

# **Lee County Planning Commission**

## **Meeting Minutes**

April 7, 2021

### **I. Call to order**

Judge Bill English called to order the regular meeting of the Lee County Planning Commission at 5:30 pm on April 7, 2021 at the Bennie Adkins Meeting Center.

### **II. Roll call**

The following persons were present: Jason Flowers; Kevin Flannigan; Will Neighbors; Murray Neighbors; Joe Stokes; Tom Kelly; Ross Morris; Danielle Ritch; Christine Bradshaw; Sherri Cook; Wendy Swann; Judge Bill English and Justin Hardee. Not present: Adam Littleton.

### **III. Approval of minutes from last meeting**

This was the inaugural meeting of the planning commission. No prior minutes to report.

### **IV. Open issues**

- a) The inaugural Planning Commission members were sworn in by Judge Bill English.
- b) Planning Commission members drew envelopes to determine term limits pending advisement from an attorney on if staggered terms are necessary.
- c) Members voted on officers for the year: Chair, Kevin Flannigan; Vice Chair, Tom Kelly and Secretary, Danielle Ritch.
- d) Members heard from Judge English on the reasons the Planning Commission was reformed – the citizens in Beat 13 petitioned to hold a vote to establish land use regulations in their beat.
- e) A referendum for Beat 13 has been set for May 18, 2021, and ideally the citizens would have an idea of what zoning they would be voting on. Discussions were had on what would be required with Judge English stating he would provide speakers for the Commission to help them better understand their role and the implementation of zoning regulations.
- f) Members asked for regulations Baldwin and Shelby counties to be emailed to them as well as hard copies of the Lee County Master Plan created in 2010.

### **V. New Business**

- a) Bylaws previously created by Dr. Bob Juster will be discussed at the next meeting.
- b) The next meeting is set for April 14, 2021 at 5:30 pm at the Meeting Center.

Judge English adjourned the meeting at 7:15 pm.

# **Lee County Planning Commission**

## **Meeting Minutes**

April 14, 2021

### **I. Call to order**

Chair, Kevin Flannigan called to order the regular meeting of the Lee County Planning Commission at 5:30 pm on April 14, 2021 at the Bennie Adkins Meeting Center.

### **II. Roll call**

The following persons were present: Murray Neighbors; Will Neighbors; Adam Littleton; Jason Flowers; Danielle Ritch; Kevin Flannigan; Ross Morris; Wendy Swann; Judge Bill English; Gary Long and Justin Hardee.

Entered meeting immediately after roll call: Christine Bradshaw; Sherri Cook

Not present: Joe Stokes; Tom Kelly

### **III. Approval of minutes from last meeting**

Minutes of prior meeting were read by Danielle and approved my committee.

### **IV. Citizen Communications**

No citizens came forward at that time with any new topics.

### **V. Open issues**

- a) Discussions were had on speakers for the Commission to help them better understand their role and the implementation of zoning regulations. At this point, they have not been able to schedule any speakers.
- b) Members reviewed and discussed zoning districts of Baldwin and Shelby counties.
- c) Bylaws that were passed out at the previous week's meeting were reviewed. Article III Section 3. Motion was passed that Public Comment will be held at the beginning of each meeting and limited to 3 minutes per person. Article III Section 8. Discussed and agreed that meetings can be taped for recording of minutes. Article IV Section 2. Discussed ExParte Contacts. Will get additional information on the why the sections were created in this manner in regards to personal contact.

### **VI. New Business**

- a) Justin Hardee presented a map of Beat 13 to review character areas within the beat. Commission requested the need for a subdivision map.

