

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