

STATE OF ALABAMA

COUNTY OF ETOWAH

CITY OF RAINBOW CITY, ALABAMA – PLANNING COMMISSION – June 28 2022. The Planning Commission of the City of Rainbow City, Alabama met in a regular session at 5:00 P.M. and upon roll call the following members were present:

Present:
Wes Ellis, Chairman
Thomas Moon, Vice Chairman
Bettye Boyd
Brent Boggs
David King
Mona Wallace
Larry Harris
Clark Hopper, City Council Member

Absent:

Also Present:
Joel Garmon
Lance Smith, City Attorney
Donnie Tucker, Tucker Engineering
Jeff Bryant
Scott Skipper
Jana Cordell, Owner's Representative, Chambless King Architects
Kaylee Cofer, Chambless King Architects
Geoff Koski, KB Advisory Group
Robbin Gregory, Gonzales-Strength & Associates, Inc.
Joe Meads, Sain Associates
Jeff Stephenson, Sain Associates

1. After roll call, Wes Ellis, Chairman, declared a quorum was present and the following business was transacted.
2. Minutes were presented from the May 24, 2022 meeting. Bettye Boyd moved to accept the minutes as presented. Mona Wallace seconded the motion. There were no changes or questions. Motion carried unanimously to accept the minutes as is.
3. Donnie Tucker was present with a proposal to subdivide lot number 12 in Kensington Gardens located on Kensington Lane. Mr. Tucker explained that the lot was oversized and they would like to divide it to build another home. Joel Garmon stated that the proposal meets all Subdivision Regulation requirements. Mr. Ellis asked about the road requirements for the subdivision. Mr. Garmon explained that the developer was still working on the road (Kensington Lane) and that it would have to be finished and approved before the subdivision would be approved.
4. David King made a motion to approve the subdivision of lot number 12 on Kensington Lane 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.
5. Jeff Bryant and Scott Skipper were present for the approval of site plans and building drawings for Mr. Bryant's mini storage development located on East Grand Ave. Fire Chief Tim McKee's Staff Review comment stated drawings were subject to fire hydrant location. Mr. Garmon located the hydrant on the drawings.
Mr. Garmon stated the drawings had two entrances to the property and that it would need to meet ALDOT's approval for ingress and egress. Mr. Bryant agreed with Mr. Ellis that the development would be completed in phases and

each phase, would be completed in full, with fencing, lighting and security cameras.

6. Thomas Moon made a motion to approve the site plan drawings and building drawings for the mini storage development as submitted subject to the approval of ALDOT and subject to all federal, state, county, city and local, laws, ordinances, restrictions, requirements, and policies. Bettye Boyd seconded the motion. Motion carried unanimously.
7. Jana Cordell introduced for consideration a Master Plan for the City of Rainbow City.
8. Presentation for Master Plan was given by Kaylee Cofer. Introduction of topics included assets, opportunities and challenges of community, natural areas, waterfront property, built infrastructure, social networks, demographic and economic trends. Enhancing opportunities of the the Coosa River, Mega Sports Complex and the Mega Site.
9. There being no further business to come before the Planning Commission, Brent Boggs made a motion to adjourn. Larry Harris seconded the motion. Motion carried unanimously.
7. Meeting adjourned at 6:31 P.M.

Respectively Submitted,
Heather Hill
Recording Secretary