

COUNTY OF ETOWAH

CITY OF RAINBOW CITY, ALABAMA – PLANNING COMMISSION – January 9, 2024  
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 Boyd  
David King  
Mona Wallace  
Brent Boggs  
Larry Harris  
Clark Hopper, City Councilman

Absent:

Also Present:

Joel Garmon  
Lance Smith, City Attorney  
Kenneth McMillan  
Rachel White  
Linda Jones  
Mack Johnson  
Trent Thrasher  
Chloe Antonelli  
Carrie Machen

1. After roll call, Wes Ellis, Chairman, declared a quorum was present and the following business was transacted.
2. Minutes were presented from the January 09, 2024 meeting. Bettye 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. Kenneth McMillan and Rachel White were present with a request to rezone 661 Sutton Bridge Rd., Parcel number 15-09-29-2-000-058.000, PPIN 47144 from HC-Highway Commercial to M1-Manufacturing. Mr. McMillan is the property owner and Rachel White is the potential buyer's real estate broker. Mr. McMillan would like to rezone his property with the intent to sell the property to a light industrial based company, Loading Automation Inc. The potential buyer, would like to use the property to expand their current material handling, truck loading and automation business. The business will be used for equipment assembly, controlled panel automation assembly, robot programming as well as some light manufacturing of certain electronic components. The business will have approximately 10 to 15 employees.
4. Linda Jones was present with concerns of the business coming to the property. Mrs. Jones owns a rental property across the street from the potential business. Her rental property is located at 688 Sutton Bridge Rd., parcel number 15-09-29-2-000-036.000, PPIN 47117. Mrs. Jones is concerned about excessive traffic, including large trucks, excessive noise and how many shifts the business will have. Mr. McMillan explained he did not see that it would be any different than what the previous business had which was Working Man Rentals. It was there for sixteen years. He stated there were big trucks in and out of Working Man Rentals daily. Ms. White explained it was her understanding the business would only have one shift. Mr. McMillan also explained that this business is a great educational opportunity for young people of the area to get involved in

the trade industry of robotics and automation. After further discussion Mrs. Jones was satisfied with the rezoning of the property. Joel Garmon was satisfied with the rezoning. Police and Fire were satisfied with the rezoning.

5. Larry Harris made a motion of recommendation to the City Council for the rezoning of 661 Sutton Bridge Rd., parcel number 15-09-29-2-000-058.000, PPIN 47144 from HC-Highway Commercial to M1-Manufacturing as presented subject to all federal, state, county, city and local, laws, ordinances, restrictions, requirements, and policies. Bettye Boyd seconded the motion. Motion carried unanimously.
6. Mack Johnson was present for the approval of a plat revision of his property located on Steele Station Rd., parcel number 15-04-19-0-001-025.000, PPIN 40729. Mr. Johnson explained he was trying to buy the property to the right of his property and the current property lines were interfering with the development of the road and the property he was trying to purchase, so he had to move the lines back some.
7. After further discussion Bettye Boyd made a motion to approve the revised site plat revision as submitted subject to all federal, state, county, city and local laws, ordinances, restrictions, requirements and policies. Brent Boggs seconded the motion. Motion carried unanimously.
8. Trent Thrasher, Chloe Antonelli and Carrie Machen were present to represent Wesley Patterson for the site plan approval of Absolute Respiratory to be located on Steele Station Rd, part of parcel number 15-04-19-0-001-025.000 and part of PPIN 40729. Joel Garmon explained that ingress, egress, fire, police and parking were satisfied. ALDOT approval was not needed because Steele Sation Rd. belongs to the City. Mr. Thrasher asked if the site plan could be approved subject to signing off on the foundation drawing prior to submitting the building drawings so it did not slow down their progress of the development. Mr. Ellis asked Mr. Garmon if he could follow up on the foundation drawings without a motion. Mr. Garmon said he did not have a problem with it.
9. After further discussion Brent Boggs made a motion to approve the site plan drawings subject to Joel Garmon signing off on the foundation drawing prior to the approval of the building drawings and subject to all federal, state, county, city and local laws, ordinances, restrictions, requirements and policies. Mona Wallace seconded the motion. Motion carried unanimously.
10. Lesa Young introduced herself to the Board as Rainbow City's new Retail Consultant.
11. 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.
11. Meeting adjourned 3:58 P.M.

Respectively Submitted,  
Heather Hill