

STATE OF ALABAMA

COUNTY OF ETOWAH

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

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
Thomas Moon, Vice Chairman
Bettye Ann Boyd
David King
Mona Wallace
Brent Boggs
Larry Keenum, Council Member

Absent:

Larry Harris
Terry John Calhoun, Mayor

Also Present:

Joel Garmon, Planning Director
Laura Lloyd, City Attorney
Brenda Riddlespurge
Wa Riddlespurge
Gary Plimpton

1. After roll call, Wes Ellis, Chairman, declared a quorum was present and the following business was transacted.
2. Minutes were presented from the June 23, meeting. Bettye Ann 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. Brenda Riddlespurge and Wa Riddlespurge was present to represent themselves for the Conditional Use application for Ms. Riddlespurge's property at 8544 Lister Ferry Rd. Mr. Ellis said that the decision for the Conditional Use was tabled at the previous meeting to allow for any restrictions of deed or any covenant restrictions to be presented. Ms. Riddlespurge said there had been no changes. Mr. Ellis asked those present in objection of the Conditional Use, if there had been any differences. Deena Portwood said that everyone's opinion was still the same. They did not want another mobile home allowed in that area. Discussion followed. After discussion Mr. Ellis asked if there were any questions, disputes, differences, missing information from the Board members. Brent Boggs asked if Conditional Use could possibly mean for one (1) year, so that the property owner could have the opportunity to build a house if she/he preferred. Discussion followed. After discussion Mr. Ellis explained that if any persons wanted to appeal the motion regardless of the motion, that they would have thirty (30) days to do so. Bettye Boyd made a motion to approve the Conditional Use to the Riddlespurge's for one (1) year to place a mobile home on the property in parallel with all federal, state, county, city and local restrictions, requirements and policies. In one (1) year the Conditional Use would have to come before the Planning Board again for review. Mona Wallace seconded the motion. Motion carried unanimously.
4. Gary Plimpton was present to represent himself for the site plans to place a 2400 SQ FT commercial building on his property at the corner of Steele Station Rd. and W Grand Ave. Mr. Plimpton explained that he has had the property on the market for about three years and that he had lost two prospects due to issues with the time it would take to build a structure on the property. Mr. Plimpton's thoughts were that if he could build a structure and do some landscaping that it would make the property more attractive to draw a business to Rainbow City. It was discussed that the approval of the site plans would be with the understanding that designated parking and a turnaround will

be a required for fire trucks. It was also understood that the property would have paved parking, paved driveway, landscaping and signs. It was discussed that the entrance and egress for the property would be from Natco Dr. only due to conflict of a future turn lane on Steele Station Rd. After further discussion Brent Boggs made a motion to approve the current site plans with the understanding that the construction plans will come before the Board for review when they are ready. Mona Wallace seconded the motion. Motion carried unanimously.

5. 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.
6. Meeting adjourned at 4:03 P.M.

Respectively Submitted,

Heather Hill