site could drain into the existing storm drainage system without using a detention pond on the Chevrolet site.

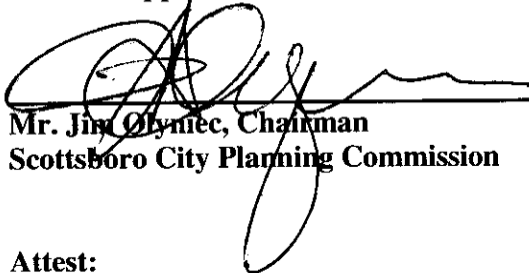
Mr. Roy Light commented that he had heard mention of a car wash being installed in the addition. Mr. Harbin noted that a final decision had not been made yet about whether or not to install a car wash in the building, but if one was installed it would be within the footprint of the proposed addition. Mr. Parsons noted that if a car wash were to be installed then the utility installation would need to meet the approval of the Scottsboro Water, Sewer, and Gas Board. Mr. Harbin said that they would obtain that approval before proceeding with the installation of a car wash.

The Chairman asked for a motion on Case No. 743. Mr. Dolberry made the motion that the case be approved as submitted. Mr. Stephens seconded the motion. **Upon a vote being taken, all voted aye.**

Mr. King provided a brief update on current projects. He noted that work on Bynum Soccer Complex is continuing, sod has been installed on the soccer fields, and the project is scheduled to be complete around the end of May.

With no additional business to discuss Chairman Olyniec adjourned the meeting at 6:00 p.m.

Minutes Approved:



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

Attest:



Mr. Jim Flowers, Secretary