

STATE OF ALABAMA

COUNTY OF ETOWAH

CITY OF RAINBOW CITY, ALABAMA – PLANNING COMMISSION – June 27, 2023
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
Bettye Boyd
David King
Larry Harris
Mona Wallace
Brent Boggs
Clark Hopper, Council Member

Absent:

Also Present:
Joel Garmon
Lance Smith, City Attorney
Brian Stansell
Immalene Livingston
John Read
Chris Day
Ron Watkins
Keith McDuffie
Scott Skipper

1. After roll call, Wes Ellis, Chairman, declared a quorum was present and the following business was transacted.
2. Minutes were presented from the March 28, 2023 meeting. Bettye Boyd moved to accept the minutes as presented. Larry Harris seconded the motion. There were no changes or questions. Motion carried unanimously to accept the minutes as is.
3. Mr. Ellis explained that the Board would be taking items a, b, and c of the agenda at the same time due to the relation of the items pertaining to the same or related properties of all three items.
4. Brian Stansell was present with a request to rezone his property located on Delray Drive, parcel number 15-04-20-4-000-011.000. Mr. Stansell wished to rezone this property from M-1 Manufacturing to R-1 Single Family Residential for the purpose of building single family homes on the property.
5. Brian Stansell was present with a request to deed a portion of his property located on Delray Drive, current parcel number 15-04-20-4-000-011.000 to the City of Rainbow City for the purpose of building the roadway known as Delray Drive.
6. No one was present in opposition of the request to rezone said property. No one was present in opposition of the deed agreement request.
7. Clark Hopper made a motion of recommendation to the Rainbow City Council to approve the rezoning of Mr. Stansell's said property as submitted from M-1 Manufacturing to R-1 Single Family Residential as submitted and subject to all federal, state, county, city and local, laws, ordinances, restrictions, requirements, and policies. Brent Boggs seconded the motion. Motion carried unanimously.
8. Clark Hopper made a motion of recommendation to the Rainbow City Council to accept the deed agreement as submitted by Mr. Stansell on said property and

subject to all federal, state, county, city and local, laws, ordinances, restrictions, requirements, and policies. Brent Boggs seconded the motion. Motion carried unanimously.

9. Emmalene Livingston was present with a request to deed a portion of her property located at 201 Delray Drive, current parcel number 15-04-20-4-000-011.002 to the City of Rainbow City for the purpose of building the roadway known as Delray Drive.
10. No one was present in opposition of the deed agreement request.
11. Larry Harris made a motion of recommendation to the Rainbow City Council to accept the deed agreement as submitted by Ms. Livingston on said property and subject to all federal, state, county, city and local, laws, ordinances, restrictions, requirements, and policies. Bettye Boyd seconded the motion. Motion carried unanimously.
12. Jon Read was present with a request to approve his building drawings for a mini-warehouse storage development located at 3561 Julie Street. Mr. read stated this first phase of development is approximately 150-160 units. There were smaller units for personal use and larger enclosed and open units for RV's and boats. Wes Ellis asked of the enclosed units of RV storage would allow for combustible fuels to be stored. Mr. Read said the larger enclosed units were 12 x 35 and no combustible gas would be allowed besides what is enclosed inside the RV itself, this being in the fuel tank. Mr. Read also explained that the renter would be required to purchase insurance whether with him or personally.
13. Bettye Boyd made a motion to approve the building drawings as submitted and subject to all federal, state, county, city and local laws, ordinances, restrictions, requirements and policies. David King seconded the motion. Motion carried unanimously.
14. Chris day was present to represent Dale Adams with a request to approve the revision of building drawings for the new Super Bee Pharmacy which will be located at 3322 Rainbow Drive, parcel number 15-09-29-3-000-047.001. Mr. day explained the revision was due to construction cost issues. The revision would include removing the additional units on the original plan and would include changes to parking. The pharmacy portion of the drawing did not change.
Mr. Ellis introduced the new Knox Box Ordinance to Mr. day and explained that this ordinance would be required on all new construction.
15. Brent Boggs made a motion to approve the building drawings as submitted and subject to all federal, state, county, city and local laws, ordinances, restrictions, requirements and policies. Bettye Boyd seconded the motion. Motion carried unanimously.
16. Ron Watkins was present with a request to approve his site plan drawings for the addition to his existing business known as Ron's Body Shop, located at 958 Sutton Bridge Rd. Mr. Watkins said the building would be part of his existed business and would not be rented out. Wes Ellis noted the fire department during staff review requested to be advised on access, weight, turn around and hose reach. Joel Garmon stated that he would explain those conditions to Mr. Watkins. Wes Ellis presented the new Knox Box Ordinance for new construction. It was discussed with Mr. Watkins that when his building drawings came in that he would have to come before the Planning Commission for approval of those drawings. The Board also explained that he could have his building materials delivered if he needed to, but the building drawings would still need to be approved by the Planning Commission before construction of the building could start.

17. Bettye Boyd made a motion to approve the site plan drawings as submitted and subject to all federal, state, county, city and local laws, ordinances, restrictions, requirements and policies. Thomas Moon seconded the motion. Motion carried unanimously.
18. Keith McDuffie was present with a request to approve his site plan drawings for his mini-warehouse development to be located at 1930 Sutton Bridge Rd. Wes Ellis asked Mr. McDuffie how many units he planned on building. Mr. McDuffie explained that he was taking advantage of a little less than 2 acres and that Scott Skipper told him there was enough room for 141 units so that was his intent to build the 141 units. Wes Ellis noted a comment from staff review concerning lack of fire hydrant, elevations, runoff calculations and paved driveway. Joel Garmon explained that everything on the staff review comment list had been addressed and corrected and that for the paving, a K G treatment (tar & gravel) was requested.
19. Brent Boggs made a motion to approve the site plan drawings as submitted and subject to all federal, state, county, city and local laws, ordinances, restrictions, requirements and policies. Mona Wallace seconded the motion. Motion carried unanimously.
7. 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.
8. Meeting adjourned at 4:04 P.M.

Respectively Submitted,

Heather Hill