- b) Reasons for zoning was discussed, such as Housing, Water, wetlands, development buffers, aesthetics and public health.
- c) Lee County Master Plan, that was created in 2010, was passed out to the members. Members Reviewed and discussed: 2-3 through 2-4 for land preservation elements, 2-3 for organizational assessments, 3-4 for Natural Resources, forest and hydrology, 1-8 and 1-9 for Conservation and development framework, 1-22 for Proposed Housing and Neighborhoods
- d) Document “Writing Environmental and Natural Resource Protection Regulations for Lee County” was reviewed. Page 1- General Considerations such as Rural, Agriculture, Residential, Commercial, Recreation, and Industrial.
- e) Land nuisances were discussed such as: Landfills, unwanted agriculture (Hog/chicken farms), quarries, casinos, chemical plants, junkyards, nuclear plants, energy farms, truck stops, distribution centers and trailer parks.
- f) Criteria for Residential classification was topic of discussion on separate and multifamily definitions.
- g) Land use protections were discussed as for buffers to schools, protect recreation, protect schools, protect cemeteries, agriculture, housing developments.
- h) The next meeting is set for April 21, 2021 at 5:30 pm at the Meeting Center.

Kevin Flannigan adjourned the meeting at 7:25 pm.

# **Lee County Planning Commission**

## **Meeting Minutes**

April 21, 2021

### **I. Call to order**

Co- Chair, Tom Kelly called to order the regular meeting of the Lee County Planning Commission at 5:30 pm on April 21, 2021 at the Bennie Adkins Meeting Center.

### **II. Roll call**

The following persons were present: Ross Morris; Will Neighbors; Adam Littleton; Jason Flowers; Joe Stokes; Christine Bradshaw; Sherri Cook; Danielle Ritch; Tom Kelly; Wendy Swann; Judge Bill English; Gary Long and Justin Hardee.

Not present: Murray Neighbors; Kevin Flannagan

### **III. Approval of minutes from last meeting**

Minutes of prior meeting of April 14, 2021 were approved my committee.

### **IV. Citizen Communications**

No citizens came forward at that time with any new topics.

### **V. Open issues**

- a) Justin Hardee presented a map of Beat 13 to review character areas within the beat. Reviewed current use of the property.
- b) Guest Speaker Kevin Cooper spoke about work that was done in Baldwin County. Discussions that regulations don't have to be in place before the vote but would be better if they were.
- c) Guest Speaker Sarah Brown spoke about work done in Auburn. Discussion about "it is not about regulation but protection." How to regulate with a purpose.
- d) Members reviewed and discussed zoning districts of Baldwin and Shelby counties in compared to Lee County Master Plan D 1-39.
- e) List of the "Nuisances" and "what to protect" that were created at the previous meeting were passed out.

### **VI. New Business**

- a) Option to hire a professional planner were discussed and will be presented at the county commission meeting for budget consideration.
- b) Need for resident education before the vote was suggested. Possible town hall meeting was discussed. No date was confirmed.

Tom Kelly adjourned the meeting at 7:35 pm.

# ***Lee County Planning Commission***

## ***Meeting Minutes***

April 28, 2021

### **I. Call to order**

Chair, Kevin Flannagan called to order the regular meeting of the Lee County Planning Commission at 5:30 pm on April 28, 2021 at the Bennie Adkins Meeting Center.

### **II. Roll call**

The following persons were present: Adam Littleton; Ross Morris; Christine Bradshaw; Will Neighbors; Murray Neighbors; Kevin Flannagan; Danielle Ritch  
Judge Bill English; Justin Hardee; Wendy Swann;  
Entered immediately after roll call: Sherri Cook; Tom Kelly  
Not present: Jason Flowers; Joe Stokes

### **III. Approval of minutes from last meeting**

Minutes of prior meeting of April 21, 2021 were approved by committee.

### **IV. Citizen Communications**

No citizens came forward at that time with any new topics.

### **V. Open issues**

- a) Judge Bill English reviewed the process for zoning to make sure everyone fully understands the process. A draft written by the Planning commission must be submitted to the County Commission. The County Commission can adopt the draft.
- b) Judge Bill English announced that the County Commission had approved a budget to hire a professional planner to assist the Planning Commission. A subcommittee was formed within the Planning Commission to find potential candidates for the position. Candidates need to be located and presented at the next meeting on May 5.
- c) Planning Commission reviewed the Districts of Baldwin County again to see if three of Baldwin districts could be adopted for Lee County. General census is that the three districts fit Lee County with minor shifts in the wording. Draft to be rewritten with changes and will be presented at the May 5<sup>th</sup> meeting.
- d) Community Education was discussed. It was agreed to invite residents to the May 12<sup>th</sup> County Commission meeting to present concerns and listen to the latest updates by the Planning Commission.

