

STATE OF ALABAMA

COUNTY OF ETOWAH

CITY OF RAINBOW CITY, ALABAMA – PLANNING COMMISSION – September 28, 2021

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
Thomas Moon, Vice Chairman
Mona Wallace
Bettye Boyd
Brent Boggs
David King
Clark Hopper, Council Member

Absent: Larry Harris

Also Present:
Jack Self
Joel Garmon
Laura Lloyd, City Attorney
Gary Plimpton
Scott Skipper

1. After roll call, Wes Ellis, Chairman, declared a quorum was present and the following business was transacted.
2. Minutes were presented from the August 24, 2021 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. Scott Skipper was present to represent Dave Cummans for the approval of site plan drawings for a mini-warehouse development located off of Woodland Drive and runs up behind Conoco Fuel Station located on Hwy 77. Discussion followed.
4. After discussion Bettye Boyd made a motion to approve the site plan drawings subject to all federal, state, county, city and local laws, ordinances, restrictions, requirements and policies. Mona Wallace seconded the motion. Motion carried unanimously.
5. Gary Plimpton and Scott Skipper were present for the approval of site plan drawings for the development of a Domino's Pizza inside a speculative lease building to be located at 105 Sutton Bridge Rd.
It was discussed that Mr. Plimpton had come before the Board of Adjustments on August 31, 2021 requesting 3 separate variances to be able to build the speculative lease building behind the Domino's. The variances were for stacking, parking spaces and driveway spacing. All three variances were granted.
6. Joel Garmon explained that the site was full of concrete and in order to make sure the ground was suitable for the construction, a Geotech survey needed to be performed before construction could begin. Mr. Garmon presented a letter from OMI, Inc. to the Board verifying Mr. Plimpton's request for the Geotech survey. Mr. Garmon also explained to the Board and to Mr. Plimpton that the entire speculative building must be completed to the site plan specifications that was submitted and not just the portion of the building for Domino's Pizza. Mr. Garmon said that he would not be able to issue a Certificate of Occupancy for business license until all units of the (over)

speculative building were built. An agreement was made between Mr. Garmon and Mr. Plimpton that Mr. Plimpton could build the shell of the other units and that the inside build out of those units could be complete upon the leasing of those units. Scott Skipper mentioned that if the concrete was removed from the site then OMI would not need to be involved. Mr. Garmon stated that as long as compaction could be approved and that the ground was suitable for building, he did not have an issue with just removing the concrete. Discussion followed.

8. After further discussion Brent Boggs made a motion to approve the site plan drawings subject to the applicants full intent to build all units as shown on the submitted drawings and subject to receipt of Geotechnical engineering data addressing the current conditions of the property and subject to all federal, state, county, city and local laws, ordinances, restrictions, requirements and policies. Clark Hopper seconded the motion. Motion carried unanimously.
9. There being no further business to come before the Planning Commission, Betty Boyd made a motion to adjourn. Thomas Moon seconded the motion. Motion carried unanimously.
6. Meeting adjourned at 4:05 P.M.

Respectively Submitted,

Heather Hill