

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.