

STATE OF ALABAMA

COUNTY OF ETOWAH

CITY OF RAINBOW CITY - BOARD OF ADJUSTMENTS – JANUARY 5, 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:

Bob McNeal, Vice Chairman  
Thomas Colvin  
Willard Hart  
Evelyn Muskett

Absent: Rodney Prickett, Vice Chairman  
Kim Parker

Also present:

Joel Garmon, Building Official  
Jack Self, Deputy Building Official  
Laura Lloyd, City Attorney  
Eugene Coley  
Pauline Coley, Representative for Eugene Coley  
Terry Coley  
Andrew Keenum  
Bobbie Keenum  
Linda Cleveland, Revenue Dept., Rainbow City

1. With a quorum being present, Bob McNeal made a motion to start the meeting.
2. The minutes from the November 3, 2020 meeting were presented. After review of the minutes, Willard Hart moved to accept the minutes as presented. Thomas Colvin second the motion to approve. Motion carried unanimously.

**Appeal No. 343:**

Andrew Keenum was present to represent himself for his variance application on the paving of the parking lot at his place of business located at 123 Crescent Court Rd.

Mr. Keenum is seeking a variance to allow his parking lot to remain as loose reclaimed asphalt. Rainbow City Zoning Ordinance requires the parking lot to be paved and made permanent. Mr. Keenum expressed concern with run off drainage issues if he was to pave the parking lot. Joel Garmon explained to Mr. Keenum that he would have to grade his lot to slope and drain away from the parking lot. Mr. Keenum said that he did not have the funds to currently pave the parking lot. It was discussed that Mr. Garmon agreed to allow Mr. Keenum to put tack on the reclaimed asphalt so as to bind it and make it permanent. Mr. Garmon told Mr. Keenum that the asphalt would have to be inspected after tack is applied. Discussion followed.

Mr. McNeal opened for public comment. Linda Cleveland with the Rainbow City Revenue Department explained concerns of Mr. Keenum passing his final inspection so that he could obtain his business license. Mrs. Cleveland continued to seek council from Laura Lloyd on the matter. Mrs. Lloyd explained that the meeting today was restricted to the variance application with regard to the paving of the parking lot only. Ms. Lloyd also explained that if Mr. Keenum needed another variance that he would have to submit another variance application to bring before the Board for another hearing.

There was no one present in opposition of the request.

After further discussion Thomas Colvin made a motion to give a 9 month variance from today's date for the paving of the parking lot only. Mr. Keenum will need to have the parking lot in compliance with the Rainbow City Zoning Ordinance by September 5, 2021.

The vote was as follows:

Bob McNeal - Yes  
Tommy Colvin - Yes  
Evelyn Muskett - Yes  
Willard Hart - Yes

(over)

**Appeal No. 341:**

Eugene Coley and Pauline Coley was present to represent themselves for the variance application to place a portable building on Mr. Coley's property located at 2360 Lumley Rd. for the intent to use the home as a residential dwelling.

Joel Garmon explained to Mr. Coley and Ms. Coley that to place a home on the property they would have to present a set of site plan drawings that met all the requirements of the City of Rainbow City Zoning Ordinance and all of the 2015 International Building Code regulations. Discussion followed.

Terry Coley, brother to Eugene Coley and Pauline Coley was present in opposition of the variance. Mr. Terry Coley expressed that he had cleaned up the property on his own and he did not want to see the property get into the shape it was prior to him cleaning it up.

After further discussion Willard Hart made a motion to table the variance for Eugene Coley until a set of site plan drawings can be presented to the Building department. In the event that site plans are presented a variance will not be needed. Evelyn Muskett seconded the motion.

There being no further business to come before the Board at this time, Bob McNeal made a motion to adjourn. Meeting adjourned at 4:50pm

Respectfully submitted,

Heather Hill  
Recording Secretary