

STATE OF ALABAMA

COUNTY OF ETOWAH

CITY OF RAINBOW CITY, ALABAMA – PLANNING COMMISSION – September 29, 2015

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
Terry John Calhoun, Mayor
Thomas Moon, Vice Chairman
Larry Keenum, Council Member
Bettye Ann Boyd
Larry Harris
David King
Mona Wallace

Absent:

Bryan Stone

Also Present:

Wiley McLain, Building Official
Laura Lloyd, City Attorney

Kevin Ashley, City Engineer

1. After roll call, Wes Ellis, Chairman, declared a quorum was present and the following business was transacted.
2. The minutes from the August 25, 2015 meeting were presented. Bettye Ann Boyd moved to suspend the reading of the minutes and approve the minutes as submitted. Larry Keenum seconded the motion. Motion carried unanimously.
3. Marty Likos with Chorba Contracting Corporation was present representing Team One Toyota. The site plan for the new Team One Toyota building was approved on June 23, 2015. Team One Toyota is building a new 27,000 square foot building next door to the existing one on Highway 77 (West Grand Avenue). There were no problems with the drawings when they were reviewed at the Staff Review meeting. Larry Keenum moved to approve the drawings as presented with construction being allowed to begin. Larry Harris seconded the motion. Motion carried unanimously.
4. Houston Jenkins, J B W & T Engineering, was present representing Green Edge, LLC. Mr. Jenkins presented a site plan for a parcel of land located behind Burger King at the end of the road that joins Burger Kings parking lot. When Burger King was built, the builders had this road installed for the purpose of development on this parcel of land. Green Edge is seeking to build a strip mall with four (4) retail shops with 1,500 square feet each in them and one (1) shop being 2,000 square feet possibly being a restaurant. Mr. Jenkins stated that if someone wants a larger building for retail, the owners will be obliged to accommodate them. There will be a retaining wall behind the development and the parking lot because of the elevation difference and the development butts up to residential zoning. There is adequate parking now but if needed in the future there is room for additional parking. There were no issues from the Staff Review meeting. Larry Keenum moved to approve the site plans as presented for site work to begin. Bettye Ann Boyd seconded the motion. Motion carried unanimously.
5. Jacob Hill of Wayne Hill Construction and Scott Skipper of Skipper Engineering were present representing Krystal Kwik. Krystal's is seeking approval to do site work and move in a modular building at 3229 Rainbow Drive. This is the old location of Putt Putt Golf located on the edge of Rainbow Plaza Shopping Center. Krystal's will be a drive-thru only service with no seating inside. But there will be a walk up window and a

covered canopy picnic area to sit outside when weather permits. The only issue from the Staff Review meeting was the location of the nearest fire hydrant. That was corrected on the plans. Larry Keenum made a motion to allow Wayne Hill Construction to start the site plans at this location. Thomas Moon seconded the motion. Motion carried unanimously.

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6. Wiley McLain, Building Official & Zoning Administrator, spoke to the Planning Members. Wiley stated that the changes that had been recommended to the City Council in July, 2015 for the Rainbow City Zoning Ordinance has still not been approved. Wiley asked that due to unforeseen circumstances, the Building Department was requesting that the Planning Members rescind that request made to the City Council. At this time, the Building Department does not feel that this is the direction we should be taking. After discussion, Larry Harris made a motion to request that the changes given to the City Council on July 29, 2015 be rescinded. Thomas Moon seconded the motion. Wes Ellis asked Laura Lloyd for confirmation on this request and she will check into legality of this request. Motion carried unanimously.
7. There being no other business to come before The Planning Commission, Larry Keenum moved to adjourn.

Respectfully submitted,

Kathy Hill
Recording Secretary