

PLANNING COMMISSION
CITY OF SCOTTSBORO, ALABAMA
MINUTES OF THE July 5, 2011 REGULAR MEETING

Meeting was called to order at 5:30 p.m. by Chairman Jim Olyniec

ROLL CALL

Planning Commission Board Members

Planning Commission Chairman	
JIM OLYNIEC	PRESENT
RONNIE DOLBERRY	PRESENT
City Council Member	
KEITH SMITH	PRESENT
BILL CAPLEY	PRESENT
PAM AYERS	PRESENT
JOHN PARSONS	PRESENT
DOUG WYNN	PRESENT (ARRIVED AT 5:34)
JAMES D. STEVENS	PRESENT
JOHNNY O. BLIZZARD	PRESENT

STAFF PRESENT

CHARLES KING PE, CITY ENGINEER

PUBLIC HEARINGS:

AMENDMENT TO THE OFFICIAL ZONING MAP

Case Number Z-567

Name of Development

Location: Along Serrano Way adjacent to John T. Reid Parkway

Representative: Bruce Yates

Owner: The Scottsboro Industrial Development Board

Request: To change the zoning designation from M2 to C3

Developer Comments: Mr. Bruce Yates indicated that the Industrial Development Board had a buyer for the subject property and the potential would require commercial zoning.

Staff Report: No Comments

Public Comments: No Comments

Board Comments:

Mr. John Parsons raised the issue of whether a zoning change would affect potential grant money used for industrial sites.

Mr. Jim Olyniec asked whether the subject property to be rezoned was on the east or west side of the new access road. Mr. Bruce Yates indicated that the subject property was on both sides of the new access road.

Doug Wynn arrives at 5:34

Mr. Jim Olyniec asked Mr. Doug Wynn if he had any issues concerning. Mr. Wynn indicated that he didn't have any issues with the proposed zoning change.

Motion: ~~Mr.~~ John Parsons moved to approve Case Number Z-567 and send a resolution to the City Council (attached) recommending the zoning change. Mr. James D. Stevens seconded the motion and the vote was as follows:

Final Vote:

Planning Commission Chairman – Jim Olyniec	Aye
Planning Commission Member – Ronnie Dolberry	Aye
Planning Commission Member – Keith Smith	Aye
Planning Commission Member – Bill Capley	Aye
Planning Commission Member – Pam Ayers	Aye
Planning Commission Member – John Parsons	Aye
Planning Commission Member – Doug Wynn	Aye
Planning Commission Member – James D. Stevens	Aye
Planning Commission Member – Johnny O. Blizzard	Aye

SITE PLANS

Case Number 738

Name of Development: Brett W. Bigelow DMD Dentist Office-Parking Lot Addition

Location: 1202 South Board Street

Representative: Bonita Parker

Owner: Brett W. Bigelow DMD

Zoning District: R-1 Low Density Residential

Current Use: Dental Office

Developer Comments: Mrs. Bonita Parker presented a revised set of plans for approval.

Board Comments:

Mr. Jim Olyniec asked for clarification of the specific revision to the plans? Mr. Charles King, City Engineer replied that the parking lot addition would be sloped to avoid the need for a trench drain. Mr. King stated that the drainage would tie into an underground catch basin to prevent it from going into Pine Street.

Mr. Keith Smith asked the applicant why they had begun work without the permission. Mrs. Parker replied that she didn't realize the project needed City approval.

Mr. Doug Wynn raised the question about the City of Scottsboro's procedure for catching individual who begin construction projects without a permit, especially when no certificate of occupancy is required. Mr. Charles King indicated that in such cases, the individual would need permission from the City of Scottsboro to tie into the public street.

Mr. Jim Olyniec asked what is the width of the parking spaces and Mr. Charles King replied 9x19.

Mr. Doug Wynn asked the reason for not connecting the parking lot addition to the existing one. Mrs. Parker replied that in the event the owner decides to sale the adjacent lot, it would be easier to sale.

Mr. Doug Wynn asked what would happen if someone buys the lot and the use requires more parking that the addition provides? Mr. King stated that modification may be required in such situations.

