



## **PLANNING & ZONING MEETING**

**Harpersville Town Hall  
June 21, 2021 – 6:30 p.m.**

### **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 Board was given in advance of such public meeting and the notice remained posted throughout the scheduled meeting.

**Date:** June 21, 2021  
**Time:** 6:30 p.m.  
**Place:** Harpersville Town Hall  
**Present:** Paul Brooks  
Martin Dates  
Dale Glasscock  
Angela Hicks  
Earl Kidd  
Angela Tait Macon  
Della Pender  
Theoangelo Perkins, Mayor  
David Sanders, Chairman

### **CALL TO ORDER AND INVOCATION**

Chairman Sanders called the meeting to order at 6:30 p.m. Board Member Earl Kidd led the invocation.

### **RECORD OF ATTENDANCE**

The following board members were present:

Paul Brooks  
Martin Dates  
Dale Glasscock  
Angela Hicks  
Earl Kidd  
Angela Tait Macon  
Della Pender  
Theoangelo Perkins, Mayor  
David Sanders, Chairman

## APPROVAL OF AGENDA

Board Member Brooks made a motion to approve the Planning & Zoning meeting agenda for June 21, 2021. Board Member Dates seconded the motion. The motion passed by unanimous voice vote of those members present, and Mr. Sanders declared the same passed.

## APPROVAL OF MINUTES

Board Member Macon made a motion to approve and dispense with the reading of the Planning & Zoning minutes from May 17, 2021. Board Member Kidd seconded the motion. The motion passed by unanimous voice vote of those members present, and Mr. Sanders declared the same passed.

## PUBLIC HEARING

Mayor Perkins made a motion to recess the Planning & Zoning Board meeting to go into public hearing. Board Member Dates seconded the motion. The motion passed by unanimous voice vote of those members present, and the meeting was recessed at 6:40 p.m.

Brent Owens with Two Oaks Development introduced himself, as did Greg Nye with LBYD, Inc., the project engineering firm, and Connor Thorpe with Smith Douglas Homes. It was announced that their plan is to build 33 homes in approximately 10 to 14 months, beginning around Thanksgiving 2021. They have 12 to 14 home plan ranging from 1479 sq. ft. to 2600 sq. ft.

Greg Nye spoke of lot size, sewer approval, and also stated the subdivision will have street lights, underground utilities, there will be a Homeowners Association, and they are planning walking trails, and there will be a water run-off/detention pond. Tortorigi Construction will be bonded for work to be completed in each phase.

Eric Bentson spoke of responses to the Town's Master Plan and how businesses are wanted and how additional housing is not wanted. The Mayor responded that we have to have rooftops in order to get businesses to come to the area. A business owner spoke that she came to Harpersville because of the expected growth.

There being no further discussion, Mr. Sanders called the June 21, 2021 Planning & Zoning Board meeting back to order at 6:53 p.m.

It was noted that the Town's engineering company, EEFS, has rejected the checklist as incomplete and the Board cannot give full approval but can do a conditional approval or can deny and start over from "scratch."

Tortorigi Development received the checklist late today, June 21, 2021, and requested conditional approval.

Board Member Macon made a motion for conditional approval. Board Member Dates seconded the motion. The motion passed by unanimous voice vote of those members present, and Chairman Sanders declared the same passed.

It was noted by the project engineer that the EEFS's findings will cause a delay of approximately two weeks.

OLD BUSINESS – Dale Glasscock stated the definitions section of the Zoning Regulations will be on next month's agenda.

NEW BUSINESS – Paul Brooks distributed proposed inspection fees to the Board and noted this will be put on next month's agenda.

#### ANNOUNCEMENT

Chairman Sanders announced the resignation of the Town Clerk/Treasurer, her last day of employment to be July 21, 2021.

#### ADJOURNMENT

Board Member Dates made a motion to adjourn the meeting. Board Member Glasscock seconded the motion. By voice vote, the motion passed unanimously by those members present, and the meeting was adjourned at 7:03 p.m. by Chairman Sanders.

Respectfully submitted this 21<sup>st</sup> day of June, 2021.

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Paula Head - Town Clerk/Treasurer