

STATE OF ALABAMA

COUNTY OF ETOWAH

CITY OF RAINBOW CITY, ALABAMA – PLANNING COMMISSION – January 28, 2020

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  
Terry John Calhoun, Mayor

Absent:

Larry Harris  
Wiley McLain, Building Official

Larry Keenum  
Bettye Ann Boyd  
David King  
Mona Wallace  
Brent Boggs

Also Present:

Joel Garmon, City Engineer  
Lance Smith, City Attorney

1. After roll call, Wes Ellis, Chairman, declared a quorum was present and the following business was transacted.
2. Minutes were presented from the December 17, 2019 meeting. Larry Keenum moved to accept the minutes as presented. Brent Boggs seconded the motion. There were no questions or changes. Motion carried unanimously.
3. Houston Jenkins of JBW & T, Inc., was present to represent and discuss plans for South Ridge Subdivision. The Board and Mr. Jenkins discussed that the engineering for the plans were done during the first phase of the subdivision and therefore the plans would have to be reviewed due to new street specifications. Mr. Jenkins also stated that utilities were installed during the first phase of the subdivision but all were not functional at this time and that they were in the process of determining what remains to be completed. Mr. Ellis stated that those utilities would have to be tested by their agencies due to the fact that they were installed so long ago but that it would not affect the board's approval or disapproval of the plans. Mr. Jenkins also discussed with the Board that it was his understanding that there was more than one owner of the property but it was unclear of who owned what percentage of the property. Mr. Ellis sought legal counsel from city attorney, Lance Smith concerning the matter. Mr. Smith stated that there would probably need to be a title examination to establish ownerships. Mr. Ellis also discussed that the road construction would be adopted under the new street specifications with the understanding that the Planning Commission can modify width or right of way of the road according to Section 18 of the Subdivision Regulations. After further discussion, Mona Wallace made a motion to accept preliminary site drawings as submitted with approval of 20 foot wide streets in accordance with Section 18 of the Subdivision Regulations, subject to review by Rainbow City engineer, with title opinion letter if required. Paving of provisioning of streets in accordance with the ordinance requirements and in accordance with all federal, state, and local laws, ordinances and regulations. Bettye Boyd seconded the motion. Motion carried unanimously.
4. There being no other business to come before Planning Commission, Brent Boggs made a motion to adjourn and Thomas Moon seconded the motion. Meeting adjourned at 3:48pm

Respectfully submitted,  
Heather Hill