### **VI. New Business**

- a) Open discussion was held about misleading information that is being passed out to the residents and how the County Commission can present accurate information to the community.

- b) Press Conference is scheduled for 12:00 on May 13<sup>th</sup> at the Lee County Courthouse.
- c) Mailer was also discussed as a potential way to get accurate information to the residents.

Kevin Flannagan adjourned the meeting at 7:02 pm.

# **Lee County Planning Commission**

## **Meeting Minutes**

May 5, 2021

### **I. Call to order**

Chair, Kevin Flannagan called to order the regular meeting of the Lee County Planning Commission at 5:37 pm on May 5, 2021, at the Bennie Adkins Meeting Center.

### **II. Roll call**

The following persons were present: Will Neighbors; Murray Neighbors; Adam Littleton; Kevin Flannagan; Danielle Ritch, Christine Bradshaw; Sherri Cook; Jason Flowers; Joe Stokes, Judge Bill English; Justin Hardee; Wendy Swann; Not present: Ross Morris; Tom Kelly

### **III. Citizen Communications**

No citizens came forward at that time with any new topics.

### **IV. Open issues**

- a) Interviews were held for potential planners.
  1. Orion Planning- Robert Barber
    - a. Robert Barber made a presentation via Zoom about Orion Planning. Barber has over 30 years of planning experience. Orion is made up of a team of five and has three locations. Orion has worked on Zoning for rural areas such as Montana.
  2. Lehe Planning LLC - James Lehe
    - a. James Lehe made his presentation in person by driving down from the Birmingham area. Lehe has over 40 years of professional planning experience and has been working as consultant planner for over 25 years. Lehe is a single person company but has resources to reach out to as well.
  3. Goodwyn Mills and Cawood - Brad Barnes
    - a. Brad Barnes made a presentation via Zoom about Goodwyn Mills and Cawood. Goodwyn Mills and Cawood is one of the largest firms in the Southeast and several offices located in Alabama. They have a large team that can help create zoning for Lee County.
- b) Motion was made to approve James Lehe as the selected planner. James Lehe to make a proposal to the Planning Commission next week.

Kevin Flannagan adjourned the meeting at 7:22 pm.

# **Lee County Planning Commission**

## **Meeting Minutes**

May 12, 2021

### **I. Call to order**

Chair, Kevin Flannagan called to order the regular meeting of the Lee County Planning Commission at 5:30 pm on May 12, 2021 at the Bennie Adkins Meeting Center.

### **II. Roll call**

The following persons were present: Danielle Ritch; Ross Morris; Adam Littleton; Sherri Cook; Christine Bradshaw; Jason Flowers; Kevin Flannagan; Will Neighbors; Murray Neighbors; Judge Bill English; Justin Hardee  
Not present: Joe Stokes, Tom Kelly

### **III. Approval of minutes from last meeting**

Minutes of prior meeting of April 28, 2021 were approved by committee.

### **IV. Citizen Communications**

Questions were presented to the planning commission from citizens:

- a) Rob Rudd- Which Opelika zoning codes apply to the county?
- b) Barry Tucker- Will there be details about zoning before the election?
- c) Bill Brock- What are the Zoning rules for City of Opelika?
- d) Mary Kilgore –Can zoning be changed once it is voted in?
- e) TK Jimerson- Who can vote at the election?
- f) Theresa Sykes – Concerns over traffic on Hwy 29
- g) Major Stockton- How is Grandfather clause stated?
- h) Danny Hathaway- Will a yes vote raise taxes?
- i) Joanne Yarborough- Will there be details of zoning before the election?
- j) Rudy McCumsey- Will the proposed quarry bring jobs to the area?
- k) Steve Miller – Concern over general Ambiguity.

