

# Lee County Planning Commission

## Meeting Minutes

January 19, 2022

### I. Call to Order

Secretary Danielle Ritch called to order the regular meeting of the Lee County Planning Commission at 5:45 pm on January 19, 2022 at the Bennie Adkins Meeting Center.

### II. Invocation/Prayer

### III. Pledge of Allegiance

### IV. Roll Call to Establish Quorum

The following persons were present: Danielle Ritch, Joe Stokes, Ross Morris, Christine Bradshaw, Will Neighbors, Adam Littleton

Others Present: Wendy Swann, Joel Hubbard, Justin Hardy, Bill English

Not present: Kevin Flannagan, Sherri Cook, Murray Neighbors, Tom Kelly, Jason Flowers

### V. Election of Officers for the 2022 Calendar Year

Elections are held at the first meeting of the calendar year.

- A) Chair- Danielle Ritch was elected as chair. The vote was unanimous.
- B) Co-Chair - Adam Littleton was elected at Co-Chair. The vote was unanimous.
- C) Secretary – Christine Bradshaw was elected as Secretary. The vote was unanimous.

### VI. Approval of Minutes

Minutes of 12.01.2021 were unanimously approved by the commission.

### VII. Approval of Calendar Year 2022 Regular Meeting Dates

Calendar dates are set at the first meeting of the calendar year.

Regular Meeting (Begins at 5:30 p.m.)	Deadline for Rezoning Submittals	Deadline for All Other Submittals	Special Meetings
January 19, 2022	December 17, 2021	January 7, 2022	TBA
February 9, 2022	January 9, 2022	January 26, 2022	TBA
March 9, 2022	February 9, 2022	February 23, 2022	TBA
April 13, 2022	March 11, 2022	March 30, 2022	TBA
May 11, 2022	April 11, 2022	April 27, 2022	TBA
June 8, 2022	May 6, 2022	May 25, 2022	TBA
July 13, 2022	June 1, 2022	June 29, 2022	TBA
August 10, 2022	July 8, 2022	July 27, 2022	TBA
September 14, 2022	August 12, 2022	August 31, 2022	TBA
October 12, 2022	September 12, 2022	September 28, 2022	TBA
November 9, 2022	October 7, 2022	October 26, 2022	TBA
December 7, 2022	November 7, 2022	November 23, 2022	TBA
January 11, 2023	December 7, 2022	December 28, 2022	TBA

Calendar was unanimously approved by the commission.

## VIII. Citizen's Comments

Each citizen is limited to three minutes.

### A) Lance Farrar-

- a. How do we go about undoing the zoning?
  - i. Commission response to follow up at the next meeting.
- b. Concerns over negative effects of quarry and how can the committee address them.
  - i. Commission response of understanding that people have concerns, but this is not a topic the that planning commission can address. Needs to be addressed to the County Commission.
- c. On the website, in the minute section, Aug 18 minutes has one of the dates incorrect.
  - i. Commission response was that the date in the this was caught and is in the process of being updated.

## IX. Consideration of Applications and Requests: Subdivisions

### A) Application #2022-01-19-1 Hosey Administrative Re-Plat

**Purpose:** The applicant is requesting approval of a re-plat of Parcel D into 3 Parcels for the purpose of building a single-family dwelling.

**Location:** The subject property is located at 90 Lee Road 260 and is currently Zoned Rural Preservation District.

**Commission Discussion:** The Interim Planning Director explained to the commission that he was requesting approval to certify the re-plat. The re-plat has been approved by the County Engineer per Subdivision Regulations and just needs to be certified by the Planning Commission for filing purposes.

**Motion was made:** To have the Planning Director certify subdivision requests if they meet zoning regulations and have been approved by the County Engineer.

Commission unanimously approved the motion.

## X. Consideration of Applications and Requests: Zoning

### A) Application #2022-01-19-2 Brumfield Variance and Re-zone Request

**Purpose:** The applicant is requesting a variance for one of three adjacent parcels to construct two additional rental storage units next to existing storage units. The subject property is currently Zoned Rural Preserve District, which does not allow for this use. The owners wish to apply for the rezoning of several parcels (including these parcels) and request the variance so that the storage unit construction can proceed immediately.

**Location:** The subject is located at 90 Lee Road 267.

**Commission Discussion:** Review of zoning map and request by Brumfield. The Commission discussed current and previous land use prior to Zoning Regulations. This parcel along with several adjoining parcels were primarily used for commercial purposes before zoning came into effect. Discussions were had on the need to rezone portions of the area.

**Motion was made:** To approve the Brumfield request for variance.

Commission unanimously approved the motion.

**XI. Old Business**

A) Revisit Article IX.

- a. Joel Hubbard, Interim Planning Director and Justin Hardee, County Engineer spoke in regards on how the article was initially created to combine zoning and subdivision regulations. After additional research and consultation with Jim Lehe, it was decided that Article IX is not needed. Removing Article IX allows zoning to focus on it's primary objective which is land use.

**Motion was made:** To withdrawal Article IX edits from being presented to County Commission.

Commission unanimously approved motion.

B) Request to charge certain administrative fees and to include a new Section (Sec. 6. 16 Fee Schedule) into Article VI Administration.

- a. Joel Hubbard requested to remove this item from the agenda for now to have time to ensure that everything is correct before discussions.

**Motion was made:** To table request.

Commission unanimously approved motion.

**XII. New Business:**

A) Review of Application Forms

- a. Zoning/Land Use – Initial Form to be submitted
- b. Rezoning
- c. Zoning Variance
- d. Conditional Use
- e. Appeal

Commission reviewed each form. Suggestion was made to create a document with instructions on when each form is needed that could accompany the form to help the public.

**XIII. Reports and Announcements:**

- A) Next regular meeting: February 9, 2022.

**XIV. Adjournment- 6:48 pm**