

STATE OF ALABAMA

COUNTY OF ETOWAH

CITY OF RAINBOW CITY, ALABAMA – PLANNING COMMISSION – January 24, 2023
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
Bettye Boyd
Brent Boggs
David King
Mona Wallace
Thomas Moon
Clark Hopper

Absent:
Larry Harris

Also Present:
Joel Garmon
Eric Self
Lance Smith, City Attorney
Barrett Johnson
Kevin Ashley, Engineer, Mini-warehouse, Dunkin
Chris Day, Architect, Super Bee
Daniel Parker, Architect, Super Bee
Dale & Debbie Adams, Owners, Super Bee
Gerald Smith, Alabama Farm Credit
Tim Roberts, Civil Engineer, Alabama Farm Credit

1. After roll call, Wes Ellis, Chairman, declared a quorum was present and the following business was transacted.
2. Minutes were presented from the October 25, 2022 meeting. Bettye Boyd moved to accept the minutes as presented. Brent Boggs seconded the motion. There were no other changes or questions. Motion carried unanimously to accept the minutes as is.
3. Barret Johnson was present for approval of site plan drawings to add a 5,000 SQ FT metal building to his property located at 4200 Rainbow Drive. Mr. Johnson explained that the building would be used for welding work for his current business located on the property. Joel Garmon explained that he had no issues with the building and that it would not impact anything existing on the property.
4. After further discussion Bettye Boyd made a motion to approve the site plan drawings as submitted subject to all federal, state, county, city and local, laws, ordinances, restrictions, requirements and policies. Brent Boggs seconded the motion.
5. Kevin Ashley was present for the approval of site plan drawings for a mini-warehouse development located at the corner of Julie St. and Hwy 77, parcel numbers 16-06-13-0-001-020.000, 16-06-13-0-001-019.000 and 16-06-13-0-001-018.000. Joel Garmon explained that Mr. Ashley had recently come before the Board of Adjustment and was approved for a variance to change the square footage on some of the units because they would be storing vehicles which requires the units to have more square footage than the ordinance would allow. Mr. Garmon also explained that the development would be built in two phases and the building drawings would be submitted at a later date. Discussion followed.
6. Bettye Boyd made a motion to approve the site plan drawings as submitted subject to all federal, state, county, city and local, laws, ordinances, restrictions, requirements and policies. Brent Boggs seconded the motion.

7. Kevin Ashley was present for the approval of site plan drawings and building drawings for Dunkin' to be located at 3352 Rainbow Drive. Joel Garmon reminded the Board of a rearrangement of the plat that was presented and approved several months ago by the Board. The plat included an easement along the property from Church St. to Autozones parking where there is an existing. Dunkin' will be building on lot number 2 which is next to the current building where Super Bee currently resides (lot 1). Mr. Ashley explained that the current building will be standing for at least another 18 months before it is removed. Mr. Ashley said that ALDOT approval is still pending and that construction should start not long after they receive ALDOT's approval. Discussion followed.
8. Bettye Boyd made a motion to approve the site plan drawings and the building drawings as submitted subject to all federal, state, county, city and local, laws, ordinances, restrictions, requirements and policies. Mona Wallace seconded the motion.
9. Dale & Debbie Adams, Chris Day and Daniel Parker were all present for the approval of site plan drawings and building drawings for the new development of Super Bee Pharmacy. The development will be located at 3322 Rainbow Dr. The development will have Super Bee Pharmacy along with three additional retail spaces. Police and fire requirements have been satisfied. Brent Boggs asked about the road to the property. Luna Rd. is the platted road to the property. Mr. Garmon explained that the Building Department was trying to determine if the road was a private road or the City's responsibility.
10. After further discussion Mona Wallace made a motion to approve the site plan drawings and the building drawings as submitted subject to all federal, state, county, city and local, laws, ordinances, restrictions, requirements and policies. Bettye Boyd seconded the motion.
11. Gerald Smith and Tim Roberts were present for the approval of revised site plan drawings and building drawings for Alabama Farm Credit to be located at 308 West Grand Avenue. The revised site plan drawings included a modular building to be placed on the property until construction of the proposed building could take place. The modular building would be temporary and construction on the proposed building will take place within 48 months of the modular buildings placement on site. The modular building will be on the property while construction takes place of the permanent building. Ingress and egress has been satisfied will all departments.
12. After further discussion Brent Boggs made a motion to approve the revised site plan drawings and the building drawings as submitted subject to all federal, state, county, city and local, laws, ordinances, restrictions, requirements and policies. Bettye Boyd seconded the motion.
13. The Building Department presented a resolution to the Board to omit Section 19(r)(5) Curb and Gutters (a) of the Rainbow City Subdivision Regulations. Which reads "Standard approved type curb and gutters shall be placed on both sides of all streets within the corporate limits of the City of Rainbow City in accordance with the City of Rainbow City specifications for curbs and gutters." Joel Garmon explained that omitting this requirement would help developer's lower the cost on the roads which will help pull more developer's into Rainbow City and will also help in the future when road repairs need to be made. It was also discussed that if a developer wishes to put curb and gutter in a subdivision, then they would still be allowed to do so.

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14. Brent Boggs made a motion to adopt the resolution as submitted to omit Section 19(r)(5) Curb and Gutters (a) from the Rainbow City Subdivision Regulations subject to all federal, state, county, city and local, laws, ordinances, restrictions, requirements and policies. Bettye Boyd seconded the motion.
15. There being no further business to come before the Planning Commission, Bettye Boyd made a motion to adjourn. Brent Boggs seconded the motion. Motion carried unanimously.
12. Meeting adjourned at 4:12 P.M.

Respectively Submitted,
Heather Hill
Recording Secretary