

# HARPERSVILLE

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FOUNDED 1815

## PLANNING & ZONING MEETING

Harpersville Town Hall

February 20, 2024 - 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

Chairman David Sanders called the meeting to order at 6:22PM. 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 February 20, 2024 Planning and Zoning Agenda. Mayor Perkins made the motion to approve the agenda as written. Board member Martin Dates seconded the motion. The motion passed unanimously by voice vote of all those present. Chairman Sanders declared the same passed.

### APPROVAL OF MINUTES

Approval of the December 18, 2023 Planning and Zoning Minutes. Board member Martin Dates made the motion to approve the board minutes as written. Board member Earl Kidd seconded the motion. The motion passed unanimously by voice vote of all those present. Chairman David Sanders declared the same passed.

No minutes to approve for January 2024 – Meeting canceled due to inclement weather

*Continued....*

**PUBLIC HEARING** - None

**REQUEST TO ADDRESS THE BOARD** – None

**OLD BUSINESS**

1. Garrett Farms requesting plat approval for development.

Milton Warnock addressed the board as it pertains to the Garrett Farms development. He stated all requirements have been met and it is his recommendation to approve the final plat and construction drawings. Mayor Perkins did ask about excessive mud in the creek. Ben Watson addressed the question and stated all necessary permits have been acquired and the creek is being monitored closely. There was a question regarding sewer lines. Mr. Watson stated it will be the responsibility of Enviro System. Board member Glasscock asked if the body of water is a retention pond or lake. Mr. Watson stated both. He explained it will be a lake that will have standing water in some places.

A motion was made by Mayor Perkins to approve the plat and construction drawings for Garrett Farms and seconded by Board Member Martin Dates. The motion passed unanimously by voice vote of all those present. Chairman David Sanders declared the motion passed.

2. Discuss the option to establish a moratorium to temporarily prohibit developments within the Town Limits

Mayor Perkins addressed a moratorium and stated the board and council has approved a lot of developments over the last two years. He stated a moratorium would be put in place to allow time for the approved developments to begin construction as well as giving the Town time to have a plan in place for future opportunities. Mayor also stated by putting a pause on sub division developments, it allows the board to put their focus on other needs for the Town instead of each meeting being consumed with re-zoning or sub division requests. He recommends a moratorium for a minimum of one year prohibiting any new developments as well as prohibiting RG-Garden homes for two years. He did address some concerns citizens have shared with him about feeling restricted with their land. He stated the moratorium would not contain the land forever. It is simply to allow time for the Town Council and Boards to reflect on the changes and observe the growth of the town. The board will continue to consider putting a moratorium in place and item will remain on upcoming agendas.

**NEW BUSINESS**

1. Sub division application submitted by Two Oaks Development – Sector 2B Harpers Creek

Joseph Winters, Two Oak Development, was in attendance to ask for approval for Phase 2B of Harpers Creek. Mr. Winters thanked the board for allowing him to work in the Town and stated he has enjoyed the journey thus far. He stated this will be the final phase for Harpers Creek. Milton Warnock confirmed the bonds were in place and received by the Town Clerk as well as all fees paid.

It is the recommendation by Mr. Warnock to approve the final phase for Harpers Creek. With the completion of this phase, it will reflect 99 new homes in the Town of Harpersville.

*Continued...*

Board Member Earl Kidd made a motion to approve the sub division application for Harpers Creek Phase 2B. Motion seconded by Board Member Martin Dates. Chairman David Sanders declared the motion passed.

2. Town Engineer, Milton Warnock, to discuss issues to residential property as a result of Garrett Farms Construction.

Mr. Warnock informed the board of a family located on Highway 280 experiencing flooding issues as a result of the construction of Garrett Farms. Mr. Warnock met with Ben Watson and the contractor to review the issues and establish a plan of action. Mr. Warnock was pleased to announce the issues has sense been mobilized and rectified. A new ditch was re-graded as well as erosion control blankets put in place. Mr. Warnock stated he met with the family and they seemed to be pleased with the work. The area will continue to be monitored.

3. IRS Inquiry with Josh Arnold

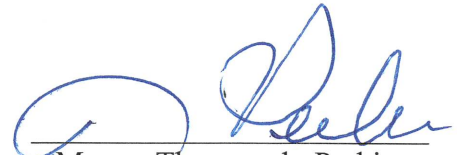
Town Attorney, Josh Arnold, was present to address any concerns as a result of any IRS interviews. Mr. Arnold stated the Town is not a part of the ongoing investigation. The IRS has filed a law suit against a company related to a conservation easement. Mr. Arnold stated the Town has cooperated fully with the request of the IRS. Mr. Arnold stated the conservation easement stays with the property and the issue arises in regards to the value reported related to the property.

#### **ANNOUNCEMENTS**

1. The next meeting of the Harpersville Town Council will be held at The Harpersville Community Center with a Work Session on Monday, March 04 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, March 11, 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 Monday, March 18, 2024 at 6:15p.m.
4. The Town's Community Alert and Information Program is now available. Find the link to sign up on our Town website or Facebook Page. Contact Town Hall for more information

#### **ADJOURNMENT**

Being no further business. Motion was made by Earl Kidd to adjourn. Della Pender seconded the motion. The motion passed unanimously by voice vote of all those present. Chairman Sanders declared the same passed. Time of adjournment was 7:09 PM.

  
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Mayor, Theoangelo Perkins

