

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

October 7, 2014

The Scottsboro City Planning Commission convened a regular meeting Tuesday, October 7th, 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
Ms. Pam Ayers
Mr. Philip Hastings
Mr. John Hardman
Mr. Bill Capley

Absent: Mr. Ronnie Dolberry
Mr. Jim Flowers

Also present at the meeting were Mr. Josh Little, the City Engineer, and approximately 6 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 August 5th, 2014 meeting. Mr. Hastings made a motion that the minutes be approved as written. Ms. Ayers seconded the motion. **Upon a vote being taken, all voted aye.**

The Chairman opened the public hearing for:

Case No. 762: Mr. Michael Hodges, the engineer, was present on behalf of Mr. Clint King, the applicant, seeking site design approval for proposed Associated Pharmacies Incorporated office building on property located at 211A Lonnie Crawford Boulevard. The property is zoned M-2 (Heavy Manufacturing District).

Mr. Hodges stated there were a few changes to the plans. He said the finished floor elevation had been raised in the last few days. Mr. Little commented that the finished floor had indeed been raised and there were some concerns about the proposed sanitary sewer service lateral. He asked Mr. Hardman if he would speak to those concerns. Mr. Hardman said the concern was having enough fall for the service lateral to tie in at the point shown on the proposed drawings. He said it may be necessary to tie the proposed lateral in at a point further downstream than shown on the plans. Mr. Hardman said that may require ductile iron piping to be used in order to meet the Scottsboro Water,

Sewer and Gas Board's standard specifications. He said Mr. Hodges had addressed those concerns pending a minor line change on the plans. Mr. Hodges said a fire hydrant had been added. Mr. Little commented he had Mr. Hodges provide drainage calculations as well.

The Chairman asked for questions from the commissioners. There were none.

The Chairman asked if the Water, Sewer and Gas Board had any other concerns. Mr. Light, present in the audience, commented there was none other than those Mr. Hardman stated earlier. He said the WSG wanted to make the possibility of having to use ductile iron for the sanitary sewer service lateral known.

The Chairman asked if the Electric Power Board had any concerns. Mr. Potter, present in the audience, stated they would need to know the load requirements.

The Chairman asked for comments from the audience. There were none.

With no further comments, the Chairman asked for a motion concerning Case No. 762. Mr. Hastings made the motion that the case be approved contingent upon Mr. Little receiving the revised drawings showing the fire hydrant and sewer lateral revisions. Ms. Ayers seconded the motion. **Upon a vote being taken, all voted aye.**

Case No. 763: Mr. Michael Hodges, the engineer, was present on behalf of Mr. Frank Plyant, the applicant, who was also present. Mr. Plyant was seeking site design approval for proposed townhouses on property located on Lake Pointe Dr. just off Bob Jones Drive in Goosepond Colony. This property is zoned R-4 (Multi-Family Residential District).

Mr. Hodges stated most of the utilities were in place and there would be a very minimal amount of grading required for the site. He also said the building lines were set by a variance granted on the previous phase.

Mr. Little commented the variance was granted by the Board of Zoning meeting in November of 2013. Mr. Little read through the list of granted variances at that meeting.

Mr. Hodges said the underground electric would be provided in the front rather than the rear as shown.

The Chairman asked for comments from the audience. There were none.

The Chairman asked if the WSG had any concerns. Mr. Hardman replied that the two manholes would be required to be vacuum tested.

The Chairman asked if the Electric Power Board had any concerns. Mr. Potter said yes. He said they would not be able to serve the townhouses in the rear as shown but would be able to serve them from the front.

Mr. Olyniec commented that silt fence protection would need to be improved. He said the current phase that is on-going has allowed silt to wash into the area adjacent Bob Hembree Dr. Mr. Plyant commented he would quickly get it fixed.

Mr. Hastings asked if more townhouses were planned for the area behind. Mr. Plyant replied no. He said that area is planned to be a common area once the proper transfer of ownership takes place.

Mr. Capley asked how many units were planned. Mr. Little replied there were ten. He said the maximum is eight, however ten were allowed as a part of the variance granted.

With no further discussion, the Chairman asked for a motion regarding Case No. 763. Mr. Hastings made the motion the case be approved as presented. Mr. Capley seconded the motion. **Upon a vote being taken, all voted aye.**

The Chairman asked if there were any other items of business. There were none.

The Chairman asked for any reports.

Mr. Olyniec reported his term would be up next month and that he would be retiring after 22 years of service to the City of Scottsboro Planning Commission. He also noted this meeting would be his last since no cases were submitted for November.

There being no further business, the Chairman asked for a motion to adjourn the meeting. Mr. Capley 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