

STATE OF ALABAMA

COUNTY OF ETOWAH

CITY OF RAINBOW CITY, ALABAMA – PLANNING COMMISSION – May 24, 2022. 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
Brent Boggs
David King
Clark Hopper
Larry Harris

Absent: Mona Wallace
Thomas Moon

Also Present:
Joel Garmon
Jack Self
Lance Smith, City Attorney
Daniel Allen, Gonzalez-Strength
Kristyna Moore, Broadway Group.

1. After roll call, Wes Ellis, Chairman, declared a quorum was present and the following business was transacted.
2. Minutes were presented from the April 26, 2022 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. Daniel Allen with Gonzalez-Strength & Associates, Inc. was present for plat plan approval for Milo's Hamburgers. The parcel is located within the parking lot area of Rainbow Plaza. Joel Garmon stated that he did not see any issues with the plat.
4. After further discussion Clark Hopper made a motion to approve the plat plan for Milo's Hamburgers subject to all federal, state, county, city and local, laws, ordinances, restrictions, requirements, and policies. Larry Harris seconded the motion. Motion carried unanimously.
5. Kristyna Moore with Broadway Group was present for site plan and building drawings approval for a Dollar General development located at 5046 Rainbow Drive. Ms. Moore explained that Broadway Group was waiting to here back from ALDOT with the approval of the entrance to the property. Ms. Moore addressed concerns of storm water runoff that Harvey & Sue Coleman had during a previous Board of Adjustment meeting. Mr. & Mrs. Coleman live adjacent to the Dollar General property. Ms. Moore insured that the storm water post development plans was designed so that the adjacent property owners would not have to be concerned of storm water discharging onto their properties.
6. Brent Broggs expressed concerns of the line of site to the property. Joel Garmon explained that ALDOT would approve the line of sight for the egress/ingress to the property and that we were waiting on that approval.
7. After further discussion. Brent Boggs made a motion to approve the site plan drawings and building drawings for the Dollar General development 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.

(over)

8. There being no further business to come before the Planning Commission, Bettye Boyd made a motion to adjourn. Larry Harris seconded the motion. Motion carried unanimously.

7. Meeting adjourned at 3:48 P.M.

Respectively Submitted,
Heather Hill
Recording Secretary