



## **PLANNING & ZONING MEETING**

**Harpersville Town Hall**

**September 20, 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:** September 20, 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 6:32 p.m. Mayor Perkins led the invocation.

### **RECORD OF ATTENDANCE**

The following board members were present:

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

### APPROVAL OF AGENDA

Approval of the September 20, 2021 Planning & Zoning Agenda - Agenda was approved with an amended order of meeting approved

### APPROVAL OF MINUTES

No minutes were presented for approval. Minutes will be presented at the October meeting.

### PUBLIC HEARING-

A. To consider an amendment to the Town of Harpersville Master Plan (Comprehensive Plan).

Applicant: Town of Harpersville Planning and Zoning Board, Greater Birmingham Regional Planning Commission.

Lindsay Puckett of Greater Birmingham Regional Planning Commission presented an overview of the entire process from beginning to now. After the reading of the overview, motion was made and seconded to adopt the resolution and all members present voted in favor.

B. To consider an amendment to the Town of Harpersville Zoning Ordinance

Article III - Definitions (Dale Glasscock)

Applicant: Town of Harpersville Planning and Zoning Board

Mr. Glasscock presented the proposal again and there was no discussion. Motion was made and seconded to approve the additions and changes to Article III and all members present voted in favor.

C. To consider an amendment to the Town of Harpersville Zoning Ordinance

Article XXIII & XIV - Application and Inspection Fees (Paul Brooks)

Applicant: Town of Harpersville Planning and Zoning Board

Mr. Brooks presented the proposal again and there was no discussion. Motion was made and seconded to approve the additions and changes to Articles XXIII and XIV. All members present voted in favor.

### OLD BUSINESS –

Harper's Creek Update

Milton Warnock of Engineering Solutions presented his opinion of the project along with announcing the project is moving forward at a quick pace. Mr. Warnock has requested additional information from Two Oaks Development but does not anticipate any problems.

### NEW BUSINESS –

To consider an amendment to the Town of Harpersville district boundaries changing the present zoning A-1 (Agricultural District) to R-4 (Multi Family Residential District (Special Exception)). Property Location: Highway 280 and Water Oak Way), Parcel # 17 1 02 0 000 001.000, according to the Shelby County Office of Property Information, as recorded in Map Book, Acres; 20.00 in

the Probate Office of Shelby County, Alabama. Purpose of the amendment is to locate an Assisted Living Facility on the property

Applicant: Elbert Buckelew

Mrs. Judy Naugle of Realty 2000 was present, representing Mr. Buckelew, to go over the application and answer any questions from the Planning and Zoning Board. Mr. Gere Chatham was present, representing Veteran's Village, and he gave a desire to move the project forward. The question was asked to explain the process from this meeting forward and it was explained in the following order providing the application was approved;

#### ANNOUNCEMENTS –

Public Hearing for the Planning and Zoning meeting October 18

Board of Adjustments meeting (Date Unknown)

Town Council meeting on October 18

All meetings are contingent on everything being approved. Any vote to not approve ends the process.

#### ADJOURNMENT

Being no further questions. Motion was made and seconded to move the application to a Planning and Zoning Public Hearing. All members present voted in favor. Chairman David Sanders declared the same. The meeting was adjourned at 7:14pm

Respectfully submitted this 20<sup>th</sup> day of October, 2021.

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Theoangelo Perkins, Mayor