Motion: Mr. Keith Smith moved to approve Case Number 738. Mr. Bill Capley seconded the motion and the votes were as follows:

Final Vote:

Planning Commission Chairman – Jim Olyniec	Aye
Planning Commission Member – Ronnie Dolberry	Aye
Planning Commission Member – Keith Smith	Aye
Planning Commission Member – Bill Capley	Aye
Planning Commission Member – Pam Ayers	Aye
Planning Commission Member – John Parsons	Aye
Planning Commission Member – Doug Wynn	Aye
Planning Commission Member – James D. Stevens	Aye
Planning Commission Member – Johnny O. Blizzard	Aye

Case Number 739

Name of Development: Soccer fields at Bynum Park

Location: Bynum Park

Representative: Keith Magee – Barge, Waggoner, Sumner, and Canon

Owner: The City of Scottsboro

Zoning District: P-1

Current Use: Recreation

Developer Comments: The proposed plan will add six new tennis courts, four new soccer fields as well as an area for concessions. The project will also include lighting for the tennis courts and soccer fields.

Board Comments:

Mr. Doug Wynn asked what size soccer fields were being installed. The project engineer indicated the field would be high school regulation, 75 x 120 and those fields could be break down into eight smaller fields.

Mr. Doug Wynn asked how much off-street parking would be provided and the project representative indicated that 260 parking spaces are planned. Mr. Wynn asked for an explanation concerning the driveway to parking lot number one. The project engineer indicated it was to allow for bus traffic. Mr. John Parsons raised a concern about whether a bus could make the turn to which the project engineer replied that a template designed for bus turning radius was used.

Doug Wynn questioned why a second entrance was not provided to which the project engineer stated because of drainage improvement. Mr. John Parsons asked if there was a way to do both and Mr. Charles King indicated, once drainage improvements installed there would not be. Mr. Jim Olyniec stated the project will help reduce drainage problems to the immediate area, like Lozier.

Mr. John Parsons asked where the garbage dumpster would be located? The project engineer indicated that a garbage dumpster was not being planned for but one could be located in the western area of the site. Mr. Parsons asked if such a dumpster would be screens with fencing. Mrs. Pam Ayers asked if a dumpster could be located near Veterans Hall. The project engineer indicated the concessions area would not be equipped for cooking. Mr. John Parson asked if an existing dumpster was at Bynum Park. Mr. James Stevens replied there was a dumpster there and a gator was used to haul garbage away. Mr. Keith Smith inquired as to why a standard garbage can could not be used and Mayor Melton Potter stated that the City of Scottsboro would not let garbage and debris lay on the ground.

Mrs. Pam Ayers asked when work would commence? The project engineer stated that, if approved

today, the bid could be advertising in one week and the advertising would last for three weeks. Then another week or two should be allowed for bonds.

Motion: Mr. Doug Wynn moved to approve Case Number 739. Mrs. Pam Ayers seconded the motion and the votes were as follows:

Final Vote:

Planning Commission Chairman – Jim Olyniec	Aye
Planning Commission Member – Ronnie Dolberry	Aye
Planning Commission Member – Keith Smith	Aye
Planning Commission Member – Bill Capley	Aye
Planning Commission Member – Pam Ayers	Aye
Planning Commission Member – John Parsons	Aye
Planning Commission Member – Doug Wynn	Aye
Planning Commission Member – James D. Stevens	Aye
Planning Commission Member – Johnny O. Blizzard	Aye

Motion carried.

OTHER BUSINESS

Mr. Jim Olyniec mentioned the second special called subdivision meeting will be held on July 28th and that the Mayor mentioned the meeting in the council work session. Mr. Charles King stated the meeting date and time was being advertised in the newspaper, television, and on the City of Scottsboro's website.

ADJOURNMENT

With no additional business to discuss Chairman Olyniec adjourned the meeting at 7:00 p.m.

Minutes Approved



Jim Olyniec Chairman, Scottsboro Planning Commission

ATTEST:



Johnny O. Blizzard, Recording Secretary

RESOLUTION

WHEREAS, the Scottsboro Planning Commission having held a public hearing July 5, 2011, to hear a request from the Scottsboro Industrial Development Board to amend the Scottsboro Zoning Ordinance; and

WHEREAS, such amendment would change the applicant's property from M-2 (Heavy Manufacturing District) to C-3 (General Commercial District); and

WHEREAS, the Scottsboro Planning Commission has approved said request to rezone said property and send this advisory opinion to the City Council, City of Scottsboro, Alabama.

Lot 1

A part of the Southwest quarter of the Northeast quarter of Section 10, Township 5 South, Range 5 East of the Huntsville Meridian in Jackson County, Alabama and being more particularly described as follows:

Commence at a 3/4" rebar at the Northwest corner of the Northwest quarter of the Southwest quarter of said Section 10 and run a tie line along N43°24'32"W 357.62' to an ALDOT concrete monument at the US Highway 72 and State Route 79 intersection, thence along said south Right of Way of US highway 72 N76°12'06"E 2861.04' to a 1/2" rebar with Richard cap set and the Point of Beginning; thence from the Point of Beginning and continuing along said Right of Way N76°12'06"E 782.20' to a 1/2" rebar with Richard cap set along said Right of Way and the West Right of Way of a Serrano Way (50' ROW), thence leaving said Hiway 72 Right of Way and along Serrano Way Right of Way along a curve to the Right, said curve having a radius of 175.00', an arc length of 45.64' a delta angle of 14°55'56" and Chord of S07°15'34"W 45.51' to a 1/2" rebar with Richard with cap set, thence continuing along said Right of Way S14°43'49"W 334.47' to a 1/2" rebar with Richard cap set at a PC of a curve to the right, said curve having a radius of 175.00' an arc length of 23.2', a delta angle of 07°35'40" and Chord of S18°31'39"W 23.18' to a 1/2" rebar with Richard Cap set, thence S22°19'29"W 82.56' to a 1/2" rebar with Richard cap set, said rebar being further described as being on the North Right of Way of a Railroad Right of Way, thence leaving said Serrano Way Right of Way and along said Railroad Right of Way N66°00'32"W 689.62' to the POINT of BEGINNING.
said tract of land containing 3.88 acres +/-

LOT 2

A part of the Southwest quarter of the Northeast quarter of Section 10, Township 5 South, Range 5 East of the Huntsville Meridian in Jackson County, Alabama and being more particularly described as follows:

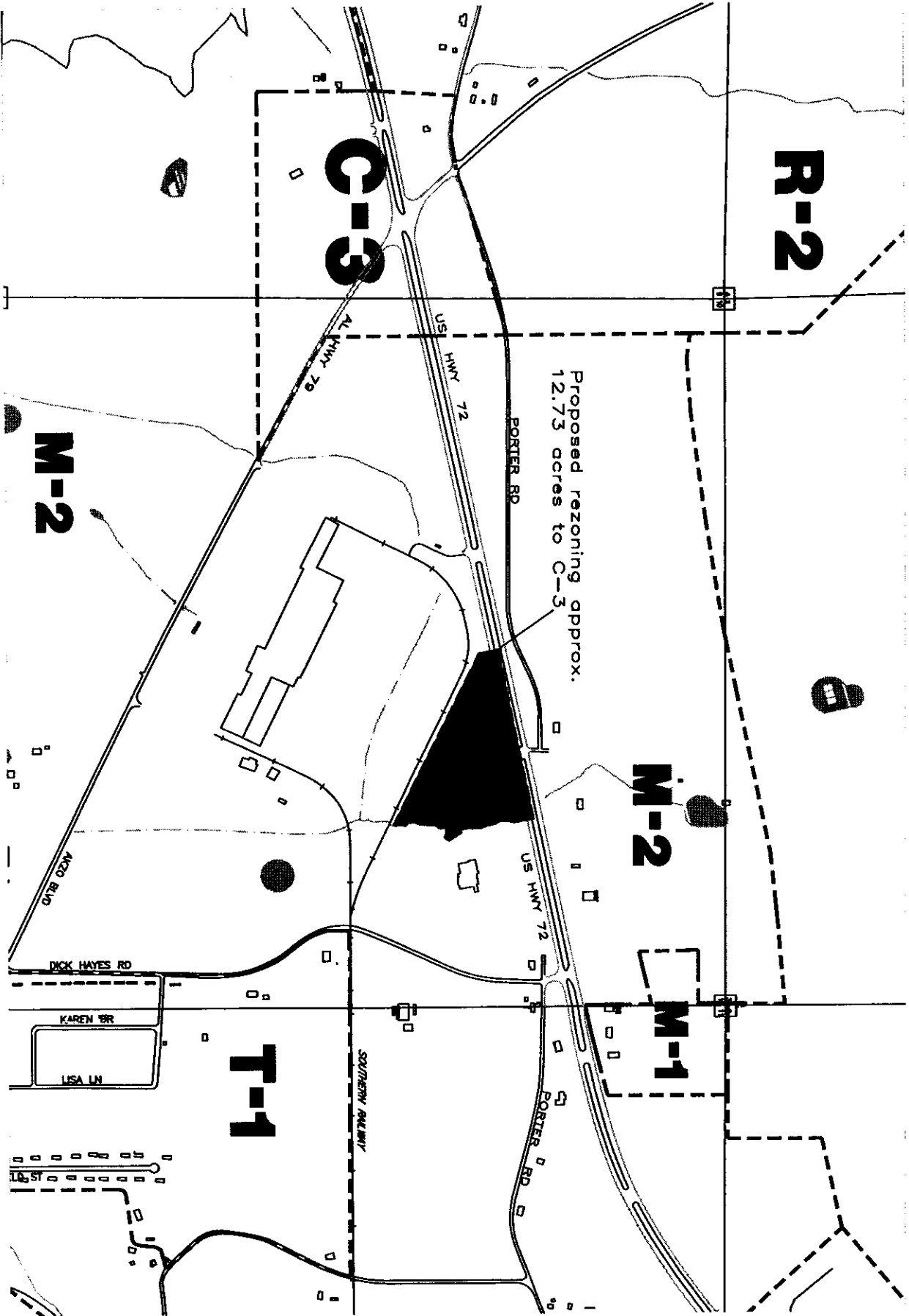
Commence at a 3/4" rebar at the Northwest corner of the Northwest quarter of the Southwest quarter of said Section 10 and run a tie line along N43°24'32"W 357.62' to an ALDOT concrete monument at the US highway 72 and State Route 79 intersection,

thence along said south Right of Way of US highway 72 N76°12'06"E 3724.63 to a 1/2" rebar with Richard cap set at the intersection of US highway 72 Right of Way and the East Right of Way of a Serrano Way and the Point of Beginning; thence from the Point of Beginning and continuing along said US Highway 72 Right of Way N76°12'06"E 425.07' to a 1/2" rebar with Rymeg cap found along said Right of Way and in the centerline of a large ditch, thence leaving said Right of Way with the following meander calls along the centerline of said ditch, S09°55'35"W 38.05' to a point, thence S02°54'20"W 57.61' to a point, thence S26°56'44"E 58.65' to a point, thence S12°50'24"E 46.97' to a point, thence S26°08'29"E 55.44' to a point, thence S01°42'36"E 98.64' to a point, thence S14°43'21"E 51.26' to a point, thence N61°17'30"E 22.3' to a point, thence S34°41'01"E 111.8' to a point, thence S34°29'09"W 40.51' to a point, thence N77°42'06"W 69.77' to a point, thence S01°12'02"E 53.41' to a point, thence S35°51'00"W 34.73' to a point, thence S01°47'30"W 114.93' to a point, thence S18°36'41"W 72.49' to a point, thence S42°41'54"E 52.52' to a point, thence S04°25'27"W 62.52' to a point, thence S41°40'24"E 12.28' to a 1/2" rebar with Rymeg cap found near the centerline of the ditch, thence S23°59'29" W 20.00' to a 1/2" rebar with Richard cap set, said rebar being further described as being on the North Right of Way of a private Railroad line (30' from centerline), thence along said North Right of Way N66°00'32"W 679.23' to the intersection of the North Right of Way of said Railroad line and the East Right of Way of a Serrano Way (50' ROW) thence along Serrano Way Right of Way N22°19'29"E 84.01' to a 1/2" rebar at a PT of a curve to the left said curve having a radius of 225.00' an arc length of 29.82' a Delta Angle of 07°35'40" and Chord of N18°31'39"E 29.80' to a 1/2" rebar with Richard cap set at the PC, thence N14°43'49"E 272.03' to a 1/2" rebar with Richard cap set at the taper of the Right of Way, thence N23°49'48"E 63.22' to a PT of a curve to the left, said curve having a radius of 235.00' an arc length of 56.3' a Delta Angle of 13°43'05" and a Chord of N07°52'16"E 56.16' to the PC of said curve, thence on a Right of Way taper N38°15'04"E 30.81' to the Point of Beginning, said tract of land containing 8.85 acres +/-

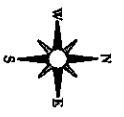
NOW, THEREFORE BE IT RESOLVED BY THE SCOTTSBORO PLANNING COMMISSION of the City of Scottsboro, Alabama, request that the City Council, City of Scottsboro, Alabama adopt this request to amend the Zoning Ordinance of the City of Scottsboro, Alabama.


Secretary


Jim Olyniec, Chairman
Scottsboro Planning Commission



Proposed rezoning approx.
12.73 acres to C-3



Planning Commission
Case No. Z-567
Serrano Way at John T. Reid Pkwy

1" = 1000'