HARPERSVILLE

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FOUNDED 1815

PLANNING & ZONING MEETING
Harpersville Town Hall
December 18, 2023 - 6:15PM

MINUTES

BY GENERAL CONSENT OF THE PLANNING & ZONING BOARD, AGENDA ITEMS MAY BE ADDED, REMOVED OR CONSIDERED OUT OF ORDER

Proper notice of the regularly scheduled meeting of the Harpersville Planning & Zoning was given in advance of such public meeting and the notice remained posted throughout the scheduled meeting.

CALL TO ORDER AND INVOCATION

Co-Chairman Dates called the meeting to order at 6:15PM. Invocation was led by Board member Della Pender

RECORD OF ATTENDANCE

Board Member	Present	Absent
Martin Dates	✓	
Della Pender	✓	
Earl Kidd	✓	
Angela Hicks	✓	
Paul Brooks	✓	
Dale Glasscock	✓	
Mayor Perkins	✓	
Chairman David Sanders		✓
Quorum	Yes	No

APPROVAL OF AGENDA

Approval of the December 18, 2023 Planning and Zoning Agenda. Board member Paul Brooks made the motion to approve the agenda as written. Board member Della Pender seconded the motion. The motion passed unanimously by voice vote of all those present. Co-Chairman Dates declared the same passed.

APPROVAL OF MINUTES

Approval of the November 20, 2023 Planning and Zoning Minutes. Board member Della Pender made the motion to approve the board minutes as written. Board member Paul Brooks seconded the motion. The motion passed unanimously by voice vote of all those present. Co-Chairman Dates declared the same passed.

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CONTINUATION OF PUBLIC HEARING ORIGANNLY HELD SEPTEMBER 18, 2023

Board member Angela Hicks made a motion to recess the Planning & Zoning Board meeting and to go into public hearing. Board member Della Pender seconded the motion. The motion passed by unanimous voice vote of those members present, and the meeting was recessed at 6:21 p.m.

1. Re-Zoning Application for Golden Eagle / Rawya Farms.

John Jett with Insight Engineering presented changes and studies they have completed over the last three months. Mr. Jett provided an updated master plan to the board which shows the removal of 82 wooded acres at the eastern end of the property that is adjacent to Deerwood Lake Community. Mr. Jett informed the board 3 acres will be donated to the Town for a future fire/safety facility. He also shared they are reducing residential lots from 1,086 to 977 as well as the removal of 12 acres for the commercial building. Mr. Jett discussed the traffic study and the results from that. It was discussed a flood plan study was conducted along with sewer capacity and ALTA Survey/ Title. The analysis determined there is no flood plain on the property with a letter to confirm. Mr. Jett shared the ALTA Survey identified all easements located on the property and the updated title report showed none of the easements will have an impact on the proposed development. It was also stated Enviro Systems will service this development.
John stated that tonight they are coming before the board to request a re-zoning of the property to support their development.

Mark Boardman, Attorney representing residence of Deer Wood Lake shared an updated the Golden Eagle and Deerwood Lakes came to an agreement on the 82 acres that has been removed from the development. He stated the land will be purchased by Deerwood Lakes

Mr. Scott made a comment about the developer appeasing the residence of Deer wood Lake but not appeasing everyone else concerns and just wanted that voiced.

Kenneth Biel asked about the change in easements and access routes. Mr. Jett responded an Alta study was done and the results indicated there are no easements that will restrict the development. He spoke about the traffic study and stated it is in coordination with ALDOT and Shelby County. Mr. Jett include they have received conceptual approval from Shelby County and still waiting on conceptual approval from ALDOT. He went on to explain where turn lanes will be placed and other access points. Mr. Jett stated a traffic light would not be warranted at this time. Cody Long representing A Comp Technical Services, the firm who conducted the traffic study, stated the study did recommend a traffic signal but in order to construct a traffic signal, traffic has to be on the ground beforehand. The study was compiled by taking an estimated look at how quickly Golden Eagle would develop the residential homes along with how they would develop the retail site to figure out how much traffic would be generated. After those figures were collected, the firm recommend once 400 homes were constructed and about 30,000 square feet of retail, enough traffic would be generated to allow ALDOT to consider a traffic light for the intersection.

