

STATE OF ALABAMA

COUNTY OF ETOWAH

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

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
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 were presented. Bettye Ann Boyd Moved to suspend the reading of the minutes and approve the minutes as Submitted. Bryan Stone seconded the motion. Motion carried unanimously.
3. A public hearing was announced for a Conditional Use Permit request for Joey and Glenda Phillips. They own lot 10 at 3509 Greenview Avenue and lot 15 located behind lot 10 located on an un-named street that was never developed. In order to have access to lot 15, the Phillips' want a fifteen (15) foot permanent easement to run on the west side of lot 10 to lot 15. This would serve as a utility easement and also as the driveway 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 fire 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 large 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 future, 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 approve the Conditional Use Permit request based on the aforementioned stipulations outlined for the building of the driveway. Bryan suggested that Joey Phillips get with Wiley McLain, Building Official, when he returns from vacation and obtain the street 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 present with the building plans for Dave Cummins mini storage warehouses at 3514 Greenview Avenue. These storage units will be for RV's and large boats. The site plans were approved on January 26, 2016 and the 75' x 50' building unit was approved 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 begin. Mona Wallace seconded the motion. Motion carried unanimously.
6. John Smith, owner of property and Tanner Perman of Perman Engineering were present concerning a project on Steele Station Road. They had both site and building plans to be approved. Mr. Smith has a parcel of land located at the corner 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 warehouse space. This building is located on the part of Steele Station Road that is part of the widening project with ALDOT. Kevin Ashley, City Engineer has gotten with Perman Engineering and provided information that was not originally available when this project started. John Smith said he had spoken with Tim Graves, Etowah County Engineer, and Mr. Graves stated the County would give him permission for a 40' outlet onto Steele Station Road. Kevin's comments from Staff Review have been addressed and changes are being made to accommodate the ALDOT project. After discussion, Bryan Stone made a motion to approve this project subject to the ALDOT road project and any changes that might come from 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 firm does not have the site plans ready at this time. Batey and Sanders will be building a new office and warehouse 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 where Dad's Bar-B-Que is located and a Zippy Car 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 Review 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 before The Planning Commission, Bryan Stone moved to adjourn.

Respectfully submitted,

Kathy Hill
Recording Secretary