

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

July 5, 2016

The Scottsboro City Planning Commission convened a regular meeting Tuesday, July 5, 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. Johnny Blizzard
Mr. Eddie Blizzard
Ms. Pam Ayers
Mr. Bill Capley
Ms. Linda Green

Absent: Mr. Jim Flowers

Also present at the meeting were Mr. Josh Little, the City Engineer, and 5 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 March 1, 2016 meeting. Philip Hastings made a motion that the minutes be approved as written. Eddie Blizzard seconded the motion. **Upon a vote being taken, all voted aye.** The Chairman opened the public hearing for:

Case No. 769: Donnie Mathis presented the request for Citizen's Bank & Trust. They were requesting that the access road for the Comfort Inn and Suites be considered a public street and included in the City's maintenance inventory. The access road is located on Snodgrass Road and is zoned C-4 (Regional Commercial District). He stated that the property is 10 acres with the bank owning 70% and the Comfort Inn owning 30%. He stated that the owners currently are responsible for maintaining the road. Stanley Patterson also spoke for the bank. They tried to sell the tract as a whole and have been unsuccessful. They are trying to attract retailers and are encountering resistance to the expense of maintaining the road. They are willing to bring the road up to city standards and have had an analysis completed by GEO Solutions to determine the current state of the road. Mr. Patterson stated currently there is no top coat and there are several

spots in need of patching. The bank has a bid from Wiregrass of \$28,738 to bring the road up to city specs. Additionally, the bank is willing to forfeit .74 acres to provide space to add a cul de sac and to address the right of way width of the road. Mr. Patterson said an owner's representative for the Comfort Inn was expected to attend tonight's meeting but did not appear. He also said the Comfort Inn would pay their 30% of the cost.

Eddie Blizzard stated several concerns. He mentioned that even if the road was constructed properly (and we don't know that), it was not finished properly. Therefore, we don't know if there has been damage to the base course over time. He also said that there are serious implications to taking interior roads in Commercial developments into the City's inventory. If we set a precedent, other's will request the same. Examples he gave of interior roads in Commercial developments are the road to the Hampton Inn, the road behind Arby's, the road between Harbin Ford/Chevrolet and Home Depot, etc. Josh Little mentioned the geotech report identifies problems with the condition of the base. He also stated the report noted that the base course is only 6" for a majority of the road and City Code requires 8". John Hardman asked what was included in the bid from Wiregrass. Mr. Patterson presented the quote from Wiregrass to the Chairman. After the Chairman read the quote out loud, it was determined the quote did not include allowances for dealing with the deficiencies in the base course. Tony Wallingsford expressed concern based on problems the City has encountered with taking in roads that were causing maintenance problems.

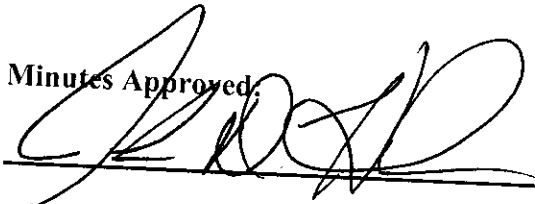
Pam Ayers made a motion to approve the request only if the road is brought up to city standards. There was no second. Philip Hastings said we need more details- the owner's representative for the Comfort Inn must be at the meeting and part of the discussion. What is the true cost-the current bid seems low and does not address all of the issues. He suggested we table and get more information. Tony Wallingsford made a motion that this request be tabled in order to get better details; that the owner's work with Josh Little to understand what the City will accept; that the owner's get a more complete bid for the work that needs to be done; and that the other owner's be a part of this new information. Bill Capley seconded the motion. **Upon a vote being taken, all voted aye.**

Case No. 770: The case was presented by Mike Hodges. The applicant (Dave Barclay) was seeking site design approval for proposed 50 Taters restaurant on property located at 1497 County Park Road. The property is zoned C-4 (Regional Commercial District). The building will be built using the modular kitchen and drive through (from an old Checkers), which is currently on the site, to anchor the building. There will be a dining room and a patio. John Hardman stated that a fire hydrant will be required per his conversation with the City Fire Marshall. Applicant agreed to provide the fire hydrant.. There was significant discussion regarding the location of the dumpster. The Applicant agreed to work with the City on the location that is best for the City to pick up the trash and that works for the restaurant. The outstanding issues were 1)the City needs a copy of the Easement 2) fire hydrant will be added due to Fire Marshall requirement 3)Grease trap calculations are needed by the WSG 4)Owner will work with the City to determine optimal location for the dumpster. A motion for approval, with these contingencies, was

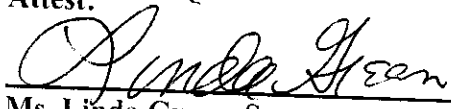
made by Bill Capley and a second by Philip Hastings. **Upon a vote being taken, all voted aye.**

With no additional business to discuss, Chairman Hardman adjourned the meeting after a motion by Tony Wallingsford and a second by Johnny Blizzard and a unanimous vote by the committee at 6:35p.m.

Minutes Approved.



Attest:



Ms. Linda Green, Secretary