

STATE OF ALABAMA

COUNTY OF ETOWAH

CITY OF RAINBOW CITY, ALABAMA – PLANNING COMMISSION – July 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
Bettye Ann Boyd
Larry Harris
David King
Bryan Stone
Mona Wallace

Absent:

Larry Keenum, Council Member

Also Present:

Wiley McLain, Building Official

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 June 28, 2016 meeting were presented. Thomas Moon moved to suspend the reading of the minutes and approve the minutes as submitted. Bettye Ann Boyd seconded the motion. Motion carried unanimously.
3. Trent Thrasher owner of Trent Thrasher Construction was present with the building plans for one of Brian Bowman's spec buildings behind Winn Dixie store. Mr. Bowman had the site approved for two buildings but just wants to build the hull of the first building now. Once he rents the building, he will finish out the inside per the needs of the tenant. At that time, all of the electrical, HVAC, and plumbing drawings will be presented to the Building Department for permitting. Wiley stated that unless the tenant's business does not meet requirements of the Zoning Ordinance, the plans will not come back before Planning Commission. Trent stated the building will have a brick front for offices and then the back (warehouse) part will be metal. After discussion, Bryan Stone moved to approve the start of the construction of the building subject to meeting all Utility Board, City, County and State regulations for permits. Larry Harris seconded the motion. Motion carried unanimously.
4. Eddie Perman of Perman Engineering and Gary Wright with Triple "C" Development were present with the site plans for the Auto Zone and Zippy's Car Wash. At this time, the developer has only purchased the property where Dad's Bar-B-Que was located. They are still in negotiations with the owner(s) of the other property where they had planned to place the Zippy's Car Wash. They are only asking for site approval for Auto Zone today and once they acquire the other property, they will be back with the site plans for the rest of the project. The property where Auto Zone will be located will have the only entrance for both locations. There will be an easement granted on the deed for Zippy Car Wash to be allowed to use the egress/ingress of this property should at some point the owner(s) of the car wash or Auto Zone change hands. This easement will go with the property. Mr. Adams, co-owner of Super Bee Pharmacy was present concerned about the car wash and what was going to happen when the remaining shopping center is torn down and all that remains will be Super Bee and Hannah's Closet. Gary Wright

stated that there will be a six (6) foot barrier next to Super Bee's side wall that will have shrubbery planted in it. Mr. Adam's stated they are also concerned about the entrance to their part of the strip mall once the other entrance has been removed. After discussion, Bettye Ann Boyd made a motion to approve the site plans as shown for the Auto Zone only subject to comments from Staff Review being taken care of and subject to this project meeting all Utility Board, City, County and State regulations for permits. Thomas Moon seconded the motion. Motion carried unanimously.

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5. Greg Summerlin owner of Kensington Gardens Subdivision and Donnie Tucker of Tucker Engineering were present seeking final approval on the subdivision. Mr. Summerlin has a check for \$15,000.00 made payable to Rainbow City for the bond amount to cover completion of the street top coat or finish coat. This amount was given to Mr. Summerlin by Kevin Ashley, City Engineer. Mr. Summerlin stated he has 21 lots for sale and Joey Jones Construction will be the builder for the homes. All lots are approximately 5,500 sq. ft. and the homes will be custom garden homes with all brick exterior and be around 1,500 sq. ft. in size. After discussion, Bryan Stone moved to approve the final plat subject to this project meeting all Utility Board, City, County and State regulations for permits. David King seconded the motion. Motion carried unanimously.
6. There being no other business to come before The Planning Commission, Bryan Stone moved to adjourn.

Respectfully submitted,

Kathy Hill
Recording Secretary