

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

March 1, 2016

The Scottsboro City Planning Commission convened a regular meeting Tuesday, March 1, 2016 at 5:30 p.m. at the City Hall in the City of Scottsboro, Alabama.

ROLL CALL

Present: Chairman John Hardman
Vice Chairman Philip Hastings
Councilman Tony Wallingsford
Mr. Eddie Blizzard
Mr. Jim Flowers
Ms. Pam Ayers

Absent: Ms. Linda Green
Mr. Bill Capley
Mr. Johnny Blizzard

Also present at the meeting were Mr. Josh Little, the City Engineer, Bradley Potter from the Electric Power Board and approximately 8 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 December 1, 2015 meeting. Mr. Philip Hastings made a motion that the minutes be approved as written and Mr. Eddie Blizzard seconded the motion. **Upon a vote being taken, all voted aye.**

The Chairman opened the public hearing for:

Case No. 766: Applicant is providing the Commission a courtesy review of proposed development on property located at 1616 Heroes Drive. This property is zoned P-1 (Planned Unit Development District). George Jones is the applicant and Jim Olyniec presented the project.

Jim Olyniec stated the project was a vision of the local Veterans of Jackson County and would be a Memorial Park in honor of Veterans from all wars. Mr. Olyniec presented the layout and discussed the drainage of the proposed development. He said the drainage would stay on-site and empty into the drainage ditch at the rear, west property boundary. Mr. Olyniec stated that exhibits would be at the front of the Memorial Park along the street frontage and that the Park was intended to be an

educational experience for all those visiting. He said the walking trails at the Park would tie into the existing City's trail. Philip Hastings questioned Mr. Olyniec for his thoughts on the Memorial Park being constructed in the floodplain. Mr. Olyniec said this was a challenge and the Park would be elevated about 2' to mitigate any flooding in the area. Chairman Hardman asked for Mr. Olyniec to explain the brick paver form and associated cost of each size paver. The purchase of brick pavers for engraving is being offered to assist in funding the project. Mr. Olyniec said the project was estimated to cost around \$500,000 and projected to begin this Spring.

The Chairman asked if anyone in the audience had questions or concerns. No issues or concerns were mentioned.

With no further discussion, the Chairman asked for a motion regarding **Case No. 766**. A motion was made to approve the project by Jim Flowers and seconded by Pam Ayers. **Upon a vote being taken, all voted aye.**

Case No. 767: Applicant is seeking site design approval for proposed American Associated Pharmacies (AAP) development on property located at 201 Lonnie Crawford Boulevard. This property is zoned M-2 (Heavy Manufacturing District). Buddy Raisler is the applicant and Michael Hodges presented the project.

Michael Hodges stated the building was an existing warehouse and would be partially modified into office spaces, with the rest remaining warehouse space. Mr. Hodges explained the layout of parking lot and drainage situation on-site. Mr. Hodges stated the site utilized sump pumps to dispose water. Those sump pumps would remain in place and operational. The parking lot would be constructed to the south of the building and drain to the west into an existing drainage ditch on AAP property. Chairman Hardman asked if drainage calculations were provided, Josh Little stated there were none requested due to limited amount of ground disturbance and drainage structure already in place. Eddie Blizzard questioned if the new operation in the warehouse would be permitted by the Industrial Covenants, Mr. Little stated the use was allowed due to it being a manufacturing operation.

The Chairman asked if anyone in the audience had questions or comments. No issues or comments were mentioned.

With no further discussions, the Chairman asked for a motion regarding **Case No. 767**. A motion was made to approve by Philip Hastings and seconded by Eddie Blizzard. **Upon a vote being taken, all voted aye.**

Case No. 768: Applicant is seeking site design approval for proposed chiropractic clinic on property located at 214 South Street. This property is zoned R-2 (Single and Two Family Residential District). Thomas Higginbotham is the applicant and Greg Richard presented the project.

Greg Richard discussed the layout of proposed clinic and the drainage of site. The site would drain to the north onto adjacent property owned by Mr. Higginbotham. Mr. Richard noted the parking requirements and the (2) handi-cap spaces shown on drawing. Mr. Little mentioned that the site had received a variance to construct in a residential zone from the Board of Zoning Adjustments during the January 2015 meeting. The buffer requirements were going to be met by leaving the existing trees in place. Greg Richard noted that the only clearing of vegetation would be to construct the building and parking lot. Mr. Richard proposed to do landscaping on the front parking lot only and allow the trees to stay in place around the perimeter of parking lot to act as a buffer. Jim Flowers questioned the need for a dumpster on site, Greg Richard stated applicant would rather utilize curb side pickup.

The Chairman asked if anyone in the audience had questions or comments. Ms. Sandra Habel owned the property to the north and across the street from proposed clinic. She questioned the zoning of her property and if development would impact that zoning. Mr. Little took responsibility to call her and inform of the zoning of her property. Mr. Little also informed her that proposed development would have no impact on her property zoning.

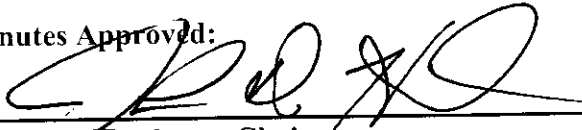
With no further discussions, the Chairman asked for a motion regarding **Case No. 768**. A motion was made to approve by Tony Wallingsford and seconded by Pam Ayers. **Upon a vote being taken, all voted aye.**

New Business: The sidewalks in Brookhaven Subdivision: There are approximately 6 residents in the subdivision whose sidewalks have not been completed and several empty lots that have no sidewalks. Mr. Little provided the Planning Commission with minutes from a meeting on September 4, 2007 discussing the requirements for sidewalks in the subdivision. The minutes state "The Commission discussed the requirement of a recent case that the sidewalks would have to be constructed within 2 years of plat approval if sold and within 5 years if not sold".

After several minutes of discussion, Councilman Tony Wallingsford made a motion for Mr. Little to address the residents and owners of lots with a certified letter stating requirement and timeframe to construct the sidewalks to City specifications. Philip Hastings seconded the motion. **Upon a vote being taken, all voted aye.** Mr. Little stated he would send the draft letter to Planning Commission for review prior to sending to residents and owners.

With no additional business to discuss, Chairman Hardman adjourned the meeting with a motion by Mr. Philip Hastings and a second by Mr. Eddie Blizzard at 6:18 p.m.

Minutes Approved:



Mr. John Hardman, Chairman
Scottsboro City Planning Commission

Attest:



Ms. Linda Green, Secretary