

STATE OF ALABAMA

COUNTY OF ETOWAH

CITY OF RAINBOW CITY, ALABAMA – PLANNING COMMISSION – April 26, 2016

The Planning Commission of the City of Rainbow City, Alabama met in a regular session at 3:30 P.M. and upon roll call the following members were present:

Present:

Wes Ellis, Chairman  
Terry John Calhoun, Mayor  
Thomas Moon, Vice Chairman  
Larry Keenum, Council Member  
Bettye Ann Boyd  
David King  
Bryan Stone  
Mona Wallace

Absent:

Larry Harris

Also Present:

Wiley McLain, Building Official  
Kevin Ashley, City Engineer

Laura Lloyd, City Attorney

1. After roll call, Wes Ellis, Chairman, declared a quorum was present and the following business was transacted.
2. The minutes from the February 23, 2016 meeting were presented. Bettye Ann Boyd Moved to suspend the reading of the minutes and approve the minutes as Submitted. Thomas Moon seconded the motion. Motion carried unanimously.
3. Scott Skipper, Engineer, was present for Brian Bowman. Mr. Bowman has property behind Winn Dixie and Majors Iron and he is wanting to build two (2) spec buildings for lease. Each building will be 60' x 40'. Mr. Skipper presented the site plans for these two buildings. The comments from Staff Review meeting have been addressed and corrected by Scott. Trent Thrasher was also present. Trent Thrasher Construction will be doing the work for Mr. Bowman. Larry Keenum moved to allow Trent Thrasher Construction to start on the site work. Mona Wallace seconded the motion. Motion carried unanimously.
4. Rainbow City's Wastewater Treatment Plant was next on the agenda. Mr. Bryan Pate with Insite Engineering in Hoover, Alabama was present along with Stephen Chaviers with the Rainbow City Utility Board. The Treatment Plant will be located behind the existing Utility Board building located at 1540 Sutton Bridge Road. Kevin Ashley had some comments from Staff Review but Kevin stated they are not a "deal breaker". The are comments from Kevin are items that will need to be addressed for construction purposes. Mr. Pate stated that the new facility will allow the Utility Board to handle four (4) times the capacity of the existing treatment facility. He stated the new facility will easily handle two to four million gallons of waste water a day. During a large rain storm, the facility will handle more water or have storage areas to place water in until it can be treated. After discussion, Bryan Stone moved to allow the Rainbow City Utility Board to start construction on the wastewater treatment plant. Thomas Moon seconded the motion. Motion carried unanimously.
5. J. Wheeler Crook, Engineer with Goodwyn, Mills, Cawood from Montgomery, Alabama was present for The City of Attalla. Attalla's Engineer, Jason Nicholson, was also present. Mr. Crook stated that Attalla is having to make changes due to Federal

guidelines that are going (or have gone) into place. Mr. Crook stated that Rainbow City as well as all other town's and/or municipalities that have a lagoon are making these changes. Mr. Crook stated that Attalla's treatment plant will not be as large a facility as Rainbow City's but they can treat two million gallons of waste water a day and up to four million gallons if need be. Attalla's lagoon and the new facility are located behind Rainbow City's lagoon and within our City limits. Bettye Ann Boyd made a motion to give the contractor permission to start the project when ready. David King seconded the motion. Motion carried unanimously.

Planning Commission  
April 26, 2016  
- Page 2 -

6. Scott Skipper, Engineer, was present for Dave Cummins. Mr. Cummins wants to build one (1) storage unit at 3514 Greenview Avenue. The site plans were approved on January 26, 2016 after Mr. Skipper went before the Board of Adjustments and Variances. Board of Adjustments gave Mr. Cummins a variance on the size of the storage units. Because of the variance, Mr. Cummins can build each unit to be 750 square feet for storage of large boats and RV's. Mr. Cummins is wanting to build the building that will be located at the back of the project. It is a 75' x 50' building which will contain five (5) storage units. When asked, Mr. Skipper stated that the units would be in an enclosed building. Wes Ellis stated that the project would be enclosed by a security fence with privacy slates installed in the fence along the front and to continue ten (10) feet on each side of the fence. Also, the security lighting will be "Pack" surface mounted area lights by Alabama Power Company or equivalent per Alabama Power. Paving to be per specs on site plans. After discussion, Bryan Stone moved to approve the construction of the building that is 75' x 50' only. The other two (2) buildings will need to come before Planning Commission before construction begins on them. Mona Wallace seconded the motion. Motion carried unanimously.
7. There being no other business to come before The Planning Commission, Bryan Stone moved to adjourn.

Respectfully submitted,

Kathy Hill  
Recording Secretary