Judge Bill English and Commission addressed the questions and concerns.

### **V. Open issues**

- a) Judge Bill English reviewed the process for zoning to make sure everyone fully understands the process and tried to answer as many questions as possible regarding citizen questions
- b) Committee Reviewed the Master Plan Page 1-8



c) James Lehe spoke on how the planning has to be developed.

**VI. New Business**

- a) Motion was made to approve James Lehe proposal so that it could be given to the County Commission.
- b) Kevin Flannagan adjourned the meeting at 7:27 pm.

# **Lee County Planning Commission**

## **Meeting Minutes**

May 19, 2021

### **I. Call to order**

Call to order the regular meeting of the Lee County Planning Commission at 5:35 pm on May 19, 2021 at the Bennie Adkins Meeting Center.

### **II. Roll call**

The following persons were present: Danielle Ritch; Christine Bradshaw; Will Neighbors; Tom Kelly; Kevin Flannagan; Joe Stokes, Jason Flowers; Judge Bill English; Justin Hardee  
Not present: Ross Morris; Adam Littleton; Sherri Cook; Murray Neighbors;

### **III. Citizen Communications**

Questions were presented to the planning commission from citizens:

- a) Rudy McCumsey- Master Plan- Is it the Zoning Maps?, When will the minutes be available?
- b) Mark Malone- How does zoning help stop things like the quarry?
- c) Mary Kilgore –How to start the zoning process for the beat where I live?

### **IV. Open issues**

- a) Motion was made to accept the Lee County Zoning Regulation.

### **V. New Business**

- a) ADEM Meeting will be live streamed at the Bennie Atkins Meeting room.

Meeting adjourned at 6:36

# ***Lee County Planning Commission***

## ***Meeting Minutes***

May 26, 2021

### **I. Call to order**

Call to order the regular meeting of the Lee County Planning Commission at 5:37 pm on May 26, 2021 at the Bennie Adkins Meeting Center.

### **II. Roll call**

The following persons were present: Danielle Ritch; Christine Bradshaw; Kevin Flannagan; Joe Stokes, Jason Flowers; Ross Morris; Adam Littleton; Sherri Cook; Judge Bill English; Justin Hardee

Not present: Murray Neighbors; Tom Kelly; Will Neighbors;

### **III. Open issues**

- a) County Commission approved to hire Jim Lehe and unanimous approved zoning regulations.
- b) Review Articles and made edits to 6.2 and 6.3
- c) Lee County Zoning Regulations effective 5/24/2021

### **IV. New Business**

- a) Planning Commission website posted leecountyplanning.com. All emails from website will go to planning commission.

Meeting adjourned at 7:18

# **Lee County Planning Commission**

## **Meeting Minutes**

June 16, 2021

### **I. Call to order**

Call to order the regular meeting of the Lee County Planning Commission at 5:32 pm on June 16, 2021 at the Bennie Adkins Meeting Center.

### **II. Roll call**

The following persons were present: Kevin Flannagan; Will Neighbors; Danielle Ritch; Ross Morris; Christine Bradshaw; Joe Stokes, Jason Flowers; Adam Littleton; Sherri Cook;  
Judge Bill English; Justin Hardee  
Not present: Murray Neighbors

### **III. Public Comments**

- a) Rudy McCumsey- Concerns of lack of transparency of committee to the community.
- b) Suggestion to make a Facebook pages.

### **IV. Open issues**

- a) Review Articles and made edits to Article1 for general revisions.
- b) Review Articles and made edits to 2 Rezoning Processes. Created Uses and Definitions for each Zone.
- c) Lee County Zoning Regulations Administration- Permit Reviews and Enforcements. Zoning Changes and variances.

### **V. New Business**

- a) Planning Commission website posted leecountyplanning.com. All emails from website will go to planning commission.

