

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

June 3, 2014

The Scottsboro City Planning Commission convened a regular meeting Tuesday, June 3rd, 2014, 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. Philip Hastings
Mr. John Hardman

Absent: Ms. Pam Ayers
Mr. Jim Flowers
Mr. Ronnie Dolberry

Also present at the meeting were Mr. Josh Little, the City Engineer, and approximately 18 other attendees.

A roll call was taken, and the Chairman noted that a quorum was present.

The Chairman called for a motion regarding the minutes from the May 6, 2014 meeting. Mr. Smith made a motion that the minutes be approved as written. Mr. Hardman seconded the motion. **Upon a vote being taken, all voted aye. Mr. Blizzard abstained.**

The Chairman opened the public hearing for:

Case No. 758: Mr. Michael Hodges was present representing Mr. Floyd Barnes, the applicant. Mr. Barnes was also present. Mr. Barnes was seeking final plat approval of Riverside Subdivision on property located on Snodgrass Road and Driftwood Shores Drive. The property is zoned R-1 (Low Density Residential District).

Mr. Hodges stated there were no changes to the plat since the previous meeting.

The Chairman asked to see the final plat with signatures. The Chairman said that all signatures were on the plat presented with the exception of Mr. Dolberry, who had recent surgery and was not available. Mr. Little said he would be obtaining Mr. Dolberry's signature.

The Chairman asked for questions from the audience.

The Chairman asked for comments or questions from members of the Commission.

With no further comments, the Chairman asked for a motion regarding Case No. 758. Mr. Capley made the motion to grant final plat approval. Mr. Blizzard seconded the motion. **Upon a vote being taken, all voted aye.**

Case No. 759: Mr. Ron Bordelon was present representing Pan American Engineers, the applicant. Pan American Engineers were seeking site design approval for the proposed Murphy Oil Fueling Station on property located at 24831 John T. Reid Parkway. The property is zoned C-4 (Regional Commercial District).

Mr. Bordelon stated the site design had an altered traffic routing plan than what was originally submitted because of concerns by Mr. Little regarding traffic flow and congestion. Mr. Olyniec asked Mr. Bordelon to summarize the changes in the traffic routing. Mr. Bordelon commented the change was brought about to avoid traffic confusion in the area around the exit of the station. Mr. Bordelon said he would need to obtain Wal-Mart's approval once the blessing of the Planning Commission was received. Mr. Olyniec asked Mr. Bordelon to show the latest plan to Mr. Matt Lockmiller, the General Manager of the Scottsboro Wal-Mart, who was present in the audience. The Chairman asked Mr. Lockmiller if he had any objections to the latest plan. Mr. Lockmiller commented that he did not have any objections.

Mr. Jack Livingston, present in the audience, approached the Commission. Mr. Livingston stated the station would create a nightmare of a traffic jam. He also stated he was the father of Mr. Steve Livingston, who was unable to attend the meeting due to campaign obligations. Mr. Livingston said he had tried to get this meeting postponed, unsuccessfully, to allow his son to be able to attend. He asked that the Commission wait until they have Wal-Mart's approval on the plan before voting on it.

Mr. Olyniec asked if the previous version was approved by Wal-Mart. Mr. Bordelon responded yes. Mr. Olyniec asked if he saw any reason why Wal-Mart would not approve the revised plan. Mr. Bordelon said he didn't see Wal-Mart having any objections. Councilman Smith asked how much trouble it would be to get their approval. Mr. Bordelon said he would just have to go back to Wal-Mart with formal submittals. Mr. Blizzard asked how long that would take. Mr. Bordelon said generally two to three weeks. He also commented they would like to start construction in August of 2014. Mr. Olyniec asked if the Case was tabled until next meeting, how that would affect the project. Mr. Bordelon said he felt that would kick the project out as a 2014 site development.

Mr. Lockmiller approached the Commission. He stated if possible, he would like to see this project pushed forward to get it done in 2014.

Mr. Livingston commented his position remained the same.

The Chairman asked for other comments. Mr. Hastings asked if the proposed traffic flow on the south side of the site met the requirements of parallel lanes. Mr. Little commented he believed it met the standard. Mr. Hastings asked if a traffic study was done on this project. Mr. Bordelon said it was not. Mr. Hastings asked if removing 8 parking spaces for the revised traffic flow plan would still keep Wal-Mart in compliance with their spaces. Mr. Little commented that Wal-Mart would still have ample parking spaces to meet requirements.

With no further discussion, the Chairman asked for a motion regarding Case No. 759. Mr. Capley made the motion the Case be approved contingent upon receiving Wal-Mart's approval of the revised traffic flow plan. Mr. Blizzard seconded the motion. **Upon a roll call vote being taken; Messrs. Smith, Capley, Olyniec, Blizzard, Hardman and Hastings voted YES. The motion was approved 6-0.**

The Chairman asked for any other business. Mr. Hardman commented some new material regarding Case No. 756, applicant being The Retreat Homeowner's Association, had been presented to him in the last few days. He said that after reviewing the material, he believed it could potentially alter the Commission's decision on the Case. Mr. Hardman said he believed the material had not made it into the hands of all the Commissioners as of today. Mr. Hardman made the motion that the Commission reconsider Case No. 756 at next month's meeting. Councilman Smith seconded the motion.

There being no further business, the Chairman asked for a motion to adjourn the meeting. Councilman Smith made the motion to adjourn the meeting. Mr. Hastings seconded the motion. **Upon a vote being taken, all voted aye.**

Chairman Olyniec adjourned the meeting at 5:58 p.m.

Minutes Approved:



Mr. Jim Olyniec, Chairman
Scottsboro City Planning Commission

Attest:



Mr. John D. Hardman, Secretary