

STATE OF ALABAMA

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
Bettye Boyd
David King
Mona Wallace
Brent Boggs

Absent:

Thomas Moon, Vice Chairman
Larry Harris
Clark Hopper, City Councilman

Also Present:

Joel Garmon
Lance Smith, City Attorney
Autumn Brown
Kenny Waller
Mack Johnson
Steve & Janice Cofield

1. After roll call, Wes Ellis, Chairman, declared a quorum was present and the following business was transacted.
2. Minutes were presented from the November 28, 2023 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. Autumn Brown was present with a request for the approval of a Conditional Use Permit to place a manufactured home on her property located at the corner of Riddles Bend Rd. and Creek Haven Rd. Parcel 20-05-22-0-001-022.003, PPIN 82425. Mrs. Brown explained that this manufactured home will be their permanent residence and they do not intend to build. Kenny Waller with Clayton Homes was present to explain the features, set up and foundation of the manufactured home. Mr. Waller explained that the wheels, axle and tongue would be removed from the home. The home will be placed on a permanent pier foundation. The pier footing will be 36 inches by a foot deep, there will be rebar in the perimeter footings and concrete will be poured. The home will also include brick around the foundation.
4. No one was present in opposition of the request. One opposition was sent via email from adjacent property owners Dennis and Donna George. Their address is 1100 Riddles Bend Rd. Mr. & Mrs. George stated "For the record, we are opposed to a manufactured home being placed on this property. The reason being, a mobile home would be a detriment to the property value of surrounding homes. We would also be opposed to this being a rental property."
5. Mr. Ellis explained the Conditional Use permit went with the property owners and not the property. Shall the owners move, the permit will need to be resubmitted. The Conditional Use permit is also subject to a one-year renewal period. After further discussion David King made a motion to approve the Conditional Use permit as submitted with the understanding of the Conditional Use regulations, also subject to all federal, state, county, city and local laws, ordinances, restrictions, requirements, and policies. Mona Wallace seconded the motion. Motion carried unanimously.
6. Mack Johnson was present with a request for plat approval for a portion of parcel 15-04-19-0-001-025.000, PPIN 40729. Mr. Johnson explained that his

intent is to sell the parcels to help fund the project for their new corporate office.

7. After further discussion Brent Boggs made a motion to approve the plat 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.
8. Steve and Janice Cofield were present with a request to rezone their business property located at 110 East Grand Ave. Parcel 15-09-29-3-000-095.000, PPIN 47577 from HC Highway Commercial to HC-L Highway Commercial Liquor. Mr. & Mrs. Cofield explained that they have had their property on the market for seven years and have been through three realtors. They have had to turn down prospective buyers due to the current zoning district restrictions.
9. After further discussion Bettye Boyd made a motion of recommendation to the City Council to approve the property for rezoning from HC Highway Commercial to HC-L Highway Commercial Liquor subject to all federal, state, county, city and local laws, ordinances, restrictions, requirements and policies. Brent Boggs seconded the motion. Motion carried unanimously.
10. There being no further business to come before the Planning Commission, Bettye Boyd made a motion to adjourn. Mona Wallace seconded the motion. Motion carried unanimously.
11. Meeting adjourned 4:03 P.M.

Respectively Submitted,
Heather Hill