

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

August 7, 2012

The Scottsboro City Planning Commission convened a regular meeting Tuesday,
August 7, 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
 Mr. Johnny Blizzard
 Mr. Bill Capley
 Mr. Ronnie Dolberry
 Mr. Jim Flowers
 Mr. John Parsons
 Mr. James D. Stevens

Absent: Ms. Pam Ayers

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

The Chairman noted that a quorum was present and called for a motion regarding the minutes from the May 1, 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. 744: Mr. Jonathan Perkins of CDG Engineers and Associates was present seeking site design approval for a proposed addition to Sanoh North America located in the Industrial Park at 103 Thomas French Drive. Mr. Perkins was accompanied by Daniel Parker and Christopher Day of CDP Design, LLC.

Mr. Perkins indicated that Sanoh North America has approached the Scottsboro Industrial Development Board about the need to expand their current facility. Sanoh has requested to maximize the build-out of the current property. Mr. Perkins showed that this would be accomplished by adding a total of approximately 60,000 s.f. of manufacturing space, approximately 2,500 s.f. of office space, and providing a total of 198 parking spaces on the site. He said an underground storm water detention design would likely have to be used, and he said there would be a minimal amount of new underground utilities.

Mayor Potter noted that the building is currently owned by the Industrial Development Board and leased to Sanoh. Sanoh has requested the additional space due to the requirements current contracts have placed on them.

Mr. Parsons asked how many people were employed at Sanoh. It was concluded that there would not be more than 200 people employed on three shifts after the expansion was completed.

Mr. Dolberry asked if the existing front parking area would be expanded. It was pointed out that the parking lot in the northeast corner of the property would be expanded, and parking would also be provided along Thomas French Drive.

Mr. Parsons asked how many future employees might be employed. It was indicated that approximately 30 additional employees could be employed. It was also noted that Sanoh is leasing the building across the street last occupied by Manroy, and they are able to provide some parking at that building.

Mr. Olyniec asked about the preliminary nature of the submitted plans. Mr. King stated that he had verified the plans meet the current regulations and that the Scottsboro WSG and SEPB have minimal concerns about the project. Mr. King stated that the project seemed doable and the WSG and SEPB concerns appear to be able to be worked out based on the information currently available.

Mr. Olyniec asked if construction would need to start within 30 days. Mr. Perkins said that Sanoh needs some portion of the building by the end of the year so construction would need to start as soon as possible.

Mr. Olyniec asked if there might be any potential conflicts with an underground storm detention system and underground utilities. Mr. King said that none were anticipated. Mr. Perkins said all new underground work would be designed at the same time to avoid conflicts.

Mr. Parsons asked if preliminary approval of the project might be appropriate. Mayor Potter stated the building is owned by the Industrial Development Board so the City will be able to maintain quality control throughout the project. Mr. Blizzard noted that the approval of all projects is contingent on the design approvals of the City Engineer.

Mr. Smith asked how many times the current facility has been expanded and if there had been any problems with those expansions. Mayor Potter said this would be the third expansion that has taken place during his term, and he is not aware of any major problems with any of them. Mr. Dolberry said that he visited the site today and would not anticipate any problems based on the submitted plans.

Mr. Parson asked if the building expansions would be built on existing paved areas. Mr. Parker stated that the building on the southeast corner of the property would be on an existing paved area, the building on the southwest corner would be on an existing dirt building pad, and the building on the northwest corner would have a new dirt building pad constructed.

Mr. Blizzard commented that each case has its own merits and he didn't see a need for a preliminary approval on this particular case. Mr. Olyniec noted that all projects must receive the approval of Scottsboro Utilities and the City Engineer before a

permit can be issued. Mr. Smith stated that part of the reason for modifying the approval process was to give the City Engineer more authority.

Bruce Yates, a member of the Industrial Development Board, stated that the IDB would contract with Tolar Construction to construct the buildings, and they didn't expect any problems with the construction.

Mr. Olyniec asked for any additional comments. Mr. Flowers indicated he would need to abstain from the vote due to a potential conflict of interest.

Mr. Olyniec summarized the options for the Commission. The Commission has the option to give a preliminary approval to the project and wait until a more complete set of documents have been developed before approving the project, or the Commission can give an approval of the project contingent on it being fully approved by the City Engineer and Scottsboro Utilities.

The Chairman asked for a motion on Case No. 744. Mr. Smith made a motion that the project be approved contingent on it being fully approved by the City Engineer and Scottsboro Utilities. Mr. Blizzard seconded the motion. **Upon a vote being taken, all voted aye.**

In other business, Mr. King indicated that the rules of procedure need to be updated, and he will be sending those out soon for review.

Mr. Parsons asked about the need for the City to consider providing a three lane road from Snodgrass Road to Crawford Road. Mr. King said the regulations place that burden on the developers.

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