Meeting adjourned at 6:24

# **Lee County Planning Commission**

## **Meeting Minutes**

July 14, 2021

### **I. Call to order**

Call to order the regular meeting of the Lee County Planning Commission at 5:40 pm on July 14, 2021 at the Bennie Adkins Meeting Center.

### **II. Roll call**

The following persons were present: Will Neighbors; Ross Morris; Murray Neighbors; Christine Bradshaw; Jason Flowers; Danielle Ritch; Sherri Cook; Judge Bill English; Justin Hardee

Not present: Kevin Flannagan; Joe Stokes, Adam Littleton; Tom Kelly

### **III. Open issues**

- a) Suggestion was made to watermark "Draft" on zoning regulations until approved.
- b) Discussion on the process and public hearing guidelines.
- c) Discussion about two articles to be held for details which are articles 4 and 5.
- d) Review Article III to combine RR- Rural Residential, GR General Rural District, and RA Rural Agriculture.
- e) Review Articles VI Administration.
- f) Review Project Completion Schedule

### **IV. New Business**

- a) Planning Commission website posted leecountyplanning.com. All emails from website will go to planning commission.

Meeting adjourned at 6:59

# ***Lee County Planning Commission***

## ***Meeting Minutes***

July 28, 2021

### **I. Call to order**

Chair Kevin Flannagan called to order the regular meeting of the Lee County Planning Commission at 5:40 pm on July 28, 2021 at the Bennie Adkins Meeting Center.

### **II. Roll Call**

The following persons were present: Danielle Ritch; Kevin Flannagan; Murray Neighbors; Ross Morris; Jason Flowers; Adam Littleton; Christine Bradshaw; Sherri Cook

Judge Bill English; Justin Hardee, Wendy Swann, Commissioner Gary Long, Commissioner Doug Cannon, Planner Jim Lehe  
Not present: Joe Stokes, Tom Kelly, Will Neighbors

### **III. Public Comments**

- a) Harold Stringfellow- Concerns of his right of way for property that is requesting zoning approval. Harold is concerned that he will be land locked.
- b) Summer Lewis- Notified the commission that a letter was sent from her lawyer that the property presented is currently in litigation.
- c) Mike Maher- Survey for the property in question. There will be a driveway/easement will remain at its current location.
- d) Rudy McCumsey- Concerns over 1.9 and 1.10 tables over mobile homes listed as "s". Typo in the table of contents.
- e) John Sophocleus- Requested a list: Email notification list of updates, upcoming meeting etc. Copies of Beat Map. Agenda Handouts at meetings. Copies of Handouts specific for meetings and those in attendance. Copies for those who attend who want to look at or have (if proof of lee county citizen/property/taxpayer) to take/show for those without i-net access, etc.
- f) Tara Brumfield- Ran across the plat and the property was subdivided. She called and discovered, starting in 2020, City of Opelika no longer has to notify neighbors if subdivision if it is less than a certain number of lots and size. Opelika appears to have approved the lot lines and now has passed it to the county. She is a neighbor and is concerned because she was not notified.

### **IV. Approval of minutes from previous meeting**

Motion was made to approve the minutes. Minutes were unanimously approved.

### **V. Open issues**

- a) Review of revisions to the Zoning Regulations.
  1. Article II, Sec. 2.2 *Establishment of Zoning Districts* includes a new RP *Rural Preserve District*, which merges three previous districts (RR, GR, and RA) into one.
  2. Article III, Sec. 3.7 *Permitted uses* reassigns the uses in the previous RA District to the new RP District.

3. Article III, Sec. 3.8 *Supplemental use regulations* has been deleted and reserved in case these regulations are added in the future.

4. Article IV, *District Dimensional Regulations* include the minimum standards required by the Alabama Act. These regulations don't impose any additional requirements to what are now required by the *Lee County Subdivision and Land Development Regulations*, except for the building height limits, which are intentionally very lenient.

5. Article V, *Supplemental District Regulations* has been reserved for future amendments, if needed. This Article was intended to include requirements for off street parking and loading, screening non residential uses from adjacent residential uses, landscaping, signs, etc. The Planning Commission asked that such restrictions not be included at this time. The residents are fearful of over regulation.

