

STATE OF ALABAMA

COUNTY OF ETOWAH

CITY OF RAINBOW CITY, ALABAMA - PLANNING COMMISSION - January 26, 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
David King
Mona Wallace

Absent:

Bryan Stone

Also Present:

Wiley McLain, Building Official
Kevin Ashley, City Engineer

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 October 27, 2015 meeting were presented. Bettye Ann Boyd moved to suspend the reading of the minutes and approve the minutes as submitted. Thomas Moon seconded the motion. Motion carried unanimously.
3. Mike Davis with Olympia Design- Build was present with the site plans for a building in the Lumley Industrial Park located on Lumley Road. Olympia Design-Build is building and leasing to Frios Pops. This will be the location where the Frios Pops will be made. Andy Harp, owner of Frios Pops wants to be in production by May, 2016 if possible. He hopes to start out with 20 employees and hopes to add more once they get started. Kevin Ashley had commented in Staff Review that he needed an ADEM permit but said today that they are not disturbing over an acre so no permit will be needed. Kevin also stated today that his other comments from Staff Review is not a negative that would stop Olympia from starting site preparation at this time. Olympia will come back to Planning with the building design when it is completed and if there are any changes with the site plan at that time, it can also be reviewed again. After discussion, Larry Keenum made a motion to approve the site plan for Olympia to start work on it. Larry Harris seconded the motion. Motion carried unanimously.
4. Scott Skipper, Engineer, was present representing Northeast Orthopedics building plans. The new office will be located at 524 West Grand Avenue. The building is approximately 9,450 square feet. Mr. Skipper stated that they are still working with ALDOT on the location of the driveway but this should not hinder the start of site work when weather permits. There were no comments from Staff Review. After discussion, Thomas Moon moved to approve the building plans as presented. David King seconded the motion. Motion carried unanimously.
5. Jessica Miles, Project Manager and Trent Thrasher, owner of T. Thrasher Construction were present with the building plans for Charles Gough Insurance. This building will be located at 107 Sutton Bridge Road. The entire building will be approximately 2,400 square feet. Mr. Gough's insurance office will be in 1,200 square feet and he will lease out the other 1,200 square feet for office space. There will be sufficient parking available for

any business that will lease out half of the building. There were no comments from Staff Review. After discussion, Larry Keenum moved to approve the building plans as presented. Bettye Boyd seconded the motion. Motion carried unanimously.

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6. Scott Skipper, Skipper Engineering, was present representing Dave Cummins. Mr. Cummins wants to build storage warehousing located at 3514 Greenview Avenue. The zoning is correct for this project. Mr. Cummins plans were presented on October 27, 2015 but he wanted each storage unit to be 750 square foot each. The Zoning Ordinance would only allow this as a permitted use with each unit being 400 square foot each. Mr. Skipper appeared before the Rainbow City Board of Adjustments & Variances and asked for a variance in this matter. The Board met on January 12, 2016 and granted this variance. In the process of granting this variance, The Board also placed restriction on the project. They asked that the lease agreement state in it that no motor vehicle be stored in any unit with more than 1/2 tank of gasoline or fuel in it. Also that the required fence have privacy slates installed in the fence that will run in front of this project and continue ten (10) feet on each side of the fence from the front section. (A copy of the minutes from the Board meeting are on file in the Building Department of Rainbow City.) Mr. Skipper presented plans with revisions showing a six (6) foot fence with three (3) rows of barbed wire placed on top to make a total of eight (8) feet of fencing. There is also now a turn around at the end of the road to allow emergency vehicles to turn around to get out of the area. After discussion, Larry Keenum made a motion to approve the site plans as presented to the Planning Commission today along with the minutes from Board of Adjustments, Appeal No. 331, dated January 12, 2016. Larry Harris seconded the motion. Motion carried unanimously.
7. There being no other business to come before The Planning Commission, Mona Wallace moved to adjourn.

Respectfully submitted,

Kathy Hill
Recording Secretary