

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 5:32 pm on July 28, 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 4th Wednesday of the month. Next meeting Sept 22.

Meeting adjourned at 6:32