STATE OF ALABAMA

COUNTY OF ETOWAH

CITY OF RAINBOW CITY, ALABAMA - PLANNING COMMISSION - June 28, 2016

The Planning Commission of the City of R ainbow 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
Larry Harris
Bryan Stone
Mona Wallace

Absent: David King

Also Present: Kevin Ashley, City Engineer Melvin Potter, Fire Chief

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 April 26, 2016 meeting wer e presented. Bettye Ann Boyd Moved to suspend the reading of the minutes and appr ove the minutes as Submitted. Bryan Stone seconded the motion. Motion carried unanimously.
- 3. A public hearing was announced for a Conditional Use P ermit request for Joey and Glenda Phillips. They own lot 10 at 3509 Gr eenview Avenue and lot 15 located behind lot 10 located on an un-named str eet that was never developed. In order to have access to lot 15, the Phillips' want a fif teen (15) foot per manent easement to run on the west side of lot 10 to lot 15. This would serve as a utility easement and also as the drive way for lot 15. Melvin Potter, Fire Chief for Rainbow City, stated that he needed an all weather road and turn around for the fire vehicles so they would not have to back out the driveway if a problem arose and they were needed at the house. The driveway will need to be built to sustain the fir e trucks as well as other utility trucks that might need to reach the house that the Phillips want to build on that lot. According to the Code books, any drive or road that is over 150 feet long must have a cul-de-sac or a "t" shaped turn around for emergency vehicles but would also serve lar ge utility trucks or delivery trucks. It was also discussed with Mr. Phillips that the easement would need to be recorded with these lots so in the futur e, if they sold both or either lot, the new owners would know about the easement. There was no one present in opposition to this request. After discussion, Bryan Stone moved to appr ove the Conditional Use P ermit request based on the afor ementioned stipulations outlined for the building of the driveway. Bryan suggested that Joey Phillips get with Willey McLain, Building Official, when he returns from vacation and obtain the str eet specs and requirements for building a road in Rainbow City. Thomas Moon seconded the motion. Motion carried unanimously.
- 4. Brian Bowman was next on the agenda. He is the owner of property located behind Winn Dixie. Trent Thrasher of Trent Thrasher Construction is the builder of this project. No one was present to discuss this project and according to Planning procedure, if no

one is present the project is not discussed. No action taken by Planning.

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- 5. Scott Skipper of Skipper Engineering was pr esent with the building p lans for Dave Cummans mini storage war ehouses at 3514 Greenview Avenue. These storage units will be for RV's and large boats. The site plans were approved on January 26, 2106 and the 75' x 50' building unit was appr oved on April 26, 2016. Today, Scott has the other two building plans for this project making a total of three separate storage units. The other two units are 50' x 120' and 50' x 90' size buildings. After discussion, Larry Harris moved that the remaining two storage units be approved as presented and construction may beginning. Mona Wallace seconded the motion. Motion carried unanimously.
- 6. John Smith, owner of pr operty and Tanner Perman of Perman Engine ering were present concerning a project on Steele Station R oad. They had both site and building plans to be approved. Mr. Smith has a parcel of land located at the cor ner of Steele Station and an ingress/egress easement (unnamed) that goes to Plimpton Construction. Mr. Smith's building will be a spec building at this time. It is 4,800 sq. ft. with approximately 30' x 60' being office space and 50' x 60' being war ehouse space. This building is located on the part of Steele Station R oad that is part of the widening pr oject with ALDOT. Kevin Ashley, City Engineer has gotten with P erman Engineering and pr ovided formation that was not originally available when this pr oject started. John Smith said he had spok en with Tim Graves, Etowah County Engin eer, and Mr. Graves stated the Co unty would give him permission for a 40' outlet onto Steele Station R oad. Kevin's comments fr om Staff Review have been addressed and changes are being made to accom modate the ALDOT project. After discussion, Bryan Stone made a motion to appr ove this project subject to the ALDOT road project and any changes that might come fr om that. Thomas Moon seconded the motion. Motion carried unanimously.
- 7. Will Greer of Greer Building was present concerning the Batey and Sanders project. Greer Building has the building plans but the engineering fir m does not have the site plans ready at this time. Batey and Sanders will be building a new office and war ehouse behind the existing one located at 61 T. J. Batey Drive. No action was taken at this time. The Engineering Department and Building Department need the site plans to review before this project can move on. Mr. Greer was informed that the next meeting will be July 26, 2016 at 3:30 P.M. No action was taken by Planning.
- 8. Triple "C" Development from Centre, AL, is in the process of purchasing and building an Auto Zone located wher e Dad's Bar-B-Que is located and a Zippy Ca r Wash on property that now has a strip mall consisting of a door shop, a jewelry shop, a hair salon and a dress shop. Triple "C" Development had presented a site plan for Staff R eview but no one was present to discuss this project and according to Planning procedure, if no one is present the project is not discussed. No action taken by Planning.
- 9. There being no other business to come befor e The Planning Commission, Bryan Stone moved to adjourn.

Respectfully submitted,

Kathy Hill Recording Secretary