6. Article VI, Sec. 6.1 *Planning Director*, which names the Planning Director as administrator.

7. Article VI, Sect. 6.3 *Remedies for violations*, requires the Planning Director to notify a violator in writing before the violation is taken to the County Attorney for legal action.

Motion to approve revisions. Motions were unanimously approved. Zoning regulations will proceed to three-week public notifications.

## **VI. New Business**

- a) Resolution to adopt Subdivision regulations. Motion was unanimously approved.
- b) Review request for subdivision of Section 30, T 20, R28E, 5304 US Highway 29, Opelika, Alabama.
  1. Process- Survey, Plat goes to the highway department for highway rules, then the Planning Commission for zoning approval.
  2. Jim Lehe –Zoning regulations- Article V1, Section 6.2 Compliance, (a) No building or structure may be erected, constructed, reconstructed, altered, repaired, converted, or maintained, or any subdivision established, or land used, except in compliance with provisions of these zoning regulations.
  3. Discussion of the unknowns of land use, ownership and planned use.Motion was made to table for clarification of zoning: intended use and ownership.
- c) Date was set for Public Hearing of the Zoning Regulations. The Hearing will be held on Aug 18 at 5:30 at the Bennie Atkins meeting Center.
- d) Address Citizen Comments from website:
  1. “I noticed a few people have been missing from various meetings from the meetings minutes and at the actual meetings. Per the Alabama Legislation Act 2007-401 under Section 4 it states 'Commission members may not miss more than three meetings or a new member may be appointed in the same manner as the original member.' I know there have been a few based on the previous notes have have missed 3 meetings already. Please update the minutes on the website so the public can also be aware of this.”--- Legislation states one meeting a month. Lee Commission Planning commission has met up to once a

week for special called meetings. Six members are needed to form a quorum.

2. "I was wondering when the meeting minutes will once again be updated to the website? For many that can't attend this is their only option. I would hate for someone to say I'm not saying somethings factual when reporting to my fellow neighbors and community." --- Minutes were approved today 7/28/2021 and will be posted on the website.
3. "I am working on an appraisal of a mobile home park in the City of Smiths Station, the address of the property is 4818 Lee Rd 430, Smiths Station, AL 36877. The parcel IDs: 14-09-31-0-002-036.000, 14-09-31-0-002-037.001 and 14-09-31-0-002-037.004. Just would like to confirm if this property is under your jurisdiction?" --- Smith Station area does not fall within Lee County Zoning. Justin Hardee will reach out to them in regards to the highway concerns.

e) Next meeting will be held on August 18.

Meeting adjourned at 7:55



# **Lee County Planning Commission**

## **Meeting Minutes**

August 18, 2021

### **I. Call to Order**

Chair Kevin Flannagan called to order the regular meeting of the Lee County Planning Commission at 5:32 pm on August 18, 2021 at the Bennie Adkins Meeting Center.

### **II. Roll Call**

The following persons were present: Danielle Ritch; Kevin Flannagan; Adam Littleton; Jason Flowers; Ross Morris; Will Neighbors; Christine Bradshaw; Sherri Cook; Joe Stokes;

Others Present: Judge Bill English; Justin Hardee, Wendy Swann; Planner Jim Lehe; Commissioner Gary Long,

Not present: Tom Kelly, Murray Neighbors

### **III. Approval of Minutes**

Minutes of prior meeting were approved by the committee.

### **IV. Public Comments**

- a) Tiffany Tyson- Property owner is being fenced out of their property because of the quarry, Renters are being evicted because of the quarry. The concern is who will enforce the zoning regulations.
- b) Mary Kilgore- Photos of dump trucks, DOT Number from the quarry. Is the quarry required to get a business license in Lee County. Currently there has not been a business license purchased in Lee County for a quarry.
- c) Rudy McCumsey- The reason the zoning was created was because citizens wanted to stop a quarry in their area. Why cannot we state that this for a quarry?
- a) Gordan Yarbrough- Does the quarry have an ADEM Permit? Commission stated that there is an air permit but not a water permit.
- b) Tara Brumfield- Appreciate all that the commission has done and all the time that we have dedicated.
- c) Peter Byrd- Is there a requirement for quarry to have a bond? It would be a method to control them.

