

STATE OF ALABAMA

COUNTY OF ETOWAH

CITY OF RAINBOW CITY, ALABAMA – PLANNING COMMISSION – November 28, 2023

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
Thomas Moon
Larry Harris
Mona Wallace
Brent Boggs
Clark Hopper, Council Member

Absent:

Also Present:

Joel Garmon
Lance Smith, City Attorney
Anita Bedwell
Trent Thrasher
Stacy Windom
Craig Hill, Fire Marshall

1. After roll call, Wes Ellis, Chairman, declared a quorum was present and the following business was transacted.
2. Minutes were presented from the October 24, 2023 meeting. Bettye Boyd moved to accept the minutes as presented. Thomas Moon seconded the motion. There were no changes or questions. Motion carried unanimously to accept the minutes as is.
3. Anita Bedwell was present as a representative for Keith McDuffie for the revised site plan and building drawings for Mr. McDuffie's mini-storage development located on Sutton Bridge Rd., parcel number 15-04-17-0-001-132.006, PPIN number 40565. Joel Garmon explained the reason for the revision on the site drawing is because Mr. McDuffie has decided to build the buildings in two phases. In phase 1 (one) he will build the outside perimeter buildings and then build out the remainder in Phase 2 (two). Anita Bedwell said Mr. McDuffie anticipated starting Phase 2 (two) in the summer of 2024. Craig Hill was good with the drawings.
4. After further discussion Brent Boggs made a motion to approve the revised site plans and building drawings as submitted subject to all federal, state, county, city and local laws, ordinances, restrictions, requirements and policies. Bettye Boyd seconded the motion. Motion carried unanimously.
5. Trent Thrasher was present with a request to rezone his property located on Lasalle Street, parcel number 15-09-30-0-001-004.001, PPIN number 73004 from HC-Highway Commercial to R-3 Multi-Family Residential for the purpose of building an apartment complex. The development will consist of eleven single story, one car garage apartments. Site plans and building drawings will be submitted at another time. Discussion followed.
6. Stacy Windom who lives at 506 Lasalle Street was present with concerns of the amount of traffic the development would bring. Mr. Windom explained there were a lot of children in the area and that the road was a narrow, dead-end road and there are currently issues with traffic turn-around in resident's

driveway's, and that there was no room for the school, garbage truck and fire truck to turn around. Mr. Thrasher explained that he had bought additional land across the street from the proposed development and that he would build a cul-de-sac at the end of Lasalle on his property to help the traffic flow better if need be and it would also help with the school bus, garbage and fire truck's to turn around. Mr. Windom felt the cul-de-sac would solve the issue with the traffic.

7. After further discussion Bettye Boyd made a motion of recommendation to the City Council to approve the rezoning of parcel number 15-09-30-0-001-004.001, PPIN number 73004 from HC-Highway Commercial to R-3 Multi-Family Residential, and a recommendation to the City Council for public safety purposes, for the City to add a cul-de-sac to the end of Lasalle Street in order for the said property to function as intended, and also subject to all federal, state, county, city and local, laws, ordinances, restrictions, requirements, and policies. Thomas Moon seconded the motion. Motion carried unanimously.

8. Joel Garmon with the Building Department submitted a request to revise the Rainbow City Zoning Ordinance Section 28 "Minimum Standard for All Dwellings". Mr. Garmon would like to add to Section 28 (1) "(b) - One bedroom apartments may have a minimum of 700 (seven hundred) square feet." Mr. Garmon explained the purpose of the current minimum square footage of 1000 (one thousand square feet) is to help prevent people from bringing in portable buildings and turning them into a house, but he felt like a one-bedroom apartments should be allowed to downsize and not require a 1000 (one thousand) square foot. It would also help save on the cost of building it, the cost of renting and the fact that typically a person living in a one bedroom apartment does not require that much floor space. During the discussion Mr. Ellis notated that Section 28 statement title "Minimum Standard for all Dwellings" displays conflicting messages and he suggest that "by districts" should be added to the title statement to read "Minimum Standard, by District for All Dwellings".

9. After further discussion Larry Harris made a motion of recommendation to the City Council to approve the ordinance revision as submitted subject to all federal, state, county, city and local laws, ordinances, restrictions, requirements and policies, and subject to the title statement review. Brent Boggs seconded the motion. Motion carried unanimously.

10. There being no further business to come before the Planning Commission, Clark Hopper made a motion to adjourn. Brent Boggs seconded the motion. Motion carried unanimously.

14. Meeting adjourned 4:33 P.M.

Respectively Submitted,

Heather Hill