

STATE OF ALABAMA

COUNTY OF ETOWAH

CITY OF RAINBOW CITY, ALABAMA – PLANNING COMMISSION – April 28, 2020

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

Present via Zoom:

Wes Ellis, Chairman
Tommy Moon, Vice Chairman
David King
Larry Harris
Mona Wallace
Brent Boggs

Present:

Bettye Boyd
Terry John Calhoun, Mayor

Also Present:

Joel Garmon, City Engineer
Laura Lloyd, City Attorney
Daniel Parker, Architect and representative for Vijay Patel of Patel Complex

1. After roll call, Wes Ellis, Chairman, declared a quorum was present and the following business was transacted.
2. Minutes were presented from the February 25, 2020 meeting. Bettye Boyd moved to accept the minutes as presented. Larry Keenum seconded the motion. There were no questions or changes. Motion carried unanimously.
3. Mr. Ellis stated that the Board had already reviewed concept drawings and today they would be reviewing for approval or disapproval with the understanding that the current plans are preliminary only and they were submitted to help give a better understanding of the concept. The final site plans will be submitted at a later date. Mr. Ellis asked Mr. Garmon if the plans were the same plans that were submitted during the Staff Review. Mr. Garmon explained that the previous plans had one building on the backside of the property that was not going to be developed right now and that there had been two buildings added to the front of the property near highway 77 where it was zoned highway commercial. Mr. Parker explained that the plans for the two buildings were retail units and that one unit would be an optical shop and the other unit would be a cell phone shop. Mr. Ellis asked Mr. Parker if the units would be titled as property of the development. Mr. Parker said yes, that was his understanding. Mr. Ellis asked Mr. Parker who was the title holder of the property. Mr. Parker stated that he believed the deed read Vijay Patel. Mr. Parker said that he had not seen the deed but he knew that Mr. Patel had purchased the property from Betty Greer. Mr. Ellis consulted with city attorney, Laura Lloyd. Ms. Lloyd stated that before Mr. Patel could proceed with his development, he would have to prove rights to the property. Mr. Ellis asked if anyone had any questions. No comments were made.
4. Mr. Ellis mentioned that he did not see any runoff plans on the drawings. Mr. Parker explained that Skipper Engineering was currently working on storm water calculations for the property. Discussion followed.
5. Mr. Ellis asked anyone if they had any objections, comments or questions to the plans that were submitted. No comments were made.
6. Mr. Ellis moved to accept a motion. Bettye Boyd made a motion to accept the plans as submitted subject to Federal, State, Local Ordinances, Laws and Requirements and on conditions of storm water runoff plans and calculations. Larry Keenum seconded the motion. Motion carried unanimously.

7. There being no other business to come before Planning Commission, Larry Keenum made a motion to adjourn and Brent Boggs seconded the motion. Meeting adjourned at 3:57 P.M.

Respectfully submitted,
Heather Hill