



**PLANNING & ZONING MEETING**  
**Harpersville Town Hall**  
**May 15, 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**

Chairman Sanders called the meeting to order at 6:18PM. Invocation was led by Board Member Della Pender.

**RECORD OF ATTENDANCE**

| <b>Board Member</b>    | <b>Present</b> | <b>Absent</b> |
|------------------------|----------------|---------------|
| Martin Dates           | ✓              |               |
| Angela Tait Macon      | ✓              |               |
| Earl Kidd              | ✓              |               |
| Della Pender           | ✓              |               |
| Angela Hicks           |                | ✓             |
| Paul Brooks            | ✓              |               |
| Dale Glasscock         | ✓              |               |
| Mayor Perkins          | ✓              |               |
| Chairman David Sanders | ✓              |               |
| Quorum                 | <b>Yes</b>     | <b>No</b>     |

**APPROVAL OF AGENDA**

Approval of the May 15, 2023 Planning and Zoning Agenda. Board member Paul Brooks made the motion to approve the agenda. Board member Della Pender 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 April 17, 2023 Planning and Zoning Minutes. Board member Earl Kidd made the motion to approve the minutes from April 17, 2023 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.

T O W N O F  
**HARPERSVILLE**  
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**PUBLIC HEARING** – None

**REQUEST TO ADDRESS THE BOARD** – None

**OLD BUSINESS** –

1. Short Term Rentals

Chairman David Sanders informed the board there is no real update on the topic. Chairman Sanders continues to wait on recommendations from the Town Attorney. Mayor Perkins educated the board on information he learned while attending the Alabama League of Municipalities Conference as is pertained to short term rentals.

2. 280 Overlay and RPCGB

Lindsey Puckett attended the meeting and presented the next steps in the Town Center Master Plan. Mrs. Puckett reviewed Article IV – Zoning Districts and Boundaries along with Article XV.1. - US Highway 280 Overlay District. Mrs. Puckett covered sections as they pertained to applicability, conflicting ordinances, compliance, and use of regulations. Lindsey also touched on parking standards, building height, site/ building standards, and other regulations as they fit the agenda. Mrs. Puckett provided a printout titled “Administration guidance associates with the Overlay District language: Related to non-conforming structures & the reuse of existing buildings” She reviewed the handout and opened the floor to questions.

**NEW BUSINESS** – None

**ANNOUNCEMENTS**

The next meetings of the Harpersville Town Council are on the Monday June 5, 2023 and Tuesday, June 20, 2023

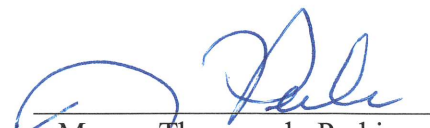
The Work Session begins at 5PM with the Regular Meeting following at 5:30PM.

The next meeting of the Town of Harpersville Water Board is scheduled for Monday (6/12) with the starting time of 4:30PM.

The next meeting of the Town of Harpersville Planning and Zoning Board is scheduled for Tuesday (6/20) with the starting time set for 6:15PM.

**ADJOURNMENT**

Being no further business. Motion was made by Chairman David Sanders to adjourn. Board member Earl Kidd seconded the motion. The motion passed unanimously by voice vote of all those present. Chairman Sanders declared the same passed. Time of adjournment was 7:01PM.

  
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Mayor, Theoangelo Perkins