

STATE OF ALABAMA

COUNTY OF ETOWAH

CITY OF RAINBOW CITY, ALABAMA – PLANNING COMMISSION – October 25, 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  
Mona Wallace  
Thomas Moon  
Larry Harris

Absent:  
Clark Hopper

Also Present:  
Joel Garmon  
Eric Self  
Lance Smith, City Attorney  
Jeff Devine

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 27, 2022 meeting. Bettye Boyd moved to accept the minutes as presented. Brent Boggs seconded the motion. There were no other changes or questions. Motion carried unanimously to accept the minutes as is.
3. Wes Ellis stated that this hearing was for a concept drawing only and that the person representing at this meeting has not made an application to the Building Department. Therefore, no motion of approval or disapproval will be made at this time. The purpose of the hearing is to assist with useful and valuable information to the person considering this project prior to his application to the Building Department. Mr. Ellis also stated that adjacent land owners and persons who may have an opinion about the concept, will occur after an application for the project has been submitted.
4. Jeff Devine came before the Board to present a concept drawing for a mini-storage warehouse development located on his property at 158 Lumley Rd. Mr. Devine explained that with his concept, he is subject to concerns about the view to his neighbors and he would plant some type of fast-growing trees to block the view. His concept drawing shows the project at approximately 150 foot wide by 350 foot long, which will include an 8 foot chain link fence, security cameras, lighting and paving. Two buildings will be climate controlled. Joel Garmon explained to the Board that Mr. Devine will need to divide his property and he will need to provide a survey showing where the property has been separated from his residence. Mr. Garmon suggested that Mr. Devine have a buffer on the property for the future in case the property changes ownership. Mr. Garmon explained that Mr. Devine would need to provide run-off calculations to see if a detention pond would be required for the property to make sure he is in compliance with ADEM standards. Mr. Garmon also stated that Mr. Devine will need an ADEM permit before he scratches the service of his property. Mr. Devine explained that ALDOT suggested the ingress/egress to the property be on Lumley Rd., at least 100 foot from Hwy 411 until Hwy 411 could be three laned.
5. Wes Ellis stated that after the application for the concept is submitted and reviewed, that any approval that may be made will be in accordance with all federal, state, county, city and local, laws, ordinances, restrictions, requirements, and policies.  
(over)

6. There being no further business to come before the Planning Commission, Larry Harris made a motion to adjourn. Brent Boggs seconded the motion. Motion carried unanimously.

12. Meeting adjourned at 3:55 P.M.

Respectively Submitted,  
Heather Hill  
Recording Secretary