



**PLANNING & ZONING MEETING**  
**Harpersville Town Hall**  
**February 21, 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 6:15PM. Invocation was led by Chairman Sanders.

**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 February 21, 2023 Planning and Zoning Agenda. Board member Paul Brooks made the motion to approve the agenda. Board member Angela Hicks 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 January 17, 2023 Planning and Zoning Minutes. Board member Angela Tait Macon made the motion to approve the minutes. Board member Paul Brooks seconded the

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motion. The motion passed unanimously by voice vote of all those present. Chairman Sanders declared the same passed.

**PUBLIC HEARING** – None

**REQUEST TO ADDRESS THE BOARD** – None

**OLD BUSINESS** – Reinstatement of members (Mayor Perkins).

Angela Hicks agreed to continue for another 6 year term. Her term will end at the end of 2028.

Officers were elected for 2023

Chairperson – David Sanders

Vice Chairperson – Martin Dates

Both were by unanimous approval

**NEW BUSINESS** – Two Oaks Development (Mr. Joseph Winters)

Two Oaks Development is seeking approval of the final plat of Harpers Creek Phase 2A contingent upon completion of all work as shown on the construction plans for said phase along with certification from the Town engineer that work was completed per the plans. Additionally the developer must furnish the covenants for said phase along with the performance bond and maintenance bond. After questions and answers between P & Z members and Mr. Winters, Board member Angela Tait Macon made the motion to approve the final plat. Board member Martin Dates seconded the motion. Chairman Sanders requested a roll call vote on the motion. The motion passed unanimously by roll call vote of all those present.

<b>Board Member</b>	<b>Approve</b>	<b>Disapprove</b>
Martin Dates	✓	
Angela Tait Macon	✓	
Earl Kidd		
Della Pender	✓	
Angela Hicks	✓	
Paul Brooks	✓	
Dale Glasscock	✓	
Mayor Perkins	✓	
Chairman David Sanders	✓	

Overlay District – Board members were shown an Overlay District Boundary which was suggested by Ben Weisman. After numerous questions and thoughts it was agreed to table this until next month.

Short Term Rentals – Mayor Perkins expressed the concern of Short Term Rentals coming to the town and would like the Planning and Zoning to consider the options of creating an Ordinance for this issue. After various questions and input from the Town Engineer and Joseph Winters, it was agreed to contact the Town Attorney and find out what options are available. Mayor Perkins will report back at the next meeting.

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**ANNOUNCEMENTS**

The next meetings of the Harpersville Town Council are on the 1<sup>st</sup> (3/6) and 3<sup>rd</sup> (3/20) Monday of each month.

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 (3/13) with the starting time of 5:00PM.

The next meeting of the Town of Harpersville Planning and Zoning Board is scheduled for Monday (3/20) with the starting time set for 6:15PM.

**ADJOURNMENT**

Being no further business. Motion was made by Board member Angela Tait Macon to adjourn. Board member Martin Dates seconded the motion. The motion passed unanimously by voice vote of all those present. Chairman Sanders declared the same passed. Time of adjournment was 7:22PM.

  
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Mayor, Theoangelo Perkins