

STATE OF ALABAMA

COUNTY OF ETOWAH

CITY OF RAINBOW CITY - BOARD OF ADJUSTMENTS – August 31, 2021

The Board of Adjustment of the City of Rainbow City, Alabama met in regular session at 4:00 P.M. in Council Chambers, and upon roll call the following members were present:

Present:

Rodney Prickett, Chairman
Bob McNeal, Vice Chairman
Thomas Colvin
Willard Hart
Kim Parker
Evelyn Muskett

Absent:

Also present:

Joel Garmon, Building Official
Jack Self, Building Inspector
Tim Lane
Gary Plimpton

1. With a quorum being present, Rodney Prickett made a motion to start the meeting.
2. The minutes from the July 6, 2021 meeting were presented. After review of the minutes, one correction was made to Appeal no. 349, "Bob McNeal seconded the motion". Kim Parker moved to accept the minutes as presented. Evelyn Muskett seconded the motion to approve. Motion carried unanimously.

Appeal No. 355:

Tim Lane was present seeking a variance to build a 3200 SQ FT accessory building on his property located at 458 Bay Point. Mr. Lane's home that he would like to build on his property will be approximately 3000 SQ FT.

There was no one present in opposition of the request.

After discussion Willard Hart made a motion to accept the request for variance for Mr. Lane's accessory building. Kim Parker seconded the motion.

The vote was as follows:

Rodney Prickett - YES
Bob McNeal - YES
Thomas Colvin - YES
Kim Parker - YES
Evelyn Muskett - YES
Willard Hart - YES

Appeal No.'s 356, 357, 358:

Gary Plimpton was present seeking 3 separate variances for a restaurant development located at 105 Sutton Bridge Rd. Appeal no. 356- Parking stall requirements per SQ FT, Appeal no. 357- Stacking space for drive-thru window, Appeal 358-134 feet between two drive openings.

Mr. Plimpton explained that the development was a Domino's Pizza and that the drive thru was not a typical drive thru. Most of the orders for the restaurant was call in or online, so there would not be wait time at the window to require more stacking space. For the parking stalls, Mr. Plimpton explained that Dominos had an average of 4 employees with no indoor dining, and 80% of the orders were delivery so there would not be a need for the required parking spaces. Mr. Prickett asked Mr. Plimpton about the proposed speculative lease building on the drawings that were submitted to the Board. Mr. Plimpton explained that it was potential space if it was preleased in the future. It was also discussed that two driveways would be better to get in and out of the parking lot easier. Discussion followed. Tommy Colvin also discussed that if the stacking variance was accepted, it may have to be revisited depending on future business and any traffic issues that it may cause. Mr. Plimpton agreed.

After further discussion Thomas Colvin made a motion to take each of the variances separately. Kim Parker seconded the motion.

For appeal no. 356-Parking Spaces, Tommy Colvin made a motion to accept the variance for parking spaces, from 1 parking space per 100 SQ FT to 1 parking space per 200 SQ FT. Bob McNeal seconded the motion.

The vote was as follows:

Rodney Pricket - YES
Bob McNeal - YES
Thomas Colvin - YES
Kim Parker - YES
Evelyn Muskett - YES
Willard Hart - YES

For appeal no. 357-Stacking spaces, Evelyn Muskett made a motion to accept the variance for stacking spaces from 4 stacking spaces per drive thru window to 2 stacking spaces per drive thru window. Kim Parker seconded the motion.

The vote was as follows:

Rodney Pricket - OBSTAIN
Bob McNeal - YES
Thomas Colvin - YES
Kim Parker - YES
Evelyn Muskett - YES
Willard Hart - YES

For appeal no. 358-Driveway openings, Tommy Colvin made a motion to approve the variance for the driveway openings from 150 FT between driveway openings to 134 FT between driveway openings. Bob McNeal seconded the motion.

The vote was as follows:

Rodney Pricket - YES
Bob McNeal - YES
Thomas Colvin - YES
Kim Parker - YES
Evelyn Muskett - YES
Willard Hart - YES

There being no further business to come before the Board at this time, Willard Hart made a motion to adjourn. Meeting adjourned at 4:28 P

Respectfully submitted,

Heather Hill
Recording Secretary