



RAINBOW CITY
ALABAMA

NOTICE OF PUBLIC HEARING

YOU ARE HEREBY NOTIFIED OF A PUBLIC HEARING OF THE
RAINBOW CITY COUNCIL

TO BE HELD ON

MONDAY FEBRUARY 24, 2025 at 5:00 p.m.

IN THE CITY COUNCIL CHAMBERS
RAINBOW CITY MUNICIPAL BUILDING
3700 RAINBOW DRIVE

Mr. Scott Skipper appeared before the Planning Commission on behalf of property owner Mr. David Cummans on December 17, 2024 and requested to rezone property located at 3525 Greenview Avenue (PPIN 40847-lots 21 & 22) from Highway Commercial District (HC) to Manufacturing District (M-1). The Planning Commission approved his request. The legal description is:

Lots 21, 22 and the Northwesterly 56' of Lots 3 and 4, all of Block 2, Grand Park Addition as recorded in Plat Book "E", page 135, Judge of Probate Office, Etowah County, Alabama. Map is attached.

THE PURPOSE OF THE HEARING IS TO RECEIVE PUBLIC COMMENTS ON THE ABOVE CHANGES TO THE ZONING ORDINANCE NO. 360 AND MAP. THE ORDINANCE NO. 600 WILL BE CONSIDERED BY THE RAINBOW CITY COUNCIL.

Legal notices have been sent to all adjacent property owners (including those directly across a public right of way), as obtained by the applicant in the most recent records of the Etowah County Tax Assessor.

Legal notices of the public hearing have been posted as required by law at:

1. Rainbow City Municipal Building
2. Local Joe's
3. Rainbow City Public Library
4. rbcalabama.com

(Continued on the back)



256 442 2511



mayor@rbcalabama.com
www.rbcalabama.com



3700 Rainbow Drive
Rainbow City, AL 35906

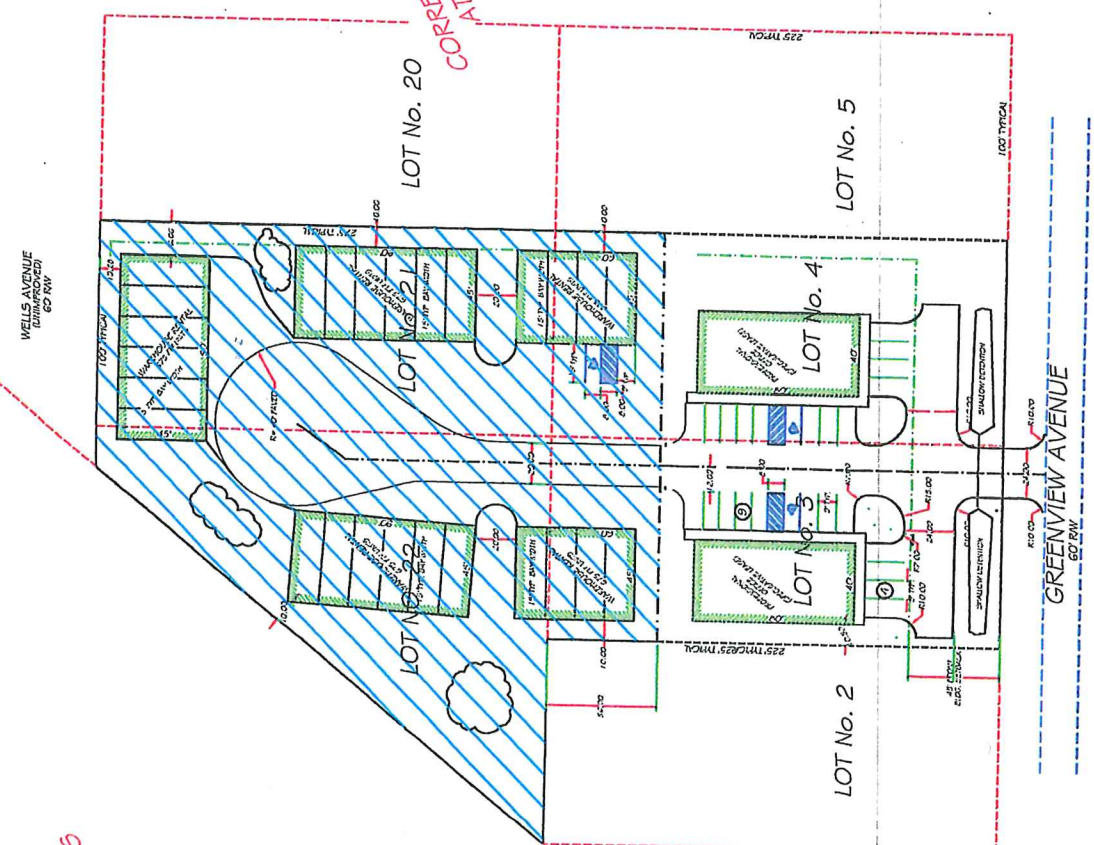
The City of Rainbow City is committed to making meetings accessible to all. If you need accommodations, please contact Beth Lee, City Clerk, at 256.413.1217 at least 48 hours before the meeting.

