

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

December 13, 2016

The Scottsboro City Planning Commission convened a regular meeting Tuesday, December 13th, 2016, at 5:30 p.m. at the City Hall in the City of Scottsboro, Alabama.

**ROLL CALL**

Present: Chairman Mr. John Hardman  
Vice Chairman Mr. Philip Hastings  
Mr. Eddie Blizzard  
Mr. Johnny Blizzard  
Ms. Pam Ayers  
Ms. Linda Green  
Mr. Bill Capley

Absent: Mr. Jim Flowers  
Councilman Tony Wallingsford

Also present at the meeting were Mr. Josh Little, the City Engineer, and approximately 15 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 September 6, 2016 meeting. Mr. Johnny Blizzard made a motion that the minutes be approved as written. Mr. Bill Capley seconded the motion. **Upon a vote being taken, all voted aye.**

The Chairman opened the public hearing for:

**Case No. 772:** Tom Worline, the JDI Group, presented civil drawings for a warehouse addition for Johns Manville, located at 117 Lequire Drive. The property is zoned M-2, Heavy Manufacturing District. The expansion will allow 2 additional shifts of approximately 20 people each. It will also allow more inside storage and upgraded fire protection. Josh Little stated that the project fits within the Industrial Park Covenants. The plans show 77 parking spaces, far less than the requirement (218). Mr. Worline and Brian Autullo explained that the 77 spaces shown were sufficient due to shift work and the total number of employees anticipated working at the plant. Roy Light of Scottsboro WSG has requested to review newly submitted plans to ensure they meet WSG standard specifications. A motion was made for approval (contingent on WSG approval) by Linda Green and seconded by Johnny Blizzard. **Upon a vote being taken, all voted aye.**

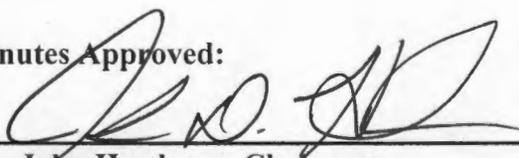
**Case No. 773:** Greg Richard presented site plans for a proposed medical clinic for Dr. Michael Simmons at 750 Bryon Road. The property is zoned C-4 (Regional Commercial District). Discussion, in large part, concerned the storm water runoff and flooding on the rear residences of Larry Drive. Several neighbors present were supportive of the clinic but voiced their concern that it would cause additional flooding on their property. Ms. Darla Poole expressed concern that the development would cause additional flooding to her property. She stated she made a financial commitment to install sump pumps under her house to prevent standing water. Mr. Glen Neal spoke next concerning the potential for additional water runoff onto his property. He stated he already had a flooding problem and would like for the City to look at ways to alleviate the situation along Larry Drive. Mr. Richard explained the site design includes a 1 acre detention pond designed for a 100 year flood, which will be created by a berm, built along the rear property line of Dr. Simmons. This berm would span the length of Ms. Poole's property but would not expand Mr. Neal's rear property. Dr. Simmons property does not extend to Mr. Neal's property line. Mr. Richard stated the berm would be expected to lower water runoff. Mr. Little stated the drainage calculations submitted by Mr. Richard showed no additional storm water runoff created due to development. Eddie Blizzard said the City is doing engineering work to improve the drainage along Larry Drive but doesn't have a definitive plan or timeline for implementation. Additional traffic was mentioned as a potential concern by local residents. Dr. Simmons stated the clinic expects approximately 20 cars per day. It was determined by the Commission the impact would be negligible. Dr. Simmons mentioned that the lighting plan had not been approved by TVA. Mr. Little stated the lighting plan could be handled during the building department review when application was made for a permit. Bill Capley motioned for approval of the project and Pay Ayers seconded. **Upon a vote being taken, all voted aye.**

**Case No. 774:** Michael Hodges presented the site design for a proposed Helmers Country Buffet at 24662 John T. Reid Parkway. The property is zoned C-4- Regional Commercial District and Ray Helmer is the applicant. The project will have 55 parking spaces, plus additional boat spaces, and allow for 155 customers. Mr. Little stated that a surface drain would be required at the entrance leaving the access road and should direct water runoff to ditch leading to detention pond. He also stated no aspect of the frontage road extension would be the responsibility of the City including any relocation/removal of the right in/right out from U.S. Highway 72 that may be required by ALDOT. He also stated a bond of \$60k would be required by the owner for the construction of approximately 200 feet of the frontage road. Bradley Potter stated that underground power must be installed at least 7 feet under the frontage road to satisfy separation requirements. There was discussion concerning truck traffic pulling thru the main parking lot to get to large parking lot in the rear of proposed building. The Chairman stated a request from Mr. Light with the WSG, who was not present. Mr. Light asked that the developer should continue to work with the WSG towards an approved plan to provide sanitary sewer to the property. A motion for approval, with these contingencies, was made by Philip Hastings and a second by Johnny Blizzard. **Upon a vote being taken, all voted aye.**

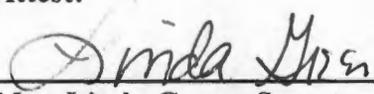
**Case No 775:** Ron Woody presented the site plan for a proposed rehabilitation and nursing center on property located at 412 West Cloverdale Road. This property is zoned P-1- Planned Unit Development District. The project involves the addition of a physical therapy gym and support spaces. It also involves a small addition to a dining area and a minor alteration on a sunroom and patio. No additional beds are being added. Philip Hastings asked the applicant to be sure they are not building in a flood plain and questioned the need for additional underground storm sewer. Ron Woody stated the addition would use the existing storm drainage system on site. He stated the location looks low. Mr. Little stated he had reviewed the location of the proposed addition in relation to the flood plain. He said the addition was just outside the special flood zone hazard area. A motion for approval was made by Johnny Blizzard and a second by Pam Ayers. **Upon a vote being taken, all voted aye.**

With no additional business to discuss, Chairman Hardman adjourned the meeting at 6:45 after a motion by Johnny Blizzard and a second by Eddie Blizzard with unanimous approval by the commission.

Minutes Approved:

  
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Mr. John Hardman, Chairman  
Scottsboro City Planning Commission

Attest:

  
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Mrs. Linda Green, Secretary