### **V. Old Business**

- A) Review of the Teel Property- Intent of use

1. Prior meeting surveyor was going to gather answers on intent of use. Surveyor was not present.
2. Property is listed on the ADEM Permit from Creekwood Resources LLC – Shady Grove Quarry. See attached document.
3. Sign at the entrance of the property states “Future Home of Shady Grove Quarry.” See attached document.
4. Images were present to the commission from a resident of the mailbox that list “Creekwood Resources LLC Shady Grove Quarry” at the property entrance. See attached document.

Motion was made to reject the subdivision of the plat due to proposed use that does not comply with the current zoning of the property based on the Lee County Zoning Regulations. Property would need to be rezoned before subdivision can be approved.

Motion Passed 6:1 with Commissioner W. Neighbors voting no and commissioners Stokes and Flannigan Abstaining

- B) Motion to adopt Resolution –
- a. Resolution was unanimously approved. Attached copy.
  - b. Resolution will go to County Commission- August 30

## **VI. New Business**

- A) Zoning Commission- One commissioner suggested that that the sign located at 5304 US Highway 29 North, stating Future Home of Shady Grove Quarry, does not comply with the current zoning regulations for the property. The property is not zoned for a quarry, and the sign is in violation of the Lee County Zoning Regulations and needs to be removed.
- 1.) Motion was made to send notice to the County Attorney of the violation of zoning.

Motion was unanimously approved.

Goes to county Attorney to enforce.

- B) Website- Subscription currently under Lehe Go Daddy’s account. Website was intended to keep the public up to date with the process of the zoning. With the adoption of the amendment, there is not a need to keep the website and the information could be moved to the County Website.

Monthly Meeting Schedule- Set regular meeting schedule to the 4<sup>th</sup> Wednesday of the month. Next meeting Sept 22.

Meeting adjourned at 6:32

# **Lee County Planning Commission**

## **Meeting Minutes**

September 22, 2021

### **I. Call to Order**

Chair Kevin Flannagan called to order the regular meeting of the Lee County Planning Commission at 5:30 pm on September 22, 2021 at the Bennie Adkins Meeting Center.

### **II. Roll Call**

The following persons were present: Christine Bradshaw; Joe Stokes; Danielle Ritch; Kevin Flannagan; Adam Littleton; Jason Flowers; Murray Neighbors; Ross Morris; Sherri Cook

Others Present: Justin Hardee; Wendy Swann; Judge Bill English; Commissioner Gary Long; Commissioner Richard LaGrand

Not present: Tom Kelly; Will Neighbors

### **III. Approval of Minutes**

Minutes of 8.18.21 were approved by the committee.

### **IV. Public Comments**

- A) Tara Brumfield- Still a sign on Hwy 29 stating the future home of quarry at the address that was used on the ADEM permit application. ADEM Map. Property appears to be moving forward in plans to be used as a quarry.
- A) Bill English-
  - a. Review Board will be created on the next County Commission.
  - b. County has also appealed the water permit to ADEM, Permit has been halted, waiting for a public hearing on October 8.
  - c. It was announced that Lee County Commission has filed a lawsuit to Hwy 29 LLC and Creekwood Resources.

### **V. Old Business**

- A) Planning Commission Website to be transferred to the Lee County website.

### **VI. New Business**

- B) Next meeting Planning Commission to discuss terms for planning commission members.
- C) Beat 5 Started a petition for zoning within their beat.

Monthly Meeting Schedule- Next meeting October 27.

Meeting adjourned at 6:09 pm



# **Lee County Planning Commission**

## **Meeting Minutes**

October 27, 2021

### **I. Call to Order**

Chair Kevin Flannagan called to order the regular meeting of the Lee County Planning Commission at 5:32 pm on October 27, 2021 at the Bennie Adkins Meeting Center.

