

STATE OF ALABAMA

COUNTY OF ETOWAH

CITY OF RAINBOW CITY, ALABAMA – PLANNING COMMISSION – October 24, 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
Trent Thrasher
Patrick Barone
Jeremy Bain
Jason Allen
Trey Perman
Jacob & Haley Kilgore

1. After roll call, Wes Ellis, Chairman, declared a quorum was present and the following business was transacted.
2. Minutes were presented from the September 12, 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. Jacob and Haley Kilgore were present with a request for approval of a Conditional Use permit to place a new manufactured home on the property located on Canoe Creek Rd. parcel number 20-03-06-0-000-006.003. The Kilgore's do not plan to build a home, this will be the permanent home. Mr. Ellis explained if approved the conditional use permit will go with the trailer and not the property. If they move the home to another location in Rainbow City or if the property and home is sold, a new conditional use permit would require approval.

No one was present in opposition of the request.
4. After further discussion Larry Harris made a motion to approve the conditional use permit as submitted subject to all federal, state, county, city and local laws, ordinances, restrictions, requirements and policies. Mona Wallace seconded the motion. Motion carried unanimously.
5. Patrick Barone was present for the approval building drawings and revised site plan drawings for Barone's Pizza located at 214 East Grand Ave. Mr. Barone explained the changes to the site drawings were necessary due to an oversight of the topography of the land. The building was moved back 20 ft.
6. After further discussion Brent Boggs made a motion to approve the 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.

7. Jeremy Bain was present for the approval of site plan and building drawings for the Wyatt Lee Meadows development located off Hwy 77 in Summerlin Place. Part of original parcel number 20-05-16-0-001-003.016. Discussion followed. Mr. Garmon said changes to the fire hydrants have been satisfied.
8. After further discussion Bettye Boyd made a motion to approve the site plan drawings 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.
9. Trent Thrasher was present for the approval of site plan drawings for his new dumpster business "Fully Loaded". The development will be located at the end of Deerfoot Pkwy, parcel number 16-07-26-0-001-018.007. Mr. Thrasher will be completing a parking lot to move his dumpsters to this location. Mr. Thrasher also intends to build an 8,000 to 10,000 sq ft building on this property to lease out. Mr. Thrasher will come back before the Planning Board at a later date with his building drawings.
10. After further discussion Mona Wallace made a motion to approve the site plan drawings as submitted subject to all federal, state, county, city and local laws, ordinances, restrictions, requirements and policies. Larry Harris seconded the motion. Motion carried unanimously.
11. Trey Perman and Jason Allen were present for the approval of a site plat for Chelsea Subdivision 2nd Addition, parcel no. 15-09-30-0-001-116.009. Joel Garmon confirmed that all utilities to the site are good. The property has not been surveyed at this time. Mr. Perman intends to adopt the same restrictions of the previous Chelsea development.
12. After further discussion Brent Boggs made a motion to approve the site plat 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.
13. 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.
14. Meeting adjourned 4:08 P.M.

Respectively Submitted,

Heather Hill