Beth Lee, City Clerk
January 23, 2025

DEVELOPMENT OF [T] PLANS
SUBJECT TO CHANGE WITH
CONCEPTUAL LAYOUT PROPOSED
IMPROVEMENTS PLAN

REQUEST FOR REZONING
FROM H-1 TO M-1

LEGAL DESCRIPTION FOR RETURNING REQUEST:
 LOTS 21 AND 22 AND THE NORTHERLY 66 FEET OF LOTS 3 AND 4, BLOCK 2, GRAND PARK ADDITION AS RECORDED IN PLAT BOOK "C", PAGE 135, FREEMAN CITY, CROWLEY COUNTY, KANSAS AND CONTAINING 1.34 ACRES MORE OR LESS.



WELLS AVENUE
(UNIMPROVED)
60' R/W

LOT No. 20

LOT No. 5

LOT No. 2

LOT No. 1

GREENVIEW AVENUE
60' RW

ALABAMA HIGHWAY No. 77
WSET GRAND AVENUE

ASSUMED

PROJECT #24013
SCALE 1"= 30'

20
CORRECT SCALE BUILDING DEPARTMENT
AT RBC
AVAILABLE

ZONED HIGHWAY COMMERCIAL
BLDG. SETBACKS.
45' FRONT
10' SIDE
5' REAR
2.110 ACRES ±

LEGAL DISC. INFO 3, 4, 21 & 22, W/LOCK 3, GRAND PRIX ADDITION,
PLAT BOOK 22, PAGE 153, STODMAN COUNTY, AL.

PARKING REQUIRED (EACH FRONT PROFESSIONAL BLDG.)
1 SPACE PER 250 GVA = 13 SPACES IN ONE EXISTING HANDICAP VAN
ACCESSIBLE.

PARKING REQUIRED: 11 PER 20 UNITS FOR W/AGE-HOUSING!

LEGEND

[illegible]

4*RECEIVED UNLESS YOU CONTACT US IMMEDIATELY
 AREA OF MOUNTAIN AND ROUTE WOULD
 BE ALSO HAVE SOMEONE WITH

PROJECT #24013

SKIPPER ENGINEERING, INC.
CIVIL ENGINEERING & SURVEYING

1-1 BOOTHMAN DR.
PACIFIC CITY, AL 35002
REVISED 1-27-1992
PAC-000-000-000

PROPOSED PROFESSIONAL OFFICE BUILDING & WAREHOUSING
LOTS 3, 4, 21 & 22, BLOCK 2, GRAND PARK ADDITION
PLAT BOOK 'E', PAGE 135, RAINBOW CITY, ETOWAH COUNTY, AL.

FCX:
CUMMINS

DATE	2023/04/23	TIME	14:30
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