

STATE OF ALABAMA

COUNTY OF ETOWAH

CITY OF RAINBOW CITY, ALABAMA – PLANNING COMMISSION – September 12, 2023

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

Present:

Wes Ellis, Chairman  
Bettye Boyd  
David King  
Larry Harris  
Mona Wallace  
Brent Boggs  
Thomas Moon  
Clark Hopper, Council Member

Absent:

Also Present:

Joel Garmon  
Craig Hill  
Lance Smith, City Attorney  
Jeremy Bain, Olympia Construction  
Thomas Mack Johnson, Johnson's Giant Foods  
Thomas Johnson, Johnson's Giant Foods  
Ron Watkins, Ron's Body Shop

1. Wes Ellis gave a brief explanation for the special called meeting.
2. After roll call, Wes Ellis, Chairman, declared a quorum was present and the following business was transacted.
2. Minutes were presented from the June 27, 2023 meeting. Bettye Boyd moved to accept the minutes as presented. Brent Boggs seconded the motion. There were no changes or questions. Motion carried unanimously to accept the minutes as is.
3. Jeremy Bain with Olympia Construction was present for the approval of a new plat. This plat is known as parcel no. 20-05-16-0-001-003.016, PPIN 082699. This property is being recorded as Summerlin Place. The back portion of this divided plat will be an affordable housing development known as Wyatt Lee Meadows Apartments. The front portion will leave space for future businesses to development. Fire Marshall Craig Hill reviewed the plans to his satisfaction.
4. Bettye Boyd made a motion to approve the final plat as submitted, subject to all federal, state, county, city and local, laws, ordinances, restrictions, requirements, and policies. Brent Boggs seconded the motion. Motion carried unanimously.
5. Thomas Mack Johnson and Thomas Johnson with Johnson's Giant Foods were present for the sit plans and building drawings for Johnson's Giant Foods corporate office to be located on Steele Station Rd. Parcel no. 15-04-19-0-001-025.000, PPIN 040729. Fire Marshall Craig Hill had concerns about fire hydrant locations and the number of fire hydrants that will be located on the property. Thomas Johnson showed two hydrants on the property. One at the intersection at Steele Station and one and the dead end of the road. Thomas Mack Johnson explained the plan was to build their corporate office on the property and then hopefully development for more commercial properties and then eventually down the road development a 55 and older apartment complex on the back

side of the property. Wes Ellis explained the future plans mentioned by Mr. Johnson were not part of the review at today's meeting.

6. Larry Harris made a motion to approve the site plan and building drawings for the Johnson's Giant Foods Corporate office as submitted, subject to all federal, state, county, city and local, laws, ordinances, restrictions, requirements, and policies. Bettye Boyd seconded the motion. Motion carried unanimously.
7. Ron Watkins with Ron's Body Shop located at 958 Sutton Bridge Rd. was present for the approval of building drawings. The new building will be an addition to his existing business. Craig Hill and Joel Garmon were satisfied with the drawings.
8. Brent Boggs made a motion to approve 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. Motion carried unanimously.
9. 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.
10. Meeting adjourned at 3:52 P.M.

Respectively Submitted,

Heather Hill