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Mr. Biel and Steven Miller shared their concerns with the intersection of Highway 280 and Gallup's Crossroads. Mr. Long stated they are expecting most of the traffic to go to and from Highway 280 and not Gallup's Cross Roads. They are expecting the drive way from Gallup's Crossroads to be low volume in comparison to what will come on and off Highway 280.

Mr. Long did state all traffic from the retail portion will come to and from Highway 280. He included
Golden Eagle and Insight has done everything they can do with what they have control over to try to accommodate the traffic from their development.

LaDetrius Ferguson shared a presentation she put together and commented on the needs of Harpersville. She stated growth is coming and Harpersville needs to be sure to have a solid plan in place to control it. She spoke on the census and on our citizens sending tax dollars to communities like Chelsea and Childersburg. She shared she does not agree with the developer reducing the area near Deer Wood lake and shared the income for residents in that area. She continued to share her thoughts on the needs for schools, grocery stores and business throughout her allotted speaking time.

Crisslyn Jones shared her thoughts on the development and sated it something that is needed for the future of her kids and kids to come. She shared growth does not happen right away and developments such as this are needed to expand and grow schools, bring in businesses and improve our area as a whole.

The board had the opportunity to ask questions. Mr. Brooks asked Town Engineer Milton Warnock to address the Morgan Creek impact. Mr. Warnock stated the developer will have to submit a preliminary plat. The Town of Harpersville has several requirements for the developer to obtain before the plat can be approved. He stated the Alabama department of Environmental management will also have to issue certain permits before items can be approved, including erosion control plan. Milton stated there are layers of approval with checks and balances that will take place long before dirt is moved. Most of which comes in the next phase of the project after re-zoning takes place.

As there was no additional questions or comments, Mayor Perkins made a motion to close the public hearing and enter back into regular session. Board member Martin Dates seconded the motion. Regular session continued at 6:55 p.m.

Mayor Perkins made a motion to roll call vote to approve sending the recommendation to re-zone the property pertaining to Rawya Farms proposed by Golden Eagle Group, Inc. to the Town Council. Board Member Earl Kidd seconded the motion. By roll call vote. Motion passed. Results of roll call vote as follows:

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Paul Brooks	-	YES
Martin Dates	-	YES
Dale Glasscock	-	NO
Angela Hicks	-	YES
Earl Kidd	-	YES
Della Pender	-	YES
David Sanders	-	ABSENT
Mayor Theoangelo Perkins	-	YES

REQUEST TO ADDRESS THE BOARD – None

OLD BUSINESS - NONE

NEW BUSINESS

1. Mayor Perkins moved to pass a moratorium on subdivisions in the town prohibiting development for one year as well as pass a moratorium prohibiting garden home developments for two years. Board member Martin Dates seconded the motion. As the board discussed moratoriums further the motion was retracted and tabled to hold until next scheduled meeting to allow the board to research and discuss the options.

ANNOUNCEMENTS

1. The next meeting of the Harpersville Town Council will be held at The Harpersville Community Center with a Work Session on Tuesday, January 2nd, 2024 at 5:00pm., with the regular Council meeting to follow at 5:30 p.m.
2. The next meeting of the Harpersville Water Board will be held at the Harpersville Community Center with a Work Session on Monday January 08th 2024 at 4:30 p.m., with a regular board meeting to follow at 5:00 p.m.
3. The next meeting of the Harpersville Planning and Zoning Board will be held at The Harpersville Community Center on Tuesday January 16, 2024 at 6:15p.m.

ADJOURNMENT

Being no further business. Motion was made by Martin Dates to adjourn. Mayor Perkins seconded the motion. The motion passed unanimously by voice vote of all those present. Board member Dates declared the same passed. Time of adjournment was 7:00 PM.

TOWN OF HARPERSVILLE
TOWN SEAL
HARPERSVILLE, ALABAMA

Mayor, Theoangelo Perkins