### **II. Roll Call**

The following persons were present: Tom Kelly, Ross Morris, Christine Bradshaw, Sherri Cook, Danielle Ritch, Kevin Flannagan, Jason Flowers, Joe Stokes, Murray Neighbors, Christine Bradshaw

Others Present: Justin Hardee; Wendy Swann; Judge Bill English; Commissioner Gary Long

Not present: Will Neighbors, Adam Littleton

### **III. Approval of Minutes**

Minutes of 9.22.21 were approved by the committee.

### **IV. Public Comments**

A) No public Comments

### **V. Old Business**

- A) County takeover of website- County has been granted access by Go Daddy to gain control of website. Will remain on Go Daddy until December, then will be moved over into Lee County's website.
- B) Legal Representation Update- No update
- C) Update on Quarry – Filed in State court, They have requested Federal, WE have asked for it to stay in State Court. Undecided. They have issued a counter lawsuit.
- D) County-wide zoning situation- Sarah Brown has resigned and they are waiting on governor to make an appointment to replace her seat. Overall, statewide zoning process is to Planning Commission to County Commission to State Legislation. Currently at Planning commission level.

### **VI. New Business**

- A.) Establishment in of Zoning Review Board. Regulations.
  - Announced board positions two meetings ago at County Commission Meeting
  - Interim Planning Director – Joel Hubbard
  - Lee County Engineer aka Public Works - Justin Hardee
  - Experts in the related fields of Planning - Lisa Sandt and Daniel Wyatt
  - Public Member - Bill Hutto

B.) 6.3 remedies for violations.

Turned over to legal remedies.

Planning director to written notice to violators. If not corrected, then escalates to county attorney.

B. Article IX - Patrick Harvel- Development of the approval Process.

The Application Assembly shall also include a computer-generated document signed by the applicant with the following:

i) Applicant's name and email address.

ii) Proposed Land Use.

(1) Select at least one: Agricultural, Residential, Commercial, or Industrial.

iii) Zoning District assigned to the subject property.

iv) Zoning and current land use of adjacent properties.

Lee County Highway Department number 334.737.7011

Monthly Meeting Schedule- Scheduled for 4 Wednesday of the month but due to Thanksgiving. Next meeting will be December 1, 2021

Meeting adjourned at 6:12 PM

# **Lee County Planning Commission**

## **Meeting Minutes**

December 1, 2021

### **I. Call to Order**

Chair Kevin Flannagan called to order the regular meeting of the Lee County Planning Commission at 5:30 pm on December 1, 2021 at the Bennie Adkins Meeting Center.

### **II. Roll Call**

The following persons were present: Christine Bradshaw, Ross Morris, Danielle Ritch, Kevin Flannagan, Sherri Cook, Joe Stokes, Will Neighbors, Murray Neighbors, Adam Littleton

Others Present: Wendy Swann, Joel Hubbard, Patrick Harvel

Not present: Tom Kelly, Jason Flowers

### **III. Approval of Minutes**

Minutes of 10.27.2021 were approved by the committee.

### **IV. Public Comments**

A) Lance Farrar – Concern with the lack of notification of the meetings. Found the notification on the website. Recommendation of posting meeting dates on Social Media.

### **V. Old Business**

A) There is no quarry update.

B) Final Approval of Article XI. Motion to approve. Unanimously approved.

a. There will be a form and an application fee schedule created. Both form and fee schedule are already in the process of being created by the Lee County Planning Director. Will go to Planning Commission for approval after the form and schedule are created.

C) County-wide Zoning Situation- Preliminary work has been started. Discussions were made on if the county is in favor of adopting county-wide zoning.

a. First step is to discuss county zoning with County Commission.

b. After approval by County Commission, the next phase would be to request public opinions. Public can send comments can through the website via email.

### **VI. New Business**

A) No new business.

Monthly Meeting Schedule- Next meeting will be January 19, 2021 at 5:30.

Meeting adjourned at 6:12 PM