

**PLANNING COMMISSION  
CITY OF SCOTTSBORO, ALABAMA  
MINUTES OF THE August 2, 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**

Mr. Jim Olyniec PRESENT

Mr. Ronnie Dolberry PRESENT

**City Council Member**

Mr. Keith Smith ABSENT

Mr. Bill Capley PRESENT

Ms. Pam Ayers PRESENT

Mr. John Parsons PRESENT

Mr. Doug Wynn PRESENT

Mr. James D. Stevens PRESENT

**RECORDING SECRETARY**

Mr. Johnny Blizzard PRESENT

**CITY STAFF PRESENT**

Mr. Charles King, City Engineer

**REGISTERED PUBLIC ATTENDEES**

**MINUTES APPROVAL**

June 21, 2011 Minutes of Regular Meeting

**Motion:** Mr. Doug Wynn moved to approve and Mr. John Parson seconded the motion and the vote was as follows:

Planning Commission Chairman – Jim Olyniec	Aye
Planning Commission Member – Ronnie Dolberry	Aye
Planning Commission Member – Keith Smith	Absent
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 Blizzard	Aye

July 5, 2011 Minutes of Regular Meeting

**Motion:** Mr. Bill Capley moved to approve and Mr. Doug Wynn seconded the motion and the vote was as follows:

Planning Commission Chairman – Jim Olyniec	Aye
Planning Commission Member – Ronnie Dolberry	Aye
Planning Commission Member – Keith Smith	Absent
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 Blizzard	Aye

**SITE PLANS**

Case 740

Address: 131 East Andrews Street.

Location: Fronting Andrews Street and south of Alabama Highway 279.

Representative: John & Tracy Bailey

Applicant: John & Tracy Bailey

Owner: John & Tracy Bailey

Acreage:

Zoning: C3 Commercial

**Developer:** Mr. John Bailey told the Commission that he is seeking permission to construct rental cabins on the subject property. He explained the cabins will be metal frame buildings with a rustic interior finish. Each cabin will be equipped with a full kitchen, a dining room and provide two bedrooms. Mr. Bailey stated that one cabin will be equipped for individuals with physical handicaps and comply with the Americans with Disabilities Act (ADA). Mr. Bailey believes the cabins will be popular with hunters and fisherman.

**Staff:** Mr. Charles King PE, City Engineer, stated that all issues concerning the site plan submittal have been resolved. Mr. Roy Light, Scottsboro Water & Sewer Board, indicated that he was good the plans submitted and Mr. Potter, Scottsboro Power Board, indicated the same,

**Board:** Mr. Jim Olyniec inquired if the approval was for the entire master plan or the first two units. Mr. Bailey responded that he was seeking approval for the first two units.

Mr. Bill Capley asked about the depth of the sewer and Mr. Bailey replied that the sewer would be approximately eight feet deep.

Mr. Jim Olyniec asked Mr. Charles King to explain a "conditional use" approval. Mr. King told the Commission that the current request is classified as a "campground" which is a conditional use in C3 Commercial. The conditional use is one that may be approved when certain conditions exist. Mr. Johnny Blizzard asked similar to a "Special Exception" and Mr. King indicated that was correct.

**Public Comment:** Mr. Carlton Edwards stated that he owns adjacent property and supported the purposed site plan.

**Motion:** Doug Wynn moved to approve and Mr. James D. Stevens seconds the motion to approve the site plan. The vote was as follows:

Planning Commission Chairman – Jim Olyniec	Aye
Planning Commission Member – Ronnie Dolberry	Aye
Planning Commission Member – Keith Smith	Absent
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 Blizzard	Aye

#### **OTHER BUSINESS**

Mr. Jim Olyniec announced that approximately forty people showed up at the second Special Called Planning Commission meeting to discuss the update to the subdivision regulation. He explained that Jason Fondren, KPS Group, was currently involved with producing a draft of the updated subdivision regulations. Mr. Olyniec tasked Mr. Charles King with notifying those who provided an e-mail address. Mr. King indicated that the draft would be available on the City of Scottsboro website and would be announced at the Scottsboro/Jackson County Chamber of Commerce Growth Task Force meeting as well.

Mr. Roy Light, Manger, Scottsboro Water and Sewer Board addressed the Planning Commission concerning comments made by several individuals at the second Special Called Planning Commission meeting to discuss the updates to the subdivision regulations, specifically comments indicating that the Scottsboro Water and Sewer Board was difficult to work with and their regulations were too restrictive.

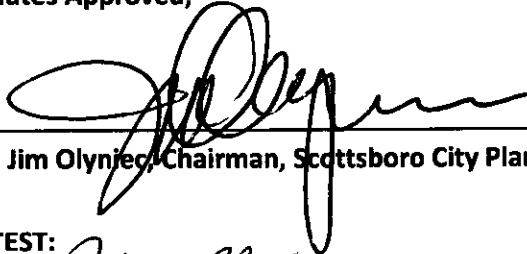
Mr. Light stated that those regulations adopted by the Scottsboro Water and Sewer Board were consistent with those adopted by other such entities in surrounding communities. He elaborated that standard details requiring specific infrastructure to be installed enables their employees to stock replacement parts and ensures they have the proper equipment to repair existing infrastructure.

Mr. Light explained that the Scottsboro Water and Sewer Board employees two civil engineers, who reviews technical drawings. Mr. Light stated that it's not their desire to make the development process difficult but they have a responsibility to provide quality infrastructure that is reliable and won't necessitate increases fees for rate payers because of substandard installation.

### **ADJOURNMENT**

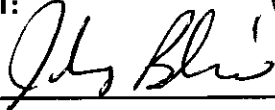
With no additional business to discuss Chairman Olyniec adjourned the meeting at 7:00 p.m.

**Minutes Approved,**



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

**ATTEST:**



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**Mr. Johnny Blizzard